

**MINUTES OF SIOUX COUNTY BOARD OF SUPERVISORS**  
**MEETING HELD ON FEBRUARY 26, 2019**

- 1) The Board of Supervisors of Sioux County, Iowa, met pursuant to adjournment at 9:00 a.m. with Chairman Mark Sybesma presiding. Members present were John Degen, Jerry Muilenburg, Carl Vande Weerd, Mark Sybesma, and Al Bloemendaal.
- 2) Minutes of the meeting held on February 12, 2019, were submitted, and the Chairman declared them approved.
- 3) Claims were approved for February 26, 2019 as submitted by the County Auditor.
- 4) Ryan Dokter, Sioux County Auditor, presented an application from the Hull Golf Association located at 3037 Hickory Ave, Hull, Iowa to renew their liquor license. Motion by Vande Weerd and supported by Bloemendaal to approve the application. Motion carried unanimously.
- 5) Doug Julius, Sioux County Engineer
  - Requested Board consideration of two permit applications, 1) Premier Communications to bury 500 feet of fiber optic cable in Sections 16 and 17 of Center Township to service a new building and 2) Northwest REC to place an underground electric cable in Sections 3, 10, and 15 of Nassau Township. Motion by Muilenburg and supported by Degen to approve the two permit applications. Motion carried unanimously.
  - Requested Board approval of a Federal Aid SWAP Agreement for a bridge project BROS-SWAP-C084(160)—FF-84, located in Settlers Township. Motion by Bloemendaal and supported by Vande Weerd to approve the agreement. Motion carried unanimously.
  - Reported that Secondary Road personnel continue to work on snow clean up.
  - Private haulers are stockpiling from the Groth Pit to Boyden and County trucks are stockpiling from the Chatsworth Pit to Ireton.
  - Distributed a Record of Construction and Material Bids for culverts. The low bidder was Metal Culverts, Inc. Prices have increased roughly 23% since the last time these were purchased. The culverts will be purchased in two payments, one in April and the second in July, for a grand total of \$82,020.75.
  - Provided a quote to the Board for a new tandem axel truck to be purchased for the Hawarden Shop. The truck is a Western Star and will cost \$112,440.
- 6) Chuck Red, President of Readifuels-Iowa, requested Board approval a resolution approving program benefits for Readifuels-Iowa, LLC through the high-quality jobs program and approving the engineering and development of road improvements to promote commercial development. Aspects of this project are as follows:
  - Total estimated cost of the project is 112.5 million dollars, of which an approximate 60 million dollars is for process equipment.
  - Production from this refinery would be roughly 2,650 barrels per day, which would be taken by rail to California.
  - Anticipated closing on funding is between August and November of 2019.
  - Construction would take between 18 and 24 months to complete and would anticipate to be in production in early to mid-2021.

- The process to refine animal fat and corn oil distillers was discussed.
- An estimated 31 jobs paying just over \$60,000/year will be created.
- Ten trucks per day would deliver materials to the refinery.
- Wastewater will be treated onsite and would create no solid waste.
- Readifuels-Iowa is seeking a federally backed loan, which requires an environmental study to review any impact on the environment.

Doug Julius, Sioux County Engineer, estimated cost to pave 330<sup>th</sup> Street up to the facility access would be over \$400,000 and an estimated \$400,000 for turning lanes from Highway 75. This would be a cost to the County.

Motion by Vande Weerd and supported by Muilenburg to approve the following resolution. Roll Call on Vote: Muilenburg, Yes; Degen, Yes; Bloemendaal, Yes; Vande Weerd, Yes; Sybesma, Yes. Motion carried unanimously.

**RESOLUTION NO. 2019-09**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SIOUX COUNTY,  
IOWA APPROVING PROGRAM BENEFITS FOR READIFUELS-IOWA, LLC  
THROUGH THE HIGH-QUALITY JOBS PROGRAM  
AND  
APPROVING THE ENGINEERING AND DEVELOPMENT OF ROAD IMPROVEMENTS TO  
PROMOTE COMMERCIAL DEVELOPMENT

WHEREAS, it is in the best interest of Sioux County, Iowa to support new businesses interested in locating in the County;

WHEREAS, Readifuels-Iowa, LLC is interested in acquiring an abandoned industrial development site within the County and repurposing it by constructing and operating a renewable diesel manufacturing facility and creating local jobs;

WHEREAS, Readifuels-Iowa, LLC has applied to the Iowa Economic Development Authority (IEDA) for assistance under the High-Quality Jobs Program set forth in Iowa Code Sections 15.326-15.336 and expects approval of an award thereunder by the IEDA;

WHEREAS, to justify such award, Readifuels-Iowa, LLC proposes to create a total of at least thirty-one (31) new jobs including twenty-seven (27) new jobs having a wage rate of at least \$17.06 which will reach at least \$20.47 within the project performance period and involve a capital expenditure of \$47.7 million or more qualifying for State of Iowa investment tax credits;

WHEREAS, Sioux County has determined that the proposed Readifuels-Iowa, LLC wage rates meet the Iowa Code Section 15.329 qualifying wage thresholds and benefits for Sioux County;

WHEREAS, the High-Quality Jobs Program requires Sioux County to provide a local incentive in the form of a local property tax exemption under Iowa Code Section 427B.3 having the minimum requirements provided by Iowa Admin. Code Sec. 261-175(1);

WHEREAS, in the interest of promoting commercial development within the County by Readifuels-Iowa it is necessary to pave, for commercial use by 80,000-pound semi-trailers, an appropriate surface of that portion of 330<sup>th</sup> Street west of State Highway 75 and east of the BNSF rail right-of-way which is approximately 1/2-mile-long and which previously has been widened for commercial development;

WHEREAS, in the interest of public safety and traffic management, the County Engineer, in consultation with the Iowa Dept. of Transportation, will determine whether to install turning lanes at the intersection of 330th Street and Highway 75;

WHEREAS, various state and federal funding programs are believed to be available to help defray the County's cost of these road improvements;

WHEREAS, approval of a High-Quality Jobs Program award including a local property tax exemption, and approval of the road improvements including paving the identified portion of 330th Street and which may include installing turning lanes at the intersection of 330th Street and Highway 75 (collectively the "Road Improvements") will assist Readifuels-Iowa, LLC in its proposed site selection, development and operations;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SIOUX COUNTY, IOWA, AS FOLLOWS:

Section 1: The High-Quality Jobs Act Business Financial Assistance Application filed by Readifuels-Iowa, LLC with IEDA is approved and endorsed by the Board of Supervisors of Sioux County, Iowa.

Section 2: Contingent upon approval by the Iowa Economic Development Authority of Readifuels-Iowa, LLC as an eligible business, and its entry into an agreement with the Iowa Economic Development Authority pursuant to Iowa Code Section 15.330, the County will pursuant to Iowa Code Section 15.332, exempt from taxation for a period of 5 years the following declining percentages of the actual value added by improvements to real property directly related to new job creation under the High Quality Jobs Program by the location of the Readifuels-Iowa, LLC business within Sioux County:

First exemption year	75% of added value
Second exemption year	60% of added value
Third exemption year	45% of added value
Fourth exemption year	30% of added value
Fifth exemption year	15% of added value

Section 3: The County Engineer and other appropriate Officers of the County are authorized to commence development and engineering of the Road Improvements, to coordinate with the Iowa Department of Transportation and other state or federal agencies and vendors as necessary for the design, development, and construction of the Road Improvements, and to apply for any state or federal funding programs which may be available to help defray the costs to the County of the Road Improvements;

Section 4: The County Attorney and other appropriate Officers of the County are authorized to document the terms of an agreement with Readifuels-Iowa, LLC which shall provide Readifuels-Iowa, LLC with the benefit of the Road Improvements in exchange for its commitment to construct and operate the renewable diesel manufacturing facility within the County subject to commercially reasonable standards.

Section 5: The Board of Supervisors shall provide a copy of this resolution to the Iowa Economic Development Authority and the Sioux County Assessor.

Section 6: Officers of the County are hereby authorized to take such further actions as are deemed necessary to carry into effect the provision of this resolution.

Section 7: All Resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 8: The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereof.

PASSED AND ADOPTED this 26th day of February 2019.

/s/Mark Sybesma  
Chairman, Sioux County Board of Supervisors

Attest: /s/Ryan Dokter  
Sioux County Auditor

7) Committee Reports:

- **Degen, Muilenburg, Vande Weerd, Bloemendaal** – Attended the Courthouse Security Training on February 12. Deputy Pollema and Chief Deputy Huizenga performed the training and encouraged employees to think about their escape options in the event of an active shooter or if an employee sees something out of the ordinary to report it immediately.
- **Bloemendaal & Sybesma** – Reported on the Airport Board meeting from February 20. Harold Schiebout requested to retire as the Chair of the Board and Scott Wynja was appointed Chairman. Schiebout had many good comments about the cooperation between the cities of Sioux Center and Orange City, as well as with the County. Discussion on adding mowing equipment, the budget was reviewed, audit report was received and continue to work with landowners on drainage issues. The agency is still expecting the FAA to perform their validation on February 28.
- **Vande Weerd & Sybesma** – Reported on the Compass Pointe meeting from February 13.
- **Bloemendaal** – 1) Reported on the February 21 meeting for Northwest Iowa Planning and Development. An expenditure was approved for a bike trail in Dickinson County. 2) Reported on the RIDES meeting from February 21. The agency is maintaining a good fund balance, but is concerned about the potential reduction due to the sheltered workshops ending. The agency renewed a service agreement with Jack Reed with INCS for HIPAA and personnel issues.
- **Sybesma** – Reported that a letter was received from the Family Crisis Center for information.
- **Muilenburg** – 1) Reported that the claims were approved electronically for the Landfill, 2) Attended a Planning and Zoning meeting and Board of Adjustment meeting. 3) Discussed the proposed changes to the Iowa Workforce Development Regional Realignment. The proposal would go from 15 regions to 6.

8) Ryan Dokter, Sioux County Auditor, reported that an employee asked if the County would supply a stipend to the employee for not taking County health insurance. Dokter researched this option and a stipend can be offered to employees, as long as proper proof of insurance can be provided. Dokter consulted with Sioux County Attorney, Tom Kunstle, and recommended that the County continue the practice of not offering a stipend to those who opt-out of County health insurance, due to liability issues.

9) The Chairman adjourned the meeting at 10:20 a.m. until 9:00 a.m. Tuesday, March 5, 2019.

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Mark Sybesma, Chairman  
Sioux County Board of Supervisors

ATTEST: \_\_\_\_\_  
Ryan Dokter  
Sioux County Auditor