



**County Auditor
Cerro Gordo County Courthouse**

220 N Washington Ave
Mason City, IA 50401
www.cerrogordo.gov

Adam Wedmore, Auditor
641-421-3034
awedmore@cerrogordo.gov

Date: September 30, 2026

To: Drainage District Trustees

Re: Request for ROW Easement Through Drainage Districts 19, 21, 45, 71

An application for a right-of-way easement through Drainage Districts 19, 21, 45, and 71 has been submitted by Ranger Power. An easement is requested in connection with the construction of a utility-scale photovoltaic solar energy generating facility.

The applicant has been advised that the application may be referred to a drainage engineer and drainage attorney for review and that all costs associated with those reviews will be the responsibility of the applicant.

Given the scope and nature of the proposed project, I recommend that the Trustees appoint an engineer with drainage district expertise to review the application and project plans, evaluate potential impacts to the affected drainage districts, and provide recommendations to the Trustees.

Tyler Conley and Nathan Schmidt with Bolton & Menk have indicated their willingness to serve as drainage engineers for this review. I recommend that the Trustees appoint Bolton & Menk to review the application and plans, provide recommendations to the Trustees, and oversee any work associated with the project that may affect the drainage districts.

I further recommend that the Trustees appoint legal counsel with drainage district expertise to advise the Trustees should legal review or assistance become necessary. Michael Gabor with Buchanan, Bibler, Gabor & Meis has previously provided drainage district legal services and has indicated his willingness to assist with this matter. I recommend that the Trustees appoint Michael Gabor to serve as drainage attorney for this project as needed.

Thanks,

A handwritten signature in blue ink, appearing to read "Adam Wedmore".

Adam Wedmore
Cerro Gordo County Auditor

Cerro Gordo County,
Iowa

Application for Easement Through Drainage District Right-of-Way

Pursuant to Iowa Code §468.186, the following "Applicant" hereby submits this Application to the Cerro Gordo County, Iowa Board of Supervisors (as drainage district Trustees) for permission and easement rights to construct, improve or maintain a Project (as described below) on, over, across, or beneath the right-of-way of certain drainage districts in Cerro Gordo County.

I. Applicant Information

Full Legal Name: River City Energy, LLC
State of Incorporation: Delaware
Federal I.D. No. /SSN: EIN: 82-1650932
Address: 320 N. Sangamon St. Suite 1025
Chicago, IL 60607

Contact Person:
Title: Hope Winkler, Development Manager
Address: 320 N. Sangamon St. Suite 1025
Chicago, IL 60607
Phone: (312) 802-2059
Email: hope@rangerpower.com

II. Project Information

Check one: ☐ pipeline ☐ electric transmission line ☐ underground utility ☒ other

Describe the proposed "Project" (Applicant is to submit detailed maps): (Site plan in KMZ and PDF attached)
The River City Energy Project is a proposed utility-scale photovoltaic solar energy generating facility, totaling up to 500MWac in nameplate capacity. The Project proposes to cross drainage district facilities with underground MV cabling by either directional bore or trench. Aboveground project components proposed within the drainage districts are, but not limited to, PV solar panels, electric cabling, inverters, fencing, and access roads.

Drainage District Facilities to be crossed:

District 45: Main, Laterals 8,6, 5, 3, 2, 2C, 2C1, 2B, 1, Track Lat

District 21: Main, Lateral C

District 19: Main, Laterals C and D

Proposed Commencement Date: Q3 2028

Estimated Construction Period: 12 - 18 months

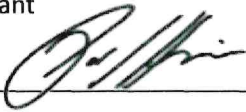
Affected Drainage District (s): 45, 19, 21, 71 (no facilities to be crossed in District 71)

**Note: the Conditions of Approval regarding drainage from the River City Energy Project's Generating Certificate issued by the Iowa Utilities Commission is attached to this application.*

In submitting this Application, Applicant acknowledges its receipt of the attached Procedures and Conditions for Construction in Cerro Gordo County Drainage Districts Right-of-Way (the "Procedures"), which Procedures shall be incorporated into any Easement granted to Applicant.

Dated this 29th day of September, 2026.

Applicant



By Paul Harris, Vice President
(Print Name and Title)

For County Use Only

<u>Action</u>	<u>Date Completed</u>
☐ Application reviewed by Drainage Engineer	_____
☐ Confirmation of affected Drainage Districts	_____
☐ Drainage District Maps provided to Applicant	_____
☐ Final project plans submitted	_____
☐ Drainage Engineer approval	_____
☐ Board of Supervisors approval	_____
☐ Easement through Drainage District Issued	_____

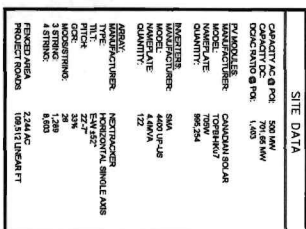
Drainage

26. The Project shall be responsible for maintaining the integrity of the drainage system so as not to cause drainage issues within the Project area or on neighboring properties.

Filed with the Iowa Utilities Commission on April 27, 2026, GCU-2025-0004

ATTACHMENT A

27. The Project shall be responsible for replacements of and/or repairs to public drainage systems that are directly damaged by the Project's construction, operation, or maintenance of the Project on a commercially reasonable timeline. In the event of impacts to public drainage systems within the Project footprint, the Project shall ensure that this does not affect neighboring properties.
28. If drainage infrastructure or systems on non-participating properties are damaged directly by the Project's construction, operation, or maintenance of the Project, the Project shall restore the drainage infrastructure or system to a condition at least as good as the pre-construction condition.

[illegible]

CONCEPTUAL - NOT FOR PERMITTING



Postoperative management of the leprosy patient

[illegible]

1. **Introduction**
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Proven Results

• **100% Satisfaction Guarantee** – If you're not 100% satisfied, we'll refund your money.
• **100% Free** – No hidden fees, no credit card charges, no subscription fees.
• **100% Effective** – We've helped thousands of people lose weight and get fit.

5 Years

Best-in-Class

Up to 100%

COUNTRY OF ORIGIN		COUNTRY OF DESTINATION	
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County Auditor's Report of Fees Collected

SECTION 342.3 - CODE OF IOWA

STATE OF IOWA

Cerro Gordo County

TO THE BOARD OF SUPERVISORS OF Cerro Gordo COUNTY:

I, Alexis Jackson, Deputy

Auditor of the above named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the quarter ending September 30, 2026 and the same has been paid to proper authorities, as per duplicate vouchers No. _____ hereto attached:

OFFICE FEES

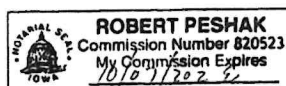
For Transfer Fees		
<u>Change of Title Fees</u>		
Real Estate Filing Fees		
<u>Copy Fees</u>		
For Other Office Fees		
Total Office Fees		
OTHER COLLECTIONS		
For Dog License		
Sale of Supplies		
<u>Maps and Plats</u> GIS Maps/Real estate data		
For Miscellaneous Collections Other Than Office Fees		
For Sale of Plat Books		54.00
For Sale of Election Reports		40.00
Total Other Than Office Fees		
Total		94.00

All of which is respectfully submitted.


Deputy County Auditor

Subscribed and sworn to before me by Alexis Jackson, Deputy County Auditor,

This 1st day of October, 2026



Notary Public in the State of Iowa

County Recorder's Report of Fees Collected

See Sections 331.902; 3211.32 & 462A.78 State of Iowa Code

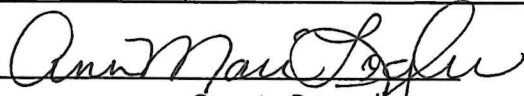
STATE OF IOWA,
Cerro Gordo County

TO THE BOARD OF SUPERVISORS CERRO GORDO COUNTY:

I AnnMarie Legler, Recorder of the above named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the quarter ending **September 30, 2026** and the same has been paid to the County Treasurer.

	Total Paid
Real estate recordings	\$44,695.00
Copies & Postage fees	\$164.50
Auditor Transfer Fees	\$3,560.00
Surcharge	\$1,977.00
Non-Std Fees	\$30.00
Certified Copies	\$3,592.00
Marriage Applications	\$316.00
POS Writing Fees	\$36.00
Brandt Writing Fees	\$2,070.00
Boat Titles	\$395.00
Boat Liens	\$85.00
Interest on checking	\$542.99
Subtotal	\$57,463.49
17.25% Documentary Revenue Stamps – To Treasurer Monthly	\$28,381.36
Tech FEE Sent to Treasurer Monthly	\$1,977.00
Total	\$87,821.85

All of which is respectfully submitted.


County Recorder

Subscribed and sworn to before me by Cerro Gordo County Recorder.

this 1st day of October 2026.



County Auditor

Cerro Gordo County

To The Honorable Board of Supervisors
Recapitulation

Fees, Mileage & Miscellaneous Fees Collected in Civil Cases for Month of September 2026:

<u>Mileage</u>	<u>Fees</u>	<u>Miscellaneous*</u>
\$349.00	\$6,704.13	\$6,849.40

Total Civil & Miscellaneous Fees earned for September 2026-----\$13,902.53

Miscellaneous*

		Credit Account No.
Purchasing Permit	\$0.00	001 4415 051 1060 1
Weapon Permit	\$1,220.00	001 4410 051 1060 1
Ins./Pub Record/Golf Cart	\$83.29	001 5040 051 1060 1
D. L. Printouts	\$0.00	001 5030 051 1060 1
Fingerprints & Dyn.	\$160.00	001 4420 051 1060 1
Offender Reg	\$125.00	001 4450 051 1060 1
Fees & Mileage	\$6,928.13	001 4400 051 1060 1
Room & Board	<u>\$5,386.11</u>	001 4440 053 1050 1
	\$13,902.53	

September 30, 2026 – Issued Check #1786 in the amount of \$13,902.53 to Cerro Gordo County Treasurer.

David Hepperly, Sheriff
Cerro Gordo County



Adam Wedmore, Auditor
Cerro Gordo County

