

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, JANUARY 9, 2018**

Chairperson Abe Miller called the meeting to order at 9:30 a.m. in the Courthouse chambers in regular session. Items on the agenda were: approval of agenda; receive and act on Washington County Compensation Board recommendation for FY 2018-19 compensation for elected officials; discussion and action regarding establishment of departmental compensation guidelines for FY 2018-19 departmental budgets; presentation regarding City of Washington Tax Increment Financing amendment; Resolution 18-01 related to the amendment of Washington County FY 2017-18 Five Year Road Plan; presentation and funding request – English River Watershed; presentation and funding request – Main Street Washington; presentation and funding request – Washington Economic Development Group; presentation and funding request – East Central Iowa Housing Trust Fund; open discussion; adjourn. Supervisors Stan Stoops, Bob Yoder and Richard Young were present while Supervisor Jack Seward, Jr. participated by way of telephone.

Others attending were: Mary Zielinski, The News; Xiomara Levsen, Washington Evening Journal; Sally Hart, KCII Radio; Jo Greiner, County Recorder; John Gish, County Attorney; Danielle Pettit-Majewski, Karri Fisher, and Peggy Wood, County Public Health Office; Jeff Garrett, County Treasurer; Shawn Ellingson, County Sheriff's Office; Cyndie Sinn, County IT/Budget Director; Steve Anderson, County Conservation Director; Jennine Wolf, County Environmental Health Director; Ryan Schlabaugh and Jody Bailey, English River Watershed; Ed Raber, Washington Economic Development Group; Tracy Achenbach, East Central Iowa Housing Trust Fund; Jaron Rosien and Brent Hinson, City of Washington; Amber Williams, Board of Supervisors Administrative Assistant; and citizens Denny Stalder, Charlotte Stalder, Karyl Miller, Bill Miller, and Les Zickefoose.

All motions were passed unanimously unless noted otherwise.

On motion by Yoder, seconded by Stoops, the Board voted to approve the agenda as published.

The Board resumed discussion regarding salary recommendations for elected officials from the Washington County Compensation Board (WCCB) which met on December 21, 2017. The WCCB formally recommended one-time adjustments of \$6,000 for the County Attorney, \$3,000 for the Sheriff, \$0 for the Auditor, \$500 for the Treasurer, \$500 for the Recorder, and \$1,500 for each Supervisor. The Compensation Board also recommended a 3% increase for all elected officials and continuation of a \$150 monthly stipend for the Chairman of the Board of Supervisors. According to the WCCB the purpose of the recommended one-time adjustments was to achieve the stated goal of the WCCB that Washington County elected officials be ranked at least 15th on a scale of 1 to 99 of county compensation levels with 1 being the highest compensation level. With regard to the recommendations, the County Board of Supervisors may either 1) approve the salary adjustments for all elected officials as proposed by the WCCB, 2) decrease the recommended WCCB salary adjustments for the Auditor, Recorder, Treasurer, County Sheriff, and County Attorney by an equal percentage of not more than 100%, or 3) independent of any salary adjustment for other elected officials, decrease the recommended WCCB salary adjustment for the Board of Supervisors by not more than 100%. Yoder began the discussion by stating in his five years serving as a Supervisor he recalled annual raises for elected officials had ranged from 2% to 2.5% and he added that he would not be comfortable with an annual increase in excess of that range. Young voiced his displeasure with the WCCB and its recommended one-time adjustments which greatly complicated the Board's decision. He continued by saying he felt the Compensation Board had "strapped the hands" of the Supervisors and had created a difficult problem that the Supervisors were now compelled to solve. Seward agreed with Young particularly with regard to the one-time adjustments. Seward pointed out that current county employee labor contracts called for maximum increases of 2.5% and in turn reasoned that to give elected officials an increase greater than 2.5% would be problematic. He also voiced concern with the impact on the county budget if the WCCB recommendations were accepted by the Board. He acknowledged the WCCB's goal of fairly compensating elected employees but also referenced information compiled by the Auditor's office related to various percentage decreases to the WCCB recommendations. According to Seward, in order to give a 2.5% increase to the highest compensated elected official, a 70% reduction in the WCCB recommendations was in order. Miller agreed with Seward regarding a 70% reduction in the WCCB recommendations. Young stated that with a 70% reduction the County Attorney and Sheriff would receive the largest raise, in terms of dollars, which would aid in reaching the goal of a #15 ranking. However, no similar such progress would be made with regard to the other elected officials which include the Treasurer, Recorder, and Auditor. Stoops acknowledged Young's comments and opined that such officials would be penalized and stressed that the issue be addressed for FY 2019-20. He also stated that the Board relies greatly on the Treasurer, Recorder, and Auditor for advice, input, and expertise. Miller stated that these three individuals were paid in excess of the state-wide average for each position, but stressed that they do a wonderful job for Washington County. He added that these three probably deserve a greater increase but the tax burden on citizens must be considered. Seward reminded them that elected officials are aware of the compensation level when they seek election. On motion by Yoder, seconded by Seward, the Board voted to approve a 70% decrease in the FY 2018-19 compensation for elected officials recommended by the Washington County Compensation Board. The vote on the motion: Aye-Yoder, Seward, Miller; Nay-Young, Stoops. After the vote, discussion centered on the wording of the just-completed motion and in particular the inclusion of compensation for Supervisors. On motion by Yoder, seconded by Seward, the Board voted to rescind the previous motion related to compensation for elected officials for FY 2018-19. On motion by Yoder, seconded by Seward, the Board voted to approve a 70% decrease in the compensation for all elected officials for FY 2018-19, with the exception of Supervisors, recommended by the Washington County Compensation Board. On motion by Seward, seconded by Yoder, the Board voted to approve a 90% decrease in the compensation in FY 2018-19 for Supervisors recommended by the Washington County Compensation Board. On motion by Seward, seconded by Yoder, the Board voted to continue the \$150 monthly stipend for the Board Chairperson in FY 2018-19. As a result of the Board action, listed below are the individual salaries for elected officials for FY 2018-19, FY2017-18, and the percentage increase from FY 2017-18 to FY 2018-19.

WASHINGTON COUNTY
ELECTED OFFICIALS COMPENSATION

	FY 2018-19	FY 2017-18	increase
County Attorney	\$111,926	\$109,091	2.60%
County Sheriff	\$93,865	\$92,110	1.91%
Auditor	\$73,411	\$72,757	0.90%
Treasurer	\$68,784	\$68,018	1.13%
Recorder	\$67,776	\$67,019	1.13%
Supervisors	\$36,657	\$36,394	0.72%
Supervisor Chair	\$ 1,500	\$1,500	0.00%

With regard to wage guidelines for non-elected employees Young opined that if various county employees, pursuant to their union contracts, will receive a 2.5% increase in FY 2018-19 then all non-elected county and non-union employees should also receive a 2.5% increase. Stoops and Yoder voiced agreement with Young. On motion by Yoder, seconded by Stoops, the Board voted to approve a 2.5% increase in compensation for non-elected employees for FY 2018-19.

Washington City Administrator Brent Hinson shared that the City of Washington is in the process of amending an urban renewal area. The purpose of the amendment is to include a project involving the demolition of the Goncho Apartment building at 306 North Marion and to construct six townhouse units in its place and on adjacent property at 116 East 3rd Street. Plans call for the six townhouse units to be no less than 1500 square feet in size with two car garages for each unit. A public hearing to consider the approval of the proposed amendment to the Washington downtown urban renewal plan will take place at 6:00 p.m. on January 30, 2018 at the Washington Free Public Library. The timetable for the project is calendar year 2018. The proposed amount of indebtedness to be incurred by the City is \$47,000. Hinson added that the Board was being provided with pertinent information pursuant to Section 403.5 of the Code of Iowa. It was noted that the project involves Tax Increment Financing (TIF) which is a financing mechanism for urban renewal which involves freezing the tax base (property values) within a designated area. The Board took no formal action.

On motion by Young, seconded by Stoops, the Board voted by way of roll call vote to approve Resolution 18-01 as follows and to authorize the Chairperson to sign Resolution 18-01 on behalf of the Board.

Resolution 18-01
Resolution to Revise Washington County
2018 Five Year Road Program

Unforeseen circumstances have arisen since adoption of the approved Secondary Road Construction Program, and previous revisions, requiring changes to the sequence, funding and timing of the proposed work plan,

The Board of Supervisors of Washington County, Iowa, in accordance with Iowa Code section 309.22, initiates and recommends modification of the following project(s) in the accomplishment year (State Fiscal Year 2018), for approval by the Iowa Department of Transportation (Iowa DOT), per Iowa Code 309.23 and Iowa DOT Instructional Memorandum 2.050.

The following approved Priority Year projects shall be ADDED to the Program's Accomplishment year:

Project Number Local ID TPMS #	Project Location Description of work	AADT Length NBIS #	Type Work Fund basis	Accomplishment Year (\$1000's of dollars)		
					New amount	
FM-C092(101)--55-92 TPMS ID: 37161	On various pcc paved FM routes throughout County		Other FM		\$300	
Totals					\$300	

The following PRE-EXISTING Accomplishment Year projects shall be MODIFIED as follows:

Project Number Local ID TPMS #	Project Location Description of work	AADT Length NBIS #	Type Work Fund basis	Modification(s) applied	(\$1000's of dollars)		
					Previous Amount	New amount	Net change
FM-C092)--55-92 FM Rocking & Stabilization TPMS ID: 36311	On FM routes throughout the county		Stabilized Granular FM	Removed from program	\$400	\$0	\$-400
Totals					\$400	\$0	\$-400

Fund ID	Accomplishment year (\$1000's of dollars)		
	Previous Amount	New Amount	Net Change
Local Funds	\$1,590	\$1,590	\$0
Farm to Market Funds	\$2,144	\$2,044	\$-100
Special Funds	\$1,000	\$1,000	\$0
Federal Aid Funds	\$3,680	\$3,680	\$0
Total construction cost (All funds)	\$8,414	\$8,314	\$-100
Local 020 Construction cost totals (Local Funds + BROS-8J FA funds)	\$1,590	\$1,590	\$0

Ryan Schlabaugh and Jody Bailey, representing the English River Watershed Management Authority (ERWMA), thanked the Board for its annual financial support of \$10,000 over the past few years. Schlabaugh explained that although the ERWMA is administering a \$5.4 million HUD Grant primarily in Iowa County there will be flood

mitigation benefits downstream in Wellman, Kalona, and Riverside. Bailey outlined long-term benefits for residents and landowners along the watershed's 641 acres and shared that seven of the 20 total water testing sites in the watershed are located in Washington County. She added that such test results from the sites are available online. Samples taken during 2017 indicated high levels of E. coli with nitrate levels below the state average. Test results also revealed much phosphorus which is related to soil erosion. Bailey stated that 2017 was an unusually dry year and emphasized the value of overall trends as opposed to specific yearly results. Bailey added that when 2018 results are acquired ERWMA will have three years of data which should assist in identifying trends. The Board took no formal action regarding ERWMA's request for funding in the amount of \$10,000 for FY 2018-19. This amount is equal to county funding for the current fiscal year.

Main Street Washington (MSW) Executive Director Sarah Grunewaldt stated that the mission of Main Street Washington is to create a culturally diverse, economically vibrant downtown district. This is achieved through strong partnerships, historic preservation, and coordinated events designed to empower local businesses, volunteers, and the community. She shared that new downtown investment grants through the City of Washington and Washington County Riverboat Foundation have allowed MSW to offer grants to assist with projects of over \$100,000 in scope. In 2017 initial steps were taken with regard to downtown branding, marketing, increased contact with retailers resulting in the development of programming, and the planning of various downtown events. Grunewaldt requested funding from the County in the amount of \$6,400 in FY 2018-19, which is a 2% increase in the level of funding provided by the County for the current fiscal year. The Board took no formal action.

Washington Economic Development Group (WEDG) Director Ed Raber provided the Board with a report that detailed the services that WEDG provides to Washington County along with a request for county financial assistance in the amount of \$19,400 for FY 2019. The funding request is an \$11,900 increase (259%) in county funding from that of the current fiscal year and equals the amount of County funding for fiscal years prior to FY 2017-18. According to the report, WEDG works closely with every County department and thus WEDG considers the County to be a primary client. WEDG provides many services for the County as well as for businesses and residents located in Washington County. County support enables WEDG to provide such services without charging or without requiring a membership fee from the clients that are served by WEDG. Raber provided details on activities related to education and brand advancement, business services provided by WEDG, and coordinating with the County on various other endeavors. The complete report provided by Raber is available in the Auditor's office or by contacting WEDG. The Board took no formal action.

Tracey Achenbach, Executive Director of the East Central Iowa Housing Trust Fund (ECIHTF), addressed the Board and described ECIHTF as a 501(c)(3) non-profit community-based organization dedicated to improving quality of life by offering innovative and flexible funding in order to expand affordable housing opportunities within Washington, Benton, Iowa, and Jones Counties. ECIHTF is certified as a Local Housing Trust by the Iowa Finance Authority and ECIHTF's primary source of funding is through the State of Iowa's Local Housing Trust Fund Program. Presently Supervisor Bob Yoder and Washington City Administrator Brent Hinson represent Washington County on the ECIHTF Board. ECIHTF offers two major types of programs – one that is funded with state housing trust fund dollars and intended to aid in the creation or preservation of housing for individuals with low-to-moderate income. The other program is in cooperation with East Central Iowa Council of Governments (ECICOG) and is funded through Federal Home Loan Bank for the purpose of providing direct financial assistance to low and moderate income homeowners for minor home repair projects. The ECIHTF's primary source of funding is through the State of Iowa's Local Housing Trust Fund Program. Since 2011 ECIHTF has provided \$974,591 in funding to 153 households in Washington County. ECIHTF is the only entity that may apply for the state trust fund grant, and in each of the last seven years it has had the opportunity to apply for state funding on behalf of the four-county region. One of the requirements of such state funding is that an applicant must provide a 25% local match. Part of the local match may be provided through other grants, but at least 10% of it must come from local sources within the region. Since its inception in 2011, ECIHTF has been awarded nearly \$2 million in state housing trust fund dollars, which required local matches of over \$500,000. Achenbach shared that for FY 2016-17 the \$1,638 commitment from Washington County allowed ECIHTF to apply for \$247,489. For FY 2018-19 Achenbach requested funding from Washington County in the amount of \$2,048 in order to fund its 2019 programs. This figure is based on Washington County's population as a percentage of the entire population of the four counties (25.6%) with that figure multiplied by \$8,000 which is the minimum local match needed for the state application. The Board took no formal action regarding the funding request from ECIHTF.

There was no open discussion.

At 10:40 a.m. on motion by Yoder, seconded by Young, the Board voted to adjourn.

ATTEST:
JANUARY 9, 2018

ABE C. MILLER
Chairperson, Board of Supervisors

DANIEL L. WIDMER
County Auditor