

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING  
TUESDAY, FEBRUARY 6, 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; public hearing regarding animal confinement feeding operation – Blackwater Farms, Section 12, Crawford Township; review bids and award contract for PCC Overlay project STP-S-C092(85)--5E-92 and STP-S-C092(94)--5E-92 on Riverside Road – Secondary Roads; acknowledgment of animal confinement feeding operation – Blackwater Farms, Section 12, Crawford Township; personnel change request – Washington County Conservation; application for Class C Native Wine (WCN) Liquor License – Wooden Wheel Vineyards, LLC, Keota; discussion and action regarding county-owned property located at 302 W. Main, Washington; discussion and action regarding funding of Emergency Services Communication equipment and building. Supervisors Stan Stoops, Bob Yoder, Jack Seward, Jr., and Richard Young were also present.

Others attending were: Xiomara Levsen, Washington Evening Journal; Sally Hart, KCII Radio; John Gish, County Attorney; Jeff Garrett, County Treasurer; Jared Schneider and Shawn Ellingson, County Sheriff's Office; Cyndie Sinn, County IT/Budget Director; Jennine Wolf, County Environmental Health Director; Jacob Thorius, County Engineer; Danielle Pettit-Majewski, County Public Health Director; Rachel Rinner, Knee Deep Solutions LLC; Amber Williams, Board of Supervisors Administrative Assistant; and citizens Karyl Miller, Bill Miller, and Duane Hammen.

All motions were passed unanimously unless noted otherwise.

On motion by Seward, seconded by Young, the Board voted to approve the agenda as published.

On motion by Yoder, seconded by Stoops, the Board voted to open a public hearing regarding construction of two new animal confinement feeding barns to be operated by Blackwater Farms (Corey and Renae Farmer) and located in Section 12 of Crawford Township. Upon completion of the buildings the combined Animal Unit Capacity of the 71' 2" x 281' 4" x 8' deep structures will be 1,999.2 (4,998 head). Auditor Dan Widmer confirmed that notice had been properly published and added that the Auditor's office had received no public comment. There were no comments from those assembled. On motion by Seward, seconded by Stoops, the Board voted to close the public hearing.

County Engineer Jacob Thorius presented the Board with eight bids related to PCC Overlay project STP-S-C092(85)--5E-92 and STP-S-C092(94)--5E-92 on the Riverside Road (W61). Thorius listed the bids as follows:

<u>BIDDER</u>	<u>ADDRESS</u>	<u>BID AMOUNT</u>
Streb Construction Co., Inc.	Iowa City, IA	\$3,704,260.57
Horsfield Construction Inc.	Epworth, IA	\$3,751,927.06
Manatts, Inc.	Brooklyn, IA	\$3,992,475.69
Croell Construction, Inc.	Iowa City, IA	\$4,015,016.38
Cedar Valley Corp, LLC	Waterloo, IA	\$4,305,547.59
Jones Contracting Corp.	West Point, IA	\$4,498,777.00
Emery Sapp & Sons, Inc.	Columbia, MO	\$4,708,925.07
Knife River Corp.	Sioux City, IA	\$4,779,535.66

Thorius explained that a bid letting through the Iowa DOT took place on January 17, 2018. The project involves an overlay and pavement widening for two portions of the Riverside Road (W61) between G36 and G26 as well as between Spruce Avenue and the City of Riverside. The project will be paid with a combination of federal Surface Transportation Program (STP) funds, State Farm to Market Funds, and \$1,000,000 in Safety Funds. Thorius recommended that the contract be awarded to Streb Construction Co., Inc. who submitted the low bid in the amount of \$3,704,260.57. On motion by Seward, seconded by Yoder, the Board voted to award the bid for PCC Overlay project STP-S-C092(85)--5E-92 and STP-S-C092(94)--5E-92 to Streb Construction Co., Inc. in the amount of \$3,704,260.57 and to authorize the County Engineer to sign the necessary project documents.

On motion by Young, seconded by Stoops, the Board voted to acknowledge the expansion of a confinement feeding operation known as Blackwater Farms which is owned and operated by Corey and Renae Farmer and located in Section 12 of Crawford Township.

On motion by Seward, seconded by Yoder, the Board voted to approve, and authorize the Chairperson to sign, a personnel change request from Conservation for the hiring of Brandie Bray as full-time Conservation Education Center Coordinator at the rate of \$17.89 per hour effective February 5, 2018. The County Auditor is hereby authorized to issue pay warrants upon proper certification from the Department Head.

On motion by Seward, seconded by Young, the Board voted to approve an application for renewal of a Class C Native Wine (WCN) License from Wooden Wheel Vineyards, LLC, for the period of February 15, 2018 to February 14, 2019. Sheriff Jared Schneider expressed no issues with the application.

The Board took up discussion regarding the empty lot located at 302 W. Main which is located directly west across the street from the Courthouse with Stoops stating that an official decision has yet to be reached with regard to future plans for the property. Yoder stated his opinion that the Board was unofficially in favor of converting the property to a parking lot with the main decision being whether to pave or gravel the lot. Young stated that it would be easier to remove snow if the lot was paved and also mentioned the tripping hazard that would exist if the lot was graveled. Auditor Dan Widmer remarked that it would not be possible to paint parking space lines if the lot was graveled. Widmer also reminded the Board that the long-term planned use of the lot should be considered. Thorius estimated a

cost of approximately \$50,000 to pave the lot with either concrete or with asphalt and a cost of \$10,000 to stabilize the lot with rock. He also estimated that the lot would yield approximately 12 parking places. Seward suggested taking time to consider all possible future uses and/or options for the property before making a decision, especially in light of other projects currently under consideration. Yoder justified his preference to gravel the lot by stating gravel would be less of an investment than concrete should either have to be removed in the future in order to allow for construction. Miller also stated his preference to have the property graveled. Yoder moved to gravel the lot and Young seconded the motion. During discussion Young stated his opinion that if the property is used for parking it should be designated as employee only parking. Treasurer Jeff Garrett stated that a fence along the west side of the property was needed. Yoder amended his motion to include construction of a fence along the west side of the property and to limit the area to parking for County employees only and Young seconded the amended motion. Seward repeated that he favored waiting to make a decision until adequate time was given for the consideration of other more urgent projects and the cost of those projects. Stoops emphasized that the motion under consideration did not state a specific date for any construction. Young agreed with Seward regarding importance of estimates before any final decision is reached. Sheriff Jared Schneider questioned how employee only parking would be enforced. Yoder again amended his motion to include obtaining quotes for the cost of gravel to be used to gravel the lot as well as the cost of a fence. Young again seconded. The vote on the motion passed as follows: Aye-Miller, Yoder, Young, Stoops; Nay-Seward.

Board discussion next centered on funding of Emergency Services Communication equipment and Communications building. The discussion focused on an appropriate pre-levy amount in order that a resolution for Board consideration can be prepared and also in order that the amount can be included in the FY2019 budget. At the present time the total debt service levy (all debt) for Washington County is 0.63. Treasurer Jeff Garrett shared a worksheet he had compiled assuming \$8.5 million of new debt for equipment at terms of 8 years, 10 years, and 12 years as follows.

	Current	8 year	10 year	12 year
Present debt service levy (all debt)	0.63	0.63	0.63	0.63
Pre-levy rate	---	0.74	0.50	0.34
Possible future debt service levy (all debt)	0.63	1.37	1.13	0.97

It was emphasized that such levy would be for equipment only. Discussion followed with Garrett stating that the 10 year \$.50 pre-levy rate would generate approximately \$626,495 in revenue in FY2019. Seward emphasized that the figures were estimates and that final figures would not be known until the RFPs (request for proposal) were received in late March. Seward expressed optimism that the RFPs will be less than \$8.5 million although authority exists for a maximum of \$10.5 million. Further discussion occurred. On motion by Seward, seconded by Young, the Board voted to add \$0.50 to the present total debt service levy rate of \$.63 for a total debt service levy rate of \$1.13 for FY 2019. Miller reminded his Board colleagues that the purpose of the motion was merely to avoid paying interest on future interest expense and that the Board was not locked into any long-term bond agreement. Seward described the motion as just one of many steps leading to the eventual final approval of a bond. Garrett added that the motion will result in revenue allowing the county to not only pay interest but principal as well. Seward echoed Garrett's statement and also stated that should the RFPs come in at amounts under \$8.5 million it will result in more funds available to pay principal. Young cited the fact that at this time the amount of any down-payment is unknown.

During the time of public comment Washington County Public Health Administrator Danielle Pettit-Majewski warned about taking precautions to avoid the flu. She stated that it was not too late to obtain a flu immunization but also warned that there was a two week waiting period before the immunization becomes effective.

At 10:24 a.m. on motion by Yoder, seconded by Seward, the Board voted to adjourn.

ATTEST:  
FEBRUARY 6, 2018

ABE C. MILLER  
Chairperson, Board of Supervisors

DANIEL L. WIDMER  
County Auditor