

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, FEBRUARY 27, 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 – Jones Finisher c/o Claude/Mary Greiner, Section 35, Crawford Township; discussion and action regarding county-owned property located at 302 W. Main, Washington; acknowledgment of animal confinement feeding operation – Jones Finisher c/o Claude/Mary Greiner, Section 35, Crawford Township; discussion and action regarding contract for tied road projects involving Maple Avenue and 105th Street; discussion and action regarding an agreement with the Iowa Department of Transportation regarding the 2018 Sign Replacement Program for Cities and Counties; review bids and award contract for Bridge Replacement BROS-C092(74)--5F-92 on 275th Street west of Hoot Owl Hollow; Resolution 18-06 related to property tax abatement; Resolution 18-07 related to emergency equipment. Supervisors Stan Stoops, Bob Yoder, Jack Seward, Jr., and Richard Young were also present.

Others attending were: Mary Zielinski, The News; Xiomara Levens, Washington Evening Journal; Sally Hart, KCII Radio; John Gish, County Attorney; Shawn Ellingson, County Sheriff's Office; Jo Greiner, County Recorder; Cyndie Sinn, County IT/Budget Director; Danielle Pettit-Majewski, County Public Health Director; Jacob Thorius, County Engineer; Jeff Garrett, County Treasurer; Jennine Wolf, County Environmental Health Director; Jim Ziegłowski, Cornerstone Excavation; and citizens Charlotte Stalder, Denny Stalder, Les Zickefoose, Karyl Miller, Tom Duwa, and Bette Brant.

All motions were passed unanimously unless noted otherwise.

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

On motion by Stoops, seconded by Seward, the Board voted to open a public hearing regarding construction of animal confinement feeding barns to be owned by Claude and Mary Greiner, Kalona, and located in Section 35 of Crawford Township. Plans call for the construction of two new formed concrete below building storage pits with each covered by a swine finishing building. The combined animal unit capacity of the two 71'2" x 281'0" x 8' deep structures will total 1,984 (4,960 head of swine finishers). Auditor Dan Widmer confirmed that notice of the hearing 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 Stoops, seconded by Young, the Board voted to close the public hearing.

The Board took up discussion regarding county-owned property located at 302 W. Main in Washington with respect to the possible use of the property as a parking lot. While earlier in February the Board discussed paving or graveling the lot for parking, County Engineer Jacob Thorius informed the Board that City of Washington zoning regulations will not allow the property to be graveled. He also reminded that paving the empty lot, which would be allowed per Washington City code, would cost approximately \$50,000 and would result in 15 to 20 parking stalls. Thorius, in response to a question from Seward, answered that landscaping would also be recommended in order to improve the aesthetic appearance of the lot as it located in somewhat of a residential area. Thorius opined that \$50,000 is somewhat expensive when taking into consideration that presently there is uncertainty as to the long-term use of the lot and thus there is the possibility that the concrete would have to be removed at some point in the future should a building be erected. Thorius recommended consideration be given to forming a small committee to consider future County space needs and how such needs might be addressed in the future. He continued by expressing that as a private taxpayer he would much rather have a small increase in property taxes in multiple years with the knowledge that funds are being set aside to address infrastructure issues instead of a large one-time property tax increase resulting from a lack of sound planning. Miller said he agreed with Thorius about not looking any further into paving the lot because there are more urgent needs that the county should first address. Thorius reminded the Board that the sidewalks had been damaged during the demolition and repairs to the sidewalks were required. Discussion next centered on construction of a border fence on the west side of the property with Miller reporting that already there were vehicle tracks in the mud. Thorius suggested a temporary snow fence would serve to protect the lot until grass becomes established. Also, the situation could be monitored to see if a more permanent fence would be necessary. On motion by Seward, seconded by Stoops, the Board voted to seed the lot and install a temporary fence until grass is established and perform required sidewalk repairs.

On motion by Yoder, seconded by Young, the Board voted to acknowledge a confinement feeding operation known as Jones Finisher which is owned and operated by Claude and Mary Greiner, Kalona, and located in Section 35 of Crawford Township.

County Engineer Jacob Thorius announced that three bids were received for tied road projects involving Maple Avenue and 105th Street with such bids as follows: Cornerstone Excavating Inc., Washington, Iowa bid \$251,849.05. DeLong Construction Inc., Washington, Iowa, bid \$253,011.40. Seaton Construction, Inc., Deep River, Iowa, bid \$312,062.00. The Engineer's estimate for the project was \$100,000. Thorius recommended the bid received from Cornerstone Excavating Inc. be accepted. On motion by Yoder, seconded by Stoops, the Board voted to accept the bid from Cornerstone Excavating Inc., Washington, Iowa for tied road projects involving Maple Avenue and 105th Street in the amount of \$251,849.05 and to authorize the Chairperson to sign related contract documents on behalf of the Washington County Board of Supervisors.

On motion by Seward, seconded by Young, the Board voted to approve an agreement with the Iowa Department of Transportation for road sign replacement for Washington County and to authorize the Chairperson to sign the agreement on behalf of the Board of Supervisors. According to the agreement, the Iowa Department of Transportation will reimburse Washington County up to \$10,000 for conforming regulatory, warning, and school area signing materials. All signing materials will be installed by the County and all signs will be installed in compliance with the Manual of Uniform Traffic Control Devices.

On motion by Seward, seconded Yoder, the Board voted to table action regarding Bridge Replacement BROS-C092(74)--5F-92 on 275th Street west of Hoot Owl Hollow.

On motion by Seward, seconded by Young, the Board voted by way of roll call vote to approve Resolution 18-06 as follows and to authorize the Chairperson to sign Resolution 18-06 on behalf of the Board.

RESOLUTION 18-06
WASHINGTON COUNTY BOARD OF SUPERVISORS
Notice of Property Tax Abatement

WHEREAS, parcel WACWS 11-17-151-005, was owned by Gerald L. and Mary J. Gibson and is located at 521 N Ave D, Washington, Iowa, was assessed for taxation on January 1, 2011, 2012, 2013, 2014, 2015, and 2016 (covering the six-year period from July 1, 2011, through June 30, 2017 – payable in fiscal years 2013, 2014, 2015, 2016, 2017 and 2018), and,

WHEREAS, property taxes due for the assessment years listed above were suspended pursuant to Iowa Code Section 427.9, and,

WHEREAS, the City of Washington, Iowa, acquired the parcel through condemnation proceedings on August 5, 2016, incurring approximately \$5,000 in legal and remediation costs in an effort to obtain the property for use as an entrance to the new YMCA site, and,

WHEREAS, section 445.63 of the Code of Iowa requires the board of supervisors to abate property tax owing against a parcel before the parcel was acquired by a political subdivision upon notification to the governing body and their failure to immediately pay the taxes due, and,

WHEREAS, the Washington County Treasurer notified the City of Washington of \$2,362 in unpaid property tax for the assessment years listed above, and,

WHEREAS, the City of Washington, Iowa, has requested that the Washington County Board of Supervisors abate all unpaid property tax due for the property, and,

NOW BE IT THEREFORE RESOLVED, by the Washington County Board of Supervisors to abate the \$536 tax appearing on receipt 316962, \$530 tax appearing on receipt 416981, \$540 tax appearing on receipt 517012, \$84 tax appearing on receipt 617015, \$86 tax appearing on receipt 717037, and \$586 tax appearing on receipt 816752 for parcel WACWS 11-17-151-005. The county treasurer is hereby instructed to make adjustments to records as necessary.

On motion by Young, seconded by Stoops, the Board voted by way of roll call vote to approve Resolution 18-07 as follows and to authorize the Chairperson to sign Resolution 18-07 on behalf of the Board.

RESOLUTION 18-07
Resolution providing for the levy of taxes

WHEREAS, Washington County (the “County”), State of Iowa, has heretofore proposed to enter into a General Obligation Loan Agreement (the “Loan Agreement”) in a principal amount not to exceed \$10,500,000, pursuant to the provisions of Section 331.402 of the Code of Iowa, for the purpose of paying the cost, to that extent, of acquiring emergency services communication equipment, has published notice of the proposed action and has held a hearing thereon; and

WHEREAS, the County intends to enter into the Loan Agreement and to issue General Obligation Emergency Services Communication Bonds (the “Bonds”) in the future, and anticipates that principal and interest will come due on the Bonds before June 30, 2019, and it is now necessary to make provision for the levy of a debt service property tax to be collected in the fiscal year that will begin July 1, 2018 for the payment of such principal and interest;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Washington County, Iowa, as follows:

Section 1. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds, there is hereby ordered levied on all the taxable property in the County a direct annual tax for collection in the fiscal year beginning July 1, 2018, sufficient to produce the sum of \$626,495.

Section 2. A certified copy of this resolution shall be filed with the County Auditor, and the Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the County and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the County and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

There was no public comment.

The Board informally scheduled their next meeting for 9:30 a.m. on Monday, March 19, due to the use of the Boardroom as a polling place for the Washington County special election on Tuesday, March 20.

At 10:05 a.m. on motion by Stoops, seconded by Yoder, the Board voted to adjourn.

ATTEST:
FEBRUARY 27, 2018

ABE C. MILLER
Chairperson, Board of Supervisors

DANIEL L. WIDMER
County Auditor