

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, FEBRUARY 28, 2017**

Chairperson Richard Young called the meeting to order at 9:30 a.m. in the Courthouse chambers in regular session. Items on the agenda were: public hearing regarding a minor plat for Legacy Farm Subdivision; public hearing regarding a minor plat for Poplar Boulevard Subdivision; Resolution 17-09 regarding Legacy Farm Subdivision; Resolution 17-10 regarding Poplar Boulevard Subdivision; establishment of bid letting date for FY18 fuel contract – County Engineer; acknowledgment of planned equipment purchase – County Engineer. Supervisors Stan Stoops, Bob Yoder, and Jack Seward, Jr., were present. Supervisor Abe Miller was absent.

Others attending were: Xiomara Levsen, Washington Evening Journal; Mary Zielinski, Kalona News; Sally Hart, KCII Radio; John Gish, County Attorney; Jacob Thorius, County Engineer; Jeff Garrett, County Treasurer; Jo Greiner, County Recorder; Cyndie Sinn, County IT/Budget Director; and citizens Bette Brant, Charlotte Stalder, Denny Stalder, Les Zickefoose, Angela Taylor, Douglas M. Steele, Bill Turner, Mark Turner, Jason Miller, Clara Miller, and Tom Duwa.

All motions were passed unanimously by those supervisors in attendance unless noted otherwise.

On motion by Yoder, seconded by Stoops, 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 a minor plat for Legacy Farm Subdivision. Kelly Dougall, who serves as Washington County Subdivision Coordinator, shared details regarding a one-lot minor subdivision plat consisting of 1.54 acres located in the NW1/4 SE1/4 of Section 29, Township 74 North, Range 7 West or at 3275 Orange Ave., Wayland that is being proposed by current owners Jason and Angela Taylor. The current use of the subdivided property is agricultural. The Taylors would like to subdivide the property in order to build a residence. Dougall shared that all subdivision ordinance requirements for a minor plat (45.26.1), and related application and submittals (45.26.20), unless waived by the Subdivision Coordinator, have been met by the applicants. The plat and associated submittals have also been reviewed and approved by the Auditor's Office, County Engineer, Environmental Health Director, GIS Department and Subdivision Coordinator. Also, proper legal notification of the hearing was provided to adjacent property owners and the general public through the official designated newspapers. Mrs. Taylor stated the planned residence would serve as a home for Mr. Taylor's parent. There were no other comments from those assembled. On motion by Seward, seconded by Yoder, the Board voted to close the public hearing.

On motion by Seward, seconded by Yoder, the Board voted to open a public hearing regarding a minor plat for Poplar Boulevard Subdivision. Dougall shared details regarding a proposed two-lot minor subdivision plat, consisting of Lot 1 (11.24 acres) and Lot 2 (3.15 acres) which are both presently owned by Jason and Clara Miller and located in NE1/4 SW1/4, the NW1/4 SE1/4, and NE1/4 SE1/4 of Section 3 of Township 74 North, Range 7 West or at 1040 Poplar Boulevard, Riverside. The Millers would like to retain Lot 1 and deed Lot 2 to Clara's parents, Alvin and Marilyn Graber. Dougall shared that all subdivision ordinance requirements for a minor plat (45.26.1), and related application and submittals (45.26.20) unless waived by the Subdivision Coordinator, have been met by the applicant. The plat and associated submittals have also been reviewed and approved by the Auditor's Office, County Engineer, Environmental Health Director, GIS Department and Subdivision Coordinator. Also, proper legal notification of the hearing was provided to adjacent property owners and the general public through the official designated newspapers. There were no comments from those assembled. On motion by Stoops, seconded by Yoder, the Board voted to close the public hearing.

On motion by Stoops, seconded by Yoder, the Board voted by way of roll call vote to approve Resolution 17-09 as follows and to authorize the Chairperson to sign Resolution 17-09 on behalf of the Board.

**RESOLUTION 17 – 09
ACCEPTANCE AND APPROVAL OF MINOR PLAT FOR
LEGACY FARM SUBDIVISION**

WHEREAS, Jason & Angela Taylor, husband and wife, owners of the property described herein, wish to voluntarily subdivide the same property and have filed for approval of the Minor Plat of LEGACY FARM SUBDIVISION, a subdivision of real estate the part of which is described as follows, to wit:

Legacy Farm Subdivision, being part of Auditor's Parcel "A" in the NW1/4 of the SE1/4 Section 29, all in Township 74 North, Range 7 West, of the 5th P.M., Washington County, Iowa described as follows:
Commencing at the southeast corner of said Auditor's Parcel "A", being also the southwest corner of Lot 2 of Auditor's Subdivision of the NE1/4 of said SE1/4 of Section 29, said point being in the centerline of Orange Avenue and being the POINT OF BEGINNING; thence, along said centerline, South 88°47'24" West, 394.17 feet; thence North 01°17'47" West, 170.00 feet; thence North 88°47'24" East, 394.17 feet to a point on the common line between aforementioned Auditor's Parcel "A" and Lot 2; thence South 01°17'47" East, along said common line, 170.00 feet to the POINT OF BEGINNING, containing 1.54 acres, of which 0.30 acre is public road right of way.
The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

WHEREAS, Washington County, Iowa has adopted a Subdivision Ordinance, per Chapter 354 of the Code of Iowa, as amended; and

WHEREAS, said plat and the attachments thereto have been examined by the Washington County Board of Supervisors and have been found to conform to the requirements of the Washington County Comprehensive Plan, Subdivision Ordinance; and the requirements of the other ordinances and with the laws of the State of Iowa governing such plats;

NOW, THEREFORE, BE IT RESOLVED that the subdivision as it appears on the Minor Plat affixed hereto known as LEGACY FARM SUBDIVISION should be and the same is hereby accepted and approved by the Washington County Board of Supervisors; and

BE IT FURTHER RESOLVED that the Chairperson of the Washington County Board of Supervisors and the County Auditor are hereby authorized and directed to certify this Resolution which shall be affixed to the plat.

On motion by Seward, seconded by Stoops, the Board voted by way of roll call vote to approve Resolution 17-10 as follows and to authorize the Chairperson to sign Resolution 17-10 on behalf of the Board.

**RESOLUTION 17 – 10
ACCEPTANCE AND APPROVAL OF MINOR PLAT FOR
POPLAR BOULEVARD SUBDIVISION**

WHEREAS, Jason & Clara Miller, husband and wife, owners of the property described herein, wish to voluntarily subdivide the same property and have filed for approval of the Minor Plat of POPLAR BOULEVARD SUBDIVISION, a subdivision of real estate the part of which is described as follows, to wit:

POPLAR BOULEVARD SUBDIVISION is Auditor Parcel C as is recorded in Book 24 on page 169 in the Office of the Washington County Recorder being a part of the Northeast ¼ of the Southwest ¼, part of the Northwest ¼ of the Southeast ¼ and part of the Northeast ¼ of the Southeast ¼ all of Section 3, Township 77 North, Range 7 West of the 5th P.M., Washington County, Iowa.

WHEREAS, Washington County, Iowa has adopted a Subdivision Ordinance, per Chapter 354 of the Code of Iowa, as amended; and

WHEREAS, said plat and the attachments thereto have been examined by the Washington County Board of Supervisors and have been found to conform to the requirements of the Washington County Comprehensive Plan, Subdivision Ordinance; and the requirements of the other ordinances and with the laws of the State of Iowa governing such plats;

NOW, THEREFORE, BE IT RESOLVED that the subdivision as it appears on the Minor Plat affixed hereto known as POPLAR BOULEVARD SUBDIVISION should be and the same is hereby accepted and approved by the Washington County Board of Supervisors; and

BE IT FURTHER RESOLVED that the Chairperson of the Washington County Board of Supervisors and the County Auditor are hereby authorized and directed to certify this Resolution which shall be affixed to the plat.

The Board held a brief discussion but took no formal action regarding establishment of a bid letting date for a FY18 fuel contract.

Thorius informed the Board that during the previous construction season, his department rented a 4,000 gallon water truck. Thorius plans to use the truck again in the up-coming construction season and stated his intention to purchase the truck. He added that the rental fee paid in the past can be applied to the purchase price of the truck. The \$55,432.54 net purchase price of the truck is arrived at as follows:

list price	\$99,500.00
repairs	\$ 557.54
rental fee	<u>(\$44,625.00)</u>
net price	\$55,432.54

On motion by Seward, seconded by Yoder, the Board voted to acknowledge the purchase of a water truck.

At 9:53 a.m. on motion by Stoops, seconded by Seward, the Board voted to adjourn.

ATTEST:
FEBRUARY 28, 2017

RICHARD L. YOUNG
Chairperson, Board of Supervisors

DANIEL L. WIDMER
County Auditor