

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, AUGUST 20, 2019**

Chairperson Bob Yoder called the meeting to order at 9:00 a.m. in the Courthouse chambers in regular session. Items on the agenda included the following: approval of agenda; public hearing regarding minor subdivision in the unincorporated area of Washington County located in the SW ¼ of the NW ¼ of Section 22, Township 75 North, Range 6 West; Resolution 19-43 regarding acceptance and approval of minor plat for The Shack Subdivision; certificate of appointment – Sheriff; personnel change request – GIS; personnel change request – Secondary Roads; Secondary Roads 2019 2nd Quarter Report of Activities; discussion and action regarding County Priorities for Locally Funded and/or Partnered Road Projects; public comment; adjourn. Supervisors Abe Miller, Stan Stoops, Richard Young, and Jack Seward were also present.

Others attending were: Mary Zielinski, The News; Bill Monroe, SE Iowa Union; Sally Hart, KCII Radio; Danielle Pettit-Majewski, County Public Health Director; Cyndie Sinn, County IT/Budget Director; Jeff Garrett, County Treasurer; Duane Royer, County GIS Coordinator; Jo Greiner, County Recorder; Deb Seale, County Subdivision Coordinator; and citizens Karyl Miller, Bill Miller, Tom Dayton, Mike Slagle, Austin Knupp, Jay Greene, and Steve Porter.

All motions were passed unanimously unless noted otherwise.

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

On motion by Miller, seconded by Seward, the Board voted to open a public hearing regarding a minor subdivision in the unincorporated area of Washington County located in the SW ¼ of the NW ¼ of Section 22, Township 75 North, Range 6 West. Auditor Dan Widmer expressed that the publication of the hearing had taken place as prescribed by law and added that the Auditor's office had received no public comment. Subdivision Coordinator Deb Seale informed the Board that the proposed subdivision, named The Shack Subdivision, would consist of two lots. Plans call for Lot #1 to contain 5.49 acres which includes 0.38 acres of road right-of-way. Lot #2 would consist of 1.51 acres which includes 0.27 acres of road right-of-way. The proposed minor subdivision would lie within two miles of the City of Ainsworth and Seale shared that the City of Ainsworth has waived any jurisdiction on the property. All related ordinance requirements for a minor subdivision have been met by the applicant unless waived by the Subdivision Coordinator. The plat and associated submittals have also been reviewed and approved by the offices of the Auditor, County Engineer, Environmental Health Administrator, GIS Department, and the Subdivision Coordinator. According to Seale, proper legal notification of the hearing was provided to the adjacent property owners as well as the attorney handling the subdivision by way of certified letter. Seale recommended approval of the minor subdivision and of Resolution 19-43. There was no comment from those assembled. On motion by Miller, seconded by Stoops, the Board voted to close the public hearing.

On motion by Seward, seconded by Miller, the Board voted by way of roll call vote to approve Resolution 19-43 as follows and to authorize the Chairperson to sign Resolution 19-43 on behalf of the Board.

**RESOLUTION 19-43
ACCEPTANCE AND APPROVAL OF MINOR PLAT FOR
THE SHACK SUBDIVISION**

WHEREAS, The Shack of All Trades, L.L.C., owner of the property described herein, wishes to voluntarily subdivide the same property and have filed for approval of the Minor Plat of The Shack Subdivision, a subdivision of real estate the part of which is described as follows, to-wit: In part of the SW¼ of the NW¼ of Section 22, Township 75 North, Range 6 West of the 5th P.M., Washington County, Iowa, described as follows: Commencing at the SE corner of said SW¼ of the NW¼ of Section 22, said point being the POINT OF BEGINNING; thence South 88°58'28" West, along the south line of said SW¼ of the NW¼ of Section 22, a distance of 661.27 feet; thence North 13°14'44" East, 600.69 feet to the SW corner of a surveyed parcel as surveyed and described in Book 3, Page 294, Office of the Recorder, Washington County, Iowa; thence North 76°08'27" East, along the south line of said parcel, 532.89 feet to a point on the east line of said SW¼ of the NW¼ of Section 22; thence, along said line, South 00°30'11" East, 167.17 feet; thence South 79°33'40" West, along the north line of Auditor's Parcel "F", as surveyed and described in Book 18, Page 215, Office of the Recorder, Washington County, Iowa, 253.16 feet to the NW corner thereof; thence South 00°10'56" West, in part along the west line of said Auditor's Parcel "F" and the west line of a surveyed parcel as surveyed and described in Book 6, Page 169, Office of the Recorder, Washington County, Iowa, 254.70 feet to the SW corner thereof; thence North 89°32'12" East, along the south line of said surveyed parcel, 252.41 feet to a point on aforementioned east line of said SW¼ of the NW¼ of Section 22; thence, along said line, South 00°30'11" East, 234.83 feet to the POINT OF BEGINNING, containing 7.00 acres, of which, 0.65 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 Zoning Ordinance; and the requirements of 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 The Shack 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 Young, seconded by Stoops, the Board voted to approve a certificate of appointment for Justin James Adams as Deputy Sheriff with such appointment ending December 31, 2020.

On motion by Seward, seconded by Miller, the Board voted to acknowledge and authorize the Chairperson to sign a personnel change request from GIS for Brianna Zumhof whose last day of employment will occur August 21, 2019.

On motion by Miller, seconded by Stoops, the Board voted to acknowledge and authorize the Chairperson to sign a personnel change request from Secondary Roads for David Barnes whose employee classification will change from non-exempt to exempt and whose rate of compensation will change from \$26.41 per hour to \$2,276.80 bi-weekly effective August 29, 2019. The change is a result of Barnes assuming additional responsibilities.

According to County Engineer Jacob Thorius, much of the Secondary Roads 2019 2nd Quarter Report of Activities mirrored those of the report of the previous quarterly report in terms of challenges. That is, much rain fell through the month of April which created soft roads that made it difficult to maintain and rock the roads. While May and June were more normal in terms of precipitation, employees still spent a great deal of time repairing roads damaged by the excess rainfall. According to Thorius weather conditions resulted in 11 road closures that ranged from one day to two weeks. The wet conditions delayed dust control applications from the typical late May period of time to mid-June. In order to assist in meeting rock hauling demands a private hauler provided assistance. A total of 55,166 tons of road rock was hauled. As weather conditions improved staff took on duties which included brush removal from ditches, mowing of road shoulders, and prepping and seeding road ditches. Repairs to 166 road signs, which included replacement of retroreflectivity, new installation or adjustment of existing signs, and damage repair also took place. Construction activities during the quarter included a grading project involving 170th Street, installation of a box culvert on Orange Avenue, and completion of paperwork necessary to close out projects from the previous construction season. Other noteworthy items included continuing work on developing a new Entrance Ordinance, assistance in the finalization of the Employee Handbook as a result of the decertification of the Roads Union IUOE Local 234, continued maintenance and servicing of employee vehicles, continued work on the County Access Control and Camera project, submission of grant applications to the Iowa Living Roadway Trust Fund for seeding and erosion control equipment, assisting the Subdivision Coordinator with various subdivision issues, teaming with landowners to adjust the right-of-way along property where the County had excess right-of-way, and creative work scheduling which allowed 5 employees to attend motor grader training sponsored by the Iowa Local Technical Assistance Program. Thorius shared that all the work described in the report, and more, was accomplished during the quarter with an average of 3.5 staff members, out of a total of 31 members, being gone each day due to illness or vacation. He complimented his staff for their dedication and desire to not only maintain but to improve roads in Washington County. The Supervisors expressed thanks to Thorius and his staff for their fine work. On motion by Stoops, seconded by Miller, the Board voted to acknowledge the 2019 2nd Quarter Report of Activities presented by County Engineer Jacob Thorius. The complete report is available in the Auditor's office.

Thorius began a discussion regarding road projects by outlining various road projects and requested input from the Board with regard to prioritizing the following projects. The various projects are as follows:

- 1) The paving of approximately three miles of 290th Street from Highway 1 east to Kiwi Avenue, then south to 300th Street, and finally west to livestock equipment retailer Premier 1 located at 2031 300th Street. Thorius estimated a total cost of \$2,000,000.00 for the project but reminded that a Revitalize Iowa's Sound Economy (RISE) grant in the amount of \$250,000.00 to assist in funding for the project had been approved and he added that private funding was also likely.
- 2) The paving of a portion of Quince Avenue from Highway 92 south approximately 500 to 600 feet in length. The estimated cost of the project is \$80,000.00 with the possibility of private funding assistance.
- 3) A road improvement project involving a portion of Countyline Road from Highway 22 south approximately two miles to 150th Street. The estimated cost of the project is \$250,000.00 but the County is discussing a potential cost sharing agreement with Keokuk County as well as with a private individual.
- 4) Grading and paving of a quarter mile section of 140th Street stretching from Vine Avenue (Old Highway 218) east to Stone Ridge Estates. The estimated cost of the project is \$250,000.00 with Stone Ridge Estates land owners seeming to be in favor of assuming part of the cost.
- 5) A one-quarter mile road improvement project on 135th Street from Highway 218 west and south on Deer Run Drive. The estimated cost of the project is \$250,000.00.
- 6) A one-quarter mile road improvement project on the Henry-Washington County Road reaching from the Terrace Lake Subdivision entrance to James Avenue/Highway 218. The estimated cost of this project is yet to be determined.
- 7) Installation of twin 5' x 4' reinforced concrete box culverts on 128th Place north of Highway 22 and west of Wellman. The estimated cost of the project is \$225,000.00.

Thorius emphasized that the costs listed for the projects are estimates only with details regarding financial participation from private individuals and Keokuk County not yet finalized. Thorius also mentioned tax increment financing (TIF) as a possible funding option. Thorius requested input from the Board as to prioritizing the various projects and suggested that Projects 1 and 2 could be completed as well as Project 3 with 50% of the cost of the project provided by Keokuk County by way of a ten-year payback to Washington County. Miller questioned financing Keokuk County's 50% share of any project when Washington County had many existing needs throughout the county. While Seward did state that ongoing maintenance needs do exist throughout Washington County, he also opined that Project 1 should be given high priority due in large part to the \$250,000.00 RISE grant. Stoops suggested that consideration be given to those projects that have been waiting the longest for completion. More information was requested by the Supervisors and Thorius again stressed that all costs at the present time are merely estimates. He summarized the discussion by stating that projects 1, 2, and 3 seemed to be the highest priority based on the discussion. The Board took no formal action.

There was no public comment.

At 10:15 a.m. on motion by Miller, seconded by Young, the Board voted to adjourn.

ATTEST:
August 20, 2019

ROBERT C. YODER
Chairperson, Board of Supervisors

DANIEL L. WIDMER
County Auditor