

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, SEPTEMBER 10, 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; presentation from Washington Chamber of Commerce Executive Director Michelle Redlinger regarding property located at 321 S. Iowa Avenue, Washington; personnel change request – Conservation; presentation from Eastern Iowa Tourism Association Representative Fred Stark; appointment to the Washington County Task Force of the Heritage Agency on Aging; MHDS Quarterly Report from Mental Health and Disability Services Director Bobbie Wulf; review quotes and award L-N-053 285th Street Grading Project; Resolution 19-47 related to public highway easement from Robert L. Stutzman & Betty J. Stutzman Revocable Trust; Resolution 19-48 related to public highway easement from Keith Stutzman & Calvin Stutzman; Resolution 19-49 related to public highway easement from Mark E. Huston & Christine D. Huston; Resolution 19-50 related to public highway easement from Mark E. Huston & Christine D. Huston; Resolution 19-51 related to public highway easement from Michael D. Kral & Brenda K. Kral; Resolution 19-52 related to public highway easement from Marvin E. Yoder & Alice E. Yoder; Resolution 19-53 regarding application for Living Roadway Trust Fund Grant; establish date for public hearing related to proposed drawings, specifications, budget, and form of contract for tower site shelters which are a part of the Washington County Communications Center project; public comment; closed session - per Code of Iowa Chapter 21.5 (1)(j) – to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property; adjourn. Supervisors Abe Miller, Stan Stoops, Richard Young, and Jack Seward were also present.

Others attending were: Sally Hart, KCII Radio; Mary Zielinski, The News; Bill Monroe, SE Iowa Union; Danielle Pettit-Majewski, County Public Health Director; Cyndie Sinn, County IT/Budget Director; Jacob Thorius, County Engineer; Jeff Garrett, County Treasurer; Zach Rozmus, County Conservation Director; Bobbi Wulf, County Mental Health/Disability Services Director; Shawn Ellingson, Deputy Sheriff; Jo Greiner, County Recorder; Amber Williams, Board of Supervisors Administrative Assistant; Fred Stark, Eastern Iowa Tourism; Michelle Redlinger, Chamber of Commerce Executive Director; and citizens Tom Dayton, Charlotte Stalder, and Dennis Stalder.

All motions were passed unanimously unless noted otherwise.

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

Washington Chamber of Commerce Executive Director Michelle Redlinger shared that for approximately the past two years the Washington Chamber of Commerce (Chamber) has been considering the possible purchase of property located at 321 South Marion Avenue in Washington which formerly housed the Captain's Table Restaurant. The building has been listed on preservation Iowa's Endangered Properties, which indicates both its historical significance as well as its high level of degradation. Originally it was hoped that a party would come forward to purchase and save the building but that has not occurred. A structural engineer's report and an environmental hazard report have been completed to assist in determining the overall viability and expense of purchasing and renovating the building so that it could be used as a community building. Public meetings are planned for late September and early October for public input and questions. The Washington City Council has set aside \$345,000.00 as an economic development commitment for the project but in order to be eligible for a grant from the Washington County Riverboat Foundation a purchase commitment for the building must be in place by October 9, 2019. If Chamber membership is supportive of the purchase and renovation of the building and the Chamber board votes to proceed the overall project would consist of three phases. Phase One would include the acquisition and saving of the building which would not only include the purchase of the building but also mold abatement, roof replacement, tuck pointing and other efforts to eliminate it as a nuisance property. Phase Two would involve further rehabilitation of the building and a build out of the interior for both community space and space for the relocation of the Chamber, Main Street Washington, Washington Economic Development Group, and the Washington County Riverboat Foundation from their present location on West Main Street in Washington which is rented and where space is becoming increasingly inadequate. Phase Two would also include an area dedicated to space for a Washington County Welcome Center whose purpose would be to promote all of Washington County as a unified and regional county. Completion of Phase Two renovations would also result in meeting space for various community businesses and organizations throughout Washington County. Plans for Phase Three of the project include rehabilitation of the remainder of the building for various uses yet to be determined. This phase would include the formation of new partnerships as well as renewing existing partnerships for the purpose of identifying present and future needs that the building might possibly accommodate. The non-profit status of both the Chamber and Main Street Washington enables both entities to be eligible for grant funding to rehabilitate the property. Redlinger remarked that to date over \$3 million in applicable grant funds have been identified for which the Chamber would be eligible to receive. Also, the City of Washington has set aside \$500,000.00 in tax increment financing (TIF) funding for the project and the Chamber has committed \$100,000.00 toward the project. Historic tax credits may be another funding option. It is planned that the Chamber would own the building. According to the Washington County Assessor website the property is presently owned by La Canada Inc. Redlinger explained that presently a purchase agreement is in place for the sale of the property. She added that the buyer has expressed a willingness to sell the property to the Chamber by way of a "pass through" purchase. Redlinger said she anticipates the Chamber could purchase the property for a price in the range of \$50,000.00 to \$75,000.00 and she added that renovation costs are expected to be in the neighborhood of \$2,000,000.00. The Board took no formal action.

On motion by Miller, seconded by Seward, the Board voted to acknowledge, and authorize the Chairperson to sign, a personnel change request from Washington County Conservation for the hiring of Megan Jorgensen as Naturalist at the rate of \$21.47 per hour effective September 16, 2019.

Eastern Iowa Tourism Association Representative Fred Stark presented a brief summary of factors that enhance tourism efforts and trends. Stark also listed various tourist attractions in Washington County which are often overlooked. The Board took no action. Stark's report is available by contacting the Auditor's office.

On motion by Miller, seconded by Seward, the Board voted to appoint Young to a position on the Washington County Task Force of the Heritage Agency on Aging. The Heritage Agency on Aging strives to help older adults, persons with disabilities, and their caregivers and families to address questions about aging. HAA services are designed to support informed decision making and to empower independent living and access to long term services and supports. The vote on the motion: Aye-Yoder, Seward, Miller, Stoops; Abstain-Young.

Mental Health and Disability Services Director Bobbie Wulf presented the Mental Health and Disability Services quarterly report for FY2019. According to the report total expenditures for FY19 were \$825,031.91 which was 99.74% of budgeted expenses. Revenues for FY19 totaled \$743,816.75 which was 99.7% of budgeted revenue. The FY20 budget for expenses is \$761,593 due to utilization of the group's fiscal agent fund balance. Wulf stated that with regard to the Choices drop-in center an approximate total of 4,000 visits occurred and approximately 625 unduplicated participants visited the facility during FY19. She also shared that pending insurance and staff availability a Community outreach center will open this fall in Washington and will provide emergency housing for individuals. The Board took no formal action. Wulf's report is available by contacting the Auditor's office.

County Engineer Jacob Thorius shared three quotes that were received with regard to planned County Road Project L-N-053 285th Street Grading Project which involves the grading and rocking of a portion of 285th street from Ivy Avenue west for approximately one quarter of a mile in order that 285th Street can be upgraded from a Class B road designation to a Class A road designation. The quotes were as follows.

<u>SOURCE OF QUOTE</u>	<u>ADDRESS</u>	<u>BID AMT.</u>
Leichty and Sons	Mt. Pleasant IA	\$40,022.50
DeLong Construction Inc.	Washington IA	\$49,135.50
CornerStone Excavating Inc.	Washington IA	\$52,709.00

Thorius stated his office had estimated a cost of approximately \$55,000.00 to complete the project. Washington County residents John and Jenna Greiner plan to build a house on 285th Street and have agreed to reimburse the County for 100% of the cost to upgrade 285th Street. Thorius recommended that the quote from Leichty and Sons be accepted. On motion by Seward, seconded by Young, the Board voted to approve the bid received from Leichty and Sons in the amount of \$40,022.50 for County Road Project L-N-053 285th Street and to authorize the Chairperson to sign pertinent documents.

On motion by Seward, seconded by Miller, the Board voted by way of roll call vote to approve Resolution 19-47 as follows and to authorize the Chairperson to sign Resolution 19-47 on behalf of the Board.

**RESOLUTION NO. 19-47
PUBLIC HIGHWAY EASEMENT**

[For real estate located in Sec. 29-77N-9W]

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Lime Creek Township (29-77N-9W) dated _____ from:

Robert L. Stutzman & Betty J. Stutzman Revocable Trust

to Washington County, Iowa, be accepted and approved at a cost of \$2,297.70 and that the alteration in the public highway be established as described in said Easement.

Property in above-mentioned easement is described as:

A permanent right of way easement in the NW 1/4 of the NW 1/4 of Section 29, Township 77 North, Range 9 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Commencing at the NW corner of said Section 29; thence S0°59'26"E 760.23 feet along the section line to the point of beginning; thence S81°03'10"E 50.77 feet; thence S0°59'26"E 533.10 feet; thence S89°00'34"W 50.00 feet to the section line; thence N0°59'26"W 541.86 feet along the section line to the point of beginning and containing 0.62 total acres of which 0.41 acres are existing highway right-of-way.

On motion by Seward, seconded by Miller, the Board voted by way of roll call vote to approve Resolution 19-48 as follows and to authorize the Chairperson to sign Resolution 19-48 on behalf of the Board.

**RESOLUTION NO. 19-48
PUBLIC HIGHWAY EASEMENT**

[For real estate located in Sec. 30-77N-9W]

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Lime Creek Township (30-77N-9W) dated _____ from:

Keith Stutzman & Calvin Stutzman

to Washington County, Iowa, be accepted and approved at a cost of \$2,526.64 and that the alteration in the public highway be established as described in said Easement.

Property in above-mentioned easement is described as:

A permanent right of way easement in the Auditor's Subdivision of the N 1/2 of the NE 1/4 of Section 30, Township 77 North, Range 9 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Commencing at NE corner of said Section 30; thence S0°59'26"E 760.23 feet along the east line of the NE 1/4 of said section to the north line of the abandoned railroad right of way and the point of beginning; thence continuing S0°59'26"E 570.95 feet along said section line to the SE corner of Lot 2 of the N 1/2 of the NW 1/4 of said section; thence S89°00'34"W 50.00 feet along the south line of said Lot 2; thence N0°59'26"W 578.51 feet to the north line of the abandoned railroad right of way; thence S82°23'04"E 50.57 feet along the north line of the abandoned railroad right of way to the point of beginning and containing 0.66 total acres of which 0.43 acres are existing highway right-of-way.

On motion by Seward, seconded by Young, the Board voted by way of roll call vote to approve Resolution 19-49 as follows and to authorize the Chairperson to sign Resolution 19-49 on behalf of the Board.

**RESOLUTION NO. 19-49
PUBLIC HIGHWAY EASEMENT**

[For real estate located in Sec. 21-77N-8W]

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Lime Creek Township (21-77N-8W) dated _____ from:

Mark E. Huston & Christine D. Huston, Husband & Wife

to Washington County, Iowa, be accepted and approved at a cost of \$2,143.19 and that the alteration in the public highway be established as described in said Easement.

Property in above-mentioned easement is described as:

A permanent right-of-way easement in Auditor Parcel E of the NW 1/4 of the NW 1/4 of Section 21, Township 77 North, Range 8 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Commencing at the NW Corner of said Section 21; thence N88°27'29"E 771.87 feet along the north line of the NW1/4 of said Section 21 to the point of beginning; thence continue N88°27'29"E 277.61 feet along said section line to the northeast corner of Auditor Parcel E; thence S02°01'46"E 50.00 feet along the east boundary of Auditor Parcel E; thence S46°44'03"W 37.56 feet; thence S88°27'29"W 115.00 feet; thence N68°55'15"W 65.00 feet; thence S88°27'29"W 74.90 feet; thence N01°39'38"W 50.00 feet to said section line and point of beginning and containing 0.41 total acres of which 0.21 acres are existing highway right-of-way.

On motion by Young, seconded by Seward, the Board voted by way of roll call vote to approve Resolution 19-50 as follows and to authorize the Chairperson to sign Resolution 19-50 on behalf of the Board.

**RESOLUTION NO. 19-50
PUBLIC HIGHWAY EASEMENT**

[For real estate located in Sec. 21-77N-8W]

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Lime Creek Township (21-77N-8W) dated _____ from:

Mark E. Huston & Christine D. Huston, Husband & Wife

To Washington County, Iowa, be accepted and approved at a cost of \$535.80 and that the alteration in the public highway be established as described in said Easement.

Property in above-mentioned easement is described as:

A permanent right-of-way easement in the NW 1/4 of the NW 1/4 of Section 21, Township 77 North, Range 8 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Commencing at the NW Corner of said Section 21; thence N88°27'29"E 1049.48 feet along the north line of the NW1/4 of said Section 21 to the northeast corner of Auditor Parcel E and the point of beginning; thence continue N88°27'29"E 121.39 feet along said section line; thence S01°32'31"E 50.00 feet; thence S88°27'29"W 121.96 feet to the east boundary of Auditor Parcel E; thence N02°01'46"W 50.00 feet to said section line and point of beginning and containing 0.14 total acres of which 0.09 acres are existing highway right-of-way.

On motion by Miller, seconded by Seward, the Board voted by way of roll call vote to approve Resolution 19-51 as follows and to authorize the Chairperson to sign Resolution 19-51 on behalf of the Board.

**RESOLUTION NO. 19-51
PUBLIC HIGHWAY EASEMENT**

[For real estate located in Sec. 16-77N-8W]

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Lime Creek Township (16-77N-8W) dated _____ from:

Michael D. Kral & Brenda K. Kral, Husband & Wife

to Washington County, Iowa, be accepted and approved at a cost of \$1,019.29 and that the alteration in the public highway be established as described in said Easement.

Property in above-mentioned easement is described as:

A permanent right-of-way easement in Auditor Parcel C of the SW 1/4 of the SW 1/4 of Section 16, Township 77 North, Range 8 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Commencing at the SW Corner of said Section 16; thence N88°27'29"E 971.68 feet along the south line of the SW1/4 of said Section 16 to the southwest corner of Auditor Parcel C and the point of beginning; thence N00°02'07"E 75.03 feet along the west boundary of Auditor Parcel C; thence N88°27'29"E 73.12 feet; thence S76°11'57"E 129.62 feet; thence S01°32'31"E 40.70 feet to the South line of the SW1/4 of said Section 16; thence S88°27'29"W 200.19 feet along the south line of the SW1/4 of said Section 16 to the point of beginning and containing 0.29 total acres of which 0.15 acres are existing highway right-of-way.

On motion by Seward, seconded by Miller, the Board voted by way of roll call vote to approve Resolution 19-52 as follows and to authorize the Chairperson to sign Resolution 19-52 on behalf of the Board.

**RESOLUTION NO. 19-52
PUBLIC HIGHWAY EASEMENT**

[For real estate located in Sec. 16-77N-8W]

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Lime Creek Township (16-77N-8W) dated _____ from:

to Washington County, Iowa, be accepted and approved at a cost of \$1,006.82 and that the alteration in the public highway be established as described in said Easement.

Property in above-mentioned easement is described as:

A permanent right-of-way easement in Auditor Parcel D in the SW 1/4 of the SW 1/4 of Section 16, Township 77 North, Range 8 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Commencing at the SW Corner of said Section 16; thence N88°27'29"E 821.87 feet along the south line of the SW1/4 of said Section 16 to the point of beginning; thence N01°32'31"W 40.00 feet; thence N63°26'28"E 82.76 feet; thence N88°27'29"E 76.88 feet to the center of Lime Creek and the east boundary of Auditor Parcel D; thence S00°02'07"W 75.03 feet along the east boundary of Auditor Parcel D to the southeast corner of Auditor Parcel D and the south line of the SW1/4 of said Section 16; thence S88°27'29"W 149.81 feet along the south line of the SW 1/4 of said Section 16 to the point of beginning and containing 0.23 total acres of which 0.11 acres are existing highway right-of-way.

On motion by Stoops, seconded by Seward, the Board voted by way of roll call vote to approve Resolution 19-53 as follows and to authorize the Chairperson to sign Resolution 19-53 on behalf of the Board.

RESOLUTION NO. 19-53
Living Roadway Trust Fund Grant Application

WHEREAS, a fiscal year 2020 Living Roadway Trust Fund (LRTF) grant application for a Truax Flex II 8655 No-till Drill has been approved.

WHEREAS, it is understood the total project cost reimbursed shall not exceed \$10,000.00.

NOW THEREFORE BE IT RESOLVED, by the Washington County Board of Supervisors in session this **10th day of September, 2019**, that County Engineer Jacob Thorius be authorized on behalf of the Washington County Secondary Roads Department to execute Agreement No. 90-92-LR20-323 with the Iowa Department of Transportation.

On motion by Seward, seconded by Young, the Board voted to establish 9:00 a.m. on September 24, 2019 as the time and date for a public hearing to be held in Board chambers at the Washington County Courthouse related to proposed drawings, specifications, budget, and form of contract for tower site shelters which are a part of the Washington County Communications Center project and to direct the Washington County Auditor to publish notice of the public hearing.

There was no public comment.

At 10:08 a.m. on motion by Miller, seconded by Seward, the Board voted to go into closed session pursuant to Code of Iowa Chapter 21.5 (1)(j) – to discuss the purchase of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.

At 10:50 a.m. the Board returned to open session and on motion by Young, seconded by Stoops, the Board voted to adjourn.

ATTEST:
September 10, 2019

ROBERT C. YODER
Chairperson, Board of Supervisors

DANIEL L. WIDMER
County Auditor