

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING  
TUESDAY, JULY 9, 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; discussion and action regarding Nick Beinhart drainage issue; appointment of Cody Kreutz as Civil Process Server; personnel change request – Conservation; personnel change request – Public Health; Eastern Iowa Tourism Association Report; discussion and action regarding financing plans for Washington County Communications project; discussion and action regarding bids for Washington County Communications Center/EOC Building. Supervisors Stan Stoops, Richard Young, Jack Seward, Jr., and Abe Miller were also present.

Others attending were: Mary Zielinski, The News; Gretchen Teske, Washington Evening Journal; Sally Hart, KCII Radio; John Gish, County Attorney; Jarad Schneider, County Sheriff; Marissa Reisen, County Emergency Management Director; Danielle Pettit-Majewski, County Public Health Director; Cyndie Sinn, County IT/Budget Director; Jo Greiner, County Recorder; Jacob Thorius, County Engineer; Jeff Garrett, County Treasurer; Zach Rozmus, County Conservation Director; Matt Miller, Carl A. Nelson & Company; Cara Sorrells, County Communications Director; Michael Hart, Northland Securities; Amber Williams, Board of Supervisors Administrative Assistant; and citizens Bill Miller, Tom Dayton, Charlotte Stalder, Tom Duwa, Denny Stalder and Bette Brant.

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

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

The Board took up a drainage issue involving Citizen Nick Beinhart. Seward summarized the chain of events by stating that for many years Beinhart had farmed ground located east of Rubio with no issues. At a later point in time Beinhart added field tile in order to improve drainage and farming productivity. After that steps were taken by Washington County Secondary Roads to improve the drainage above Beinhart's farm ground by outletting a field tile to a ditch which in turn negated the earlier improvements made by Beinhart which caused him drainage issues. In referring to Iowa Code Seward stated that no County action is necessarily required in order to address the current drainage issue because a landowner must accept water that drains from above. Thorius added the work that was completed upstream from Beinhart was common and echoed the words of Seward that the County was not responsible for the issues being encountered by Beinhart. Thorius stated that it was the duty of the Board to make a decision related to the situation but also warned against setting a precedent, especially when Iowa Code was specific. Seward named three options that the Board could take which included doing nothing, upgrading the tile system in some fashion, or investigating other options. Discussion followed. On motion by Seward, seconded by Stoops, the Board voted to authorize and direct the County Engineer to investigate, survey and develop affordable options to address drainage issues impacting Nick Beinhart in the vicinity of Birch Avenue east of Rubio and report back to the Board of Supervisors for further discussion and action. Yoder called for the vote and the motion passed as follows: Aye-Yoder, Young, Seward, Stoops; Nay-Miller.

On motion by Young, seconded by Stoops, the Board voted to approve a certificate of appointment for Cody Kreutz as Civil Process Server with such appointment ending December 31, 2020.

On motion by Seward, seconded by Stoops, the Board voted to acknowledge a personnel change request from Conservation for Pamela Holz whose final day of employment will occur July 13, 2019.

On motion by Miller, seconded by Young, the Board voted to acknowledge a personnel change request from Public Health for Tina Garrett whose final day of employment occurred June 26, 2019.

On motion by Stoops, seconded by Seward, the Board voted to acknowledge an Eastern Iowa Tourism Association Report of June 19, 2019 as prepared by Fred Stark who represents Washington County on the Eastern Iowa Tourism Association.

Michael Hart of Northland Securities was present to provide the Board with two options for funding the new Communications project. Hart first recounted that approximately one year prior the County bonded for \$3,500,000.00 to finance a portion of radio equipment costs. Presently plans are being undertaken to bond for an additional amount for the remaining costs in the amount of \$7,780,000.00 which consists of \$4,258,846.00 for remaining equipment costs, \$3,400,000.00 for building costs, \$31,900.00 for costs of issuance, \$85,580.00 for underwriter's discount, and \$3,674.00 for miscellaneous costs. Hart presented one option for financing the \$7,780,000.00 which called for a maturity date of June 1, 2029 while the other option called for a maturity date of June 1, 2030. While the 2030 maturity date would add approximately \$100,000.00 in interest expense over the entire life of the bonds as compared to a 2029 maturity, it would also result in a steady levy rate over the life of the bonds. Conversely a 2029 maturity date would result in a savings of approximately \$100,000.00 in interest expense over the life of the bonds but would result in a modest increase in the annual payment for the FY 2021 through FY 2029. Hart informed the Board that in addition to reaching a consensus on a maturity date the Supervisors would also need to determine whether the proposed bond issue would be sufficient to complete the project. Discussion followed with the Board in general seeming to favor a June 1, 2030 maturity in order to maintain a steady levy rate as opposed to a 2029 maturity which could not. Hart shared that a decision on a maturity date was needed prior to sale of the bonds. He also informed those gathered that the bond rating process that took place during the previous month had resulted in a bond rating of AA3 which Hart

described as an “excellent” rating. On motion by Seward, seconded by Young, the Board voted to direct Northland Security to prepare documents calling for a bond maturity date of June 1, 2030.

Matt Miller, Project Manager at Carl A. Nelson & Company, presented the Board with the low bid for various components of the Communications building project.

On motion by Seward, seconded by Stoops, the Board voted to approve bid package #1 received from DeLong Construction Inc. for Washington County Communications/EOC Project and to authorize the Chairperson to sign pertinent documents on behalf of the Board. It was noted the bid was for site work and utilities.

On motion by Seward, seconded by Young, the Board voted to approve bid package #2 received from Peak Construction Group Inc. for Washington County Communications/EOC Project and to authorize the Chairperson to sign pertinent documents on behalf of the Board. It was noted the bid was for general construction.

On motion by Seward, seconded by Young, the Board voted to approve bid package #3 received from Gary Sanders Masonry, Inc. for Washington County Communications/EOC Project and to authorize the Chairperson to sign pertinent documents on behalf of the Board. It was noted the bid was for masonry construction.

On motion by Seward, seconded by Young, the Board voted to approve bid package #4 received from Frank Millard Company, Inc. for Washington County Communications/EOC Project and to authorize the Chairperson to sign pertinent documents on behalf of the Board. It was noted the bid was for HVAC and plumbing.

On motion by Seward, seconded by Young, the Board voted to approve bid package #5 received from Mohrfeld Electric, Inc. for Washington County Communications/EOC Project and to authorize the Chairperson to sign pertinent documents on behalf of the Board. It was noted the bid was for electrical, communications, and technology work.

At the close of the meeting Thorius shared he had been approached by Keokuk County officials regarding a possible partner project that would involve a two-mile road project on the County Line Road between Washington and Keokuk counties. Thorius will hold further discussions with Keokuk County officials.

Thorius announced that Washington County had been awarded a \$250,000.00 Revitalize Iowa’s Sound Economy (RISE) Grant from the Iowa Department of Transportation. It is planned that the funds will be used to offset a road reconstruction and paving project involving portions of 300<sup>th</sup> Street, Kiwi Avenue, and 290<sup>th</sup> Street. The total cost of the project is estimated at \$2,250,480.00

There was no public comment.

At 9:48 a.m. on motion by Miller, seconded by Young, the Board voted to adjourn.

ATTEST:  
July 9, 2019

ROBERT C. YODER  
Chairperson, Board of Supervisors

DANIEL L. WIDMER  
County Auditor