

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, JULY 6, 2021**

At 9:00 a.m. Chairperson Richard Young called to order in regular session a meeting of the Washington County Board of Supervisors which took place in the Washington County Courthouse. Items on the agenda included the following: approval of agenda; public comment related to agenda items; public hearing regarding instituting proceedings and taking action on a proposal to enter into one or more loan agreements and to borrow money thereunder and to correspondingly issue General Obligation Bonds in one or more series, in a principal amount not to exceed \$11,000,000.00 for the purposes of refunding the outstanding principal amount of the County's General Obligation Hospital Bonds, Series 2015 and General Obligation Hospital Bonds, Series 2016; review of road maintenance plan for a portion of Vine Avenue located south of Crawfordsville; Resolution 21-30 regarding additional action to be taken related to the issuance of general obligation hospital refunding bonds, approval of parameters for the sale and the official statement and bond purchase agreement related thereto, and to authorize optional redemption of outstanding bonds; Resolution 21-20 related to public highway easement from Garland E. Nash & Denise Nash; Resolution 21-21 related to public highway easement from Terry Kirchner & Kelli Kirchner; Approval of Agreement No. H-2021-34 for Traffic Safety Improvement Program Funding assistance for County Road W55 (Wayland Road) Paved Shoulders project; applications for Disabled Veteran Homestead Tax Credit – Assessor; Amendment #2 to tower location lease agreement between Wellman Cooperative Telephone Association (Landlord) and Washington County (Tenant) for premises located at 3220 Ginkgo Avenue, Brighton; personnel change request – Communications; appointment of individuals to various commissions, boards, and committees; Secondary Road Use request from Eastern Iowa Sledheads DBA Stumptown Tractor Ride; department head comment; adjourn. Supervisors Jack Seward, Jr., Bob Yoder, Marcus Fedler, and Stan Stoops were also present.

Others attending the meeting included; Jeff Garrett, County Treasurer; Jacob Thorius, County Engineer; Christina Loeffler, County Assessor's Office; Jeff Johnson, SE Iowa Union; Amber Williams, Board of Supervisors Administrative Assistant and citizens Larry Black, Kathy Williams, Tom Conrad, Delbert Long, and Casey Reece. Various other individuals listened and/or watched remotely by way of electronic means.

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 after it was amended to include the following; Secondary Road Use request from Eastern Iowa Sledheads DBA Stumptown Tractor Ride.

During the public comment portion of the meeting citizens Larry Black, Kathy Williams, Tom Conrad, Delbert Long, and Casey Reece spoke in favor of a full and complete resurfacing of Vine Avenue (Old Highway 218) from a point in the City of Crawfordsville extending south approximately two miles.

On motion by Seward, seconded by Fedler, the Board voted to open a public hearing regarding instituting proceedings and taking action on a proposal to enter into one or more loan agreements and borrow money thereunder and to correspondingly issue General Obligation Bonds in one or more series, in a principal amount not to exceed \$11,000,000.00 for the purposes of refunding the outstanding principal amount of the County's General Obligation Hospital Bonds, Series 2015 and General Obligation Hospital Bonds, Series 2016. Auditor Dan Widmer shared that required notice of the public hearing had been published as required and stated his office had received no public comment prior to the hearing. Widmer also provided background on the process of refinancing the bonds and stated the main purpose for doing so was to realize a savings in excess of \$600,000.00 over the remaining eight-year life of the bonds due to low interest rates available at the present time. There were no comments from those assembled. On motion by Yoder, seconded by Fedler, the Board voted to close the public hearing.

On motion by Fedler, seconded by Yoder, the Board voted to proceed as planned and to direct the County Engineer Jacob Thorius to obtain bids for complete asphalt overlay for a portion of Vine Avenue (Old Highway 218) extending from inside the Crawfordsville city limits south for approximately two miles. Thorius commented that the overlay should last up to ten years with additional crack sealing performed from time to time.

On motion by Fedler, seconded by Seward, the Board voted by way of roll call vote to approve Resolution 21-30 as follows and to authorize the Chairperson to sign Resolution 21-30 on behalf of the Board.

RESOLUTION 21-30

Resolution taking additional action related to issuance of general obligation hospital refunding bonds, to approve parameters for the sale, the official statement and bond purchase agreement related thereto and to authorize optional redemption of outstanding bonds

WHEREAS, there has heretofore been established in Washington County, Iowa (the "County") a county public hospital known as the Washington County Hospital (d/b/a Washington County Hospital and Clinics) (the "Hospital") which is organized and existing under the laws of the State of Iowa; and

WHEREAS, the Board of Supervisors of the County has heretofore proposed to enter into one or more loan agreements (the "Loan Agreement") and to issue its General Obligation Hospital Refunding Bonds, in one or more series, in evidence of the County's obligations thereunder, in a principal amount not to exceed \$11,000,000, pursuant to the provisions of Iowa Code section 331.402 and Section 331.441(2)(b)(6), for the purpose of refunding the outstanding principal amount of the County's General Obligation Hospital Bonds, Series 2015 and General Obligation Hospital Bonds, Series 2016 (collectively, the "Prior Bonds"), issued for the purpose of carrying out an urban renewal project in the Washington County Hospital Urban Renewal Area consisting of providing an economic development loan to the Hospital to finance

and refinance capital improvements to the Hospital, and the County has published notice of the proposed action and held the hearing on July 6, 2021; and

WHEREAS, the County has arranged for the sale of the Bonds to UMB Bank, n.a. (the "Underwriter"), to be made pursuant to one or more bond purchase agreements (the "Bond Purchase Agreement") which sets the final maturities, interest rates and terms of the Bonds determined in accordance with market conditions on such date; and

WHEREAS, it is in the best interests of the County to authorize the preparation of documents describing the Bonds and setting out the terms and conditions of their sale (collectively, the "Official Statement") and to authorize the Chairperson of the Board and County Auditor to execute and deliver the Bond Purchase Agreement subject to certain parameters set for herein;

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

Section 1. The Board hereby determines to enter into the Loan Agreement in the future, and determines that this Resolution constitutes the "additional action" required by Section 331.402 of the Code of Iowa.

Section 2. The Chairperson, County Auditor and other staff of the County are hereby authorized and directed to take such action as shall be deemed necessary and appropriate with the assistance of disclosure counsel and the Underwriter to prepare the Official Statement, and all action heretofore taken in this regard is hereby ratified and approved.

Section 3. The Board approves the sale of the Bonds in an aggregate principal amount not to exceed \$11,000,000 and at interest rates which result in a yield on the Bonds of not to exceed 3% per annum for Bonds issued as tax-exempt for federal income tax purposes, and not to exceed 4% for Bonds issued as taxable for federal income tax purposes, and shall mature on the dates and in the amounts and may be subject to mandatory sinking fund redemption and/or optional redemption on such dates and in such amounts as shall be finally determined by the Chairperson in consultation with the Hospital's CEO or CFO and the Underwriter at the time of marketing of Bonds and reflected in the final forms of the Bond Purchase Agreement, the Bonds and the authorizing resolutions. The execution and delivery of the Bond Purchase Agreement by the Chairperson and the County Auditor shall constitute approval by this Board of the final terms and provisions of the Bonds.

Section 4. The use by the Underwriter of one or more preliminary Official Statements and any addenda thereto, in substantially the form as has been presented to and considered by the Board is hereby approved, and Underwriter is hereby authorized to use one or more final Official Statements (including any addenda thereto) for the Bonds substantially in the form of the preliminary Official Statement but with such changes therein as are required to conform the same to the terms of the Bonds and the resolutions, when adopted, providing for the sale and issuance of the Bonds, and the Chairperson and/or County Auditor are hereby authorized and directed to execute one or more final Official Statements or addenda thereto for the Bonds, if requested. The preliminary Official Statement as of its date is deemed final by the Board within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 5. The Chairperson and the County Auditor are authorized to execute and deliver the Bond Purchase Agreement in substantially the forms as submitted to and on file with the Board with such changes therein as may be determined at the time of marketing of the respective series of Bonds and agreed by the parties, all of which shall be deemed to be approved by the Board upon the execution and delivery thereof by the Chairperson and the County Auditor. The Chairperson and the County Auditor are authorized and directed to execute and deliver any other required documents related to the sale of the Bonds.

Section 6. The Chairperson and/or the County Auditor are hereby authorized to provide the notices required to authorize the optional redemption of the Prior Bonds, and the paying agent for the Prior Bonds is authorized to take all actions necessary to effectuate the optional redemption of the Prior Bonds as directed by the County.

Section 7. If any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions.

Section 8. All other resolutions and orders, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed; and this Resolution shall be in effect from and after its adoption.

On motion by Yoder, seconded by Seward, the Board voted by way of roll call vote to approve Resolution 21-20 as follows and to authorize the Chairperson to sign Resolution 21-20 on behalf of the Board.

**RESOLUTION NO. 21-20
PUBLIC HIGHWAY EASEMENT
[For real estate located in Sec. 27-74-8]**

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Brighton Township (27-74-8) dated July 6, 2021, from:

Garland E. Nash & Denise Nash, husband & wife

to Washington County, Iowa, be accepted and approved at a cost of \$889.56 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 SE 1/4 of the SW 1/4 of Section 27, Township 74 North, Range 8 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Beginning at the NW Corner the SE 1/4 of the SW 1/4 of said Section 27; thence N88°16'12"E 100.01 feet along section line and north property line; thence S1°05'11"E 66.12 feet; thence S52°10'50"W 83.60 feet to the existing east highway right-of-way of Juniper Ave; thence S88°54'49"W 33.00 feet to the 1/4-1/4 section line; thence N1°05'11"W 115.00 feet along the 1/4-1/4 section line to the point of beginning and containing 0.23 acres of which 0.14 acres are existing highway right-of-way.

On motion by Seward, seconded by Stoops, the Board voted by way of roll call vote to approve Resolution 21-21 as follows and to authorize the Chairperson to sign Resolution 21-21 on behalf of the Board.

**RESOLUTION NO. 21-21
PUBLIC HIGHWAY EASEMENT
[For real estate located in Sec. 27-74-8]**

BE IT RESOLVED by the Board of Supervisors of Washington County, Iowa that a Permanent Easement for a Public Highway in Brighton Township (27-74-8) dated July 6, 2021 from:

Terry Kirchner & Kelli Kirchner, husband & wife

to Washington County, Iowa, be accepted and approved at a cost of \$1,486.80 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 SW 1/4 of the SW 1/4 Section 27, Township 74 North, Range 8 West of the 5th Principal Meridian in Washington County, Iowa described more particularly as follows:

Beginning at the NE Corner of the SW 1/4 of the SW 1/4 of said Section 27 also being on the south highway right-of-way line of 325th Street; thence S1°05'11"E 200.00 feet along the 1/4-1/4 section line and the centerline of Juniper Ave; thence S88°54'49"W 50.00 feet; thence N1°05'11"W 75.00 feet; thence N32°03'01"W 58.31 feet; thence N1°05'11"W 74.10 feet to the 1/4-1/4 section line and the south highway right-of-way of 325th Street; thence N88°16'12"E 80.01 feet along the 1/4-1/4 section line to the point of beginning and containing 0.30 acres of which 0.15 acres are existing highway right-of-way.

On motion by Seward, seconded by Yoder, the Board voted to approve an agreement with the Iowa Department of Transportation related to Traffic Safety Improvement Program (TSIP) Funding and to authorize the Chairperson to sign the agreement on behalf of the Board. The TSIP funding assistance is related to a planned project involving shoulder paving of a two-mile portion of County Road W55 (Wayland Road) north from the Washington-Henry County line as well as the installation of rumble strips and safety edging. Eligible costs for the project shall be paid with TSIP funds to a maximum of \$250,000.00.

Christina Loeffler, County Assessor's Office, presented the Board with a list of individuals whom she recommended receive a 2021 Disabled Veterans Homestead Tax Credit. On motion by Stoops, seconded by Seward, the Board voted to approve the Disabled Veterans Homestead Tax Credit applications as recommended by the Washington County Assessor's Office and to authorize the Chairperson to sign pertinent documents.

On motion by Seward, seconded by Fedler, the Board voted to approve a 2nd amendment to a tower collocation lease with Wellman Cooperative Telephone Association and to authorize the Chairperson to sign the agreement on behalf of the Board. The agreement is related to the configuration of County antenna equipment located on a tower at 3220 Ginkgo Avenue, Brighton, and owned by Wellman Cooperative Telephone Association.

On motion by Fedler, seconded by Yoder, the Board voted to acknowledge, and authorize the Chairperson to sign, a personnel change request from Communications for Riley Thomann whose employment classification will change from full-time to casual part-time effective July 12, 2021. Thomann's compensation rate will not change.

On motion by Yoder, seconded by Stoops, the Board voted to appoint Donna Jones to a six-year term on the Kalona Library Board that began on July 1, 2021, and ends on June 30, 2027.

On motion by Stoops, seconded by Seward, the Board voted to appoint Darrell Steele to a five-year term on the Washington City Planning and Zoning Commission that began on July 1, 2021, and ends on June 30, 2026.

On motion by Seward, seconded by Stoops, the Board voted to appoint both Rebecca Bush and Andrew Hora to separate three-year terms on the Washington County Land Use and Planning Commission that began on July 1, 2021, and ends on June 30, 2024.

On motion by Fedler, seconded by Seward, the Board voted to appoint Rose Jaynes to a five-year term on the Washington County Board of Adjustment that began on July 1, 2021, and ends on June 30, 2026.

On motion by Seward, seconded by Stoops, the Board voted to appoint Kent Dallmeyer to a six-year term on the Civil Service Commission that began on July 1, 2021, and ends on June 30, 2027.

On motion by Seward, seconded by Fedler, the Board voted to approve, and authorize the Chairperson to sign, an application for a Secondary Road Use Permit received from Eastern Iowa Sledheads DBA Stumptown Tractor Ride. The permit is related to an event scheduled for July 10, 2021, from 8:00 a.m. until 4:30 p.m. that will involve a tractor ride that begins in River Junction and will take participants along a route that includes Riverside, Keota, Wellman, and Kalona before returning to River Junction.

On motion by Fedler, seconded by Seward, the Board voted, subject to receipt of proof of liability insurance, to approve a request for a Secondary Road Use permit received from the Crawfordsville Fire Department for July 11, 2021, from 6:00 a.m. until 10:00 p.m. The permit is related to the closing of a one block portion of Vine Avenue (Old Highway 218) in conjunction with a town celebration.

Thorius announced that the Premier 1 project between Washington and Brighton was completed.

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

ATTEST:
JULY 6, 2021

RICHARD L. YOUNG
Chairperson, Board of Supervisors

DANIEL L. WIDMER
County Auditor