

**PROCEEDINGS OF THE WASHINGTON COUNTY BOARD OF SUPERVISORS MEETING
TUESDAY, AUGUST 23, 2022**

At 9:03 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. The agenda included the following items: approval of agenda; public comment; Public Hearing regarding an application for a Preliminary Plat for Timberline Estates Part III Subdivision; Resolution 22-33 related to Acceptance and Approval of Preliminary Plat for Timberline Estates Part III Subdivision; acknowledge and accept the resignation and removal of Washington County Veteran Affairs Commission member; amendment to food service contract with Summit Food Service, LLC, to provide meals for jail inmates; department head comment; adjourn. Supervisors Marcus Fedler, Jack Seward, Jr., Bob Yoder, and Stan Stoops were also present.

Other individuals in attendance included the following: Jerry Edwards, KCII Radio; Kalen McCain, SE Iowa Union; Jared Schneider and Shawn Ellingson, County Sheriff's Office; Jacob Thorius, County Engineer; John Gish, County Attorney; Sue Rich, County Veteran Affairs/General Assistance Director; Terry Phillips, Veteran Affairs Commissioner; Tammy Stewart, Real Estate/Subdivision Coordinator; Scott Ritter, Hart-Frederick Consultants P.C.; Amber Williams, Board of Supervisors Administrative Assistant; and citizens Lloyd R. Miller, Susan Thomann, Barb Simon, Mary Ann Parton, and George Gerot. Various other individuals participated by remote means.

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

On motion by Yoder, seconded by Fedler, the Board voted to approve the agenda as published.

There was no public comment related to agenda items.

On motion by Yoder, seconded by Seward, the Board voted to go into public hearing regarding an application for a Preliminary Plat for Timberline Estates Part III Subdivision. Auditor Daniel Widmer verified that notice of the public hearing had been published as required and his office had received no public comment. Real Estate/Subdivision Coordinator Tammy Stewart stated the proposed subdivision would be located on 135th Street south of Riverside and 0.6 miles west of Highway 218. Todd Hahn is the developer of the proposed subdivision which will consist of 36.54 acres resulting in 32 lots; 24 for the purposes of building new residences, two for green space, one for drainage, one for additional public road right of way and four for new private roads. Stewart explained the public hearing was related to approval of the preliminary plat and the plans had already been approved by the Washington County Land Use and Planning Commission. Scott Ritter, with Hart-Frederick Consultants P.C., provided an exhibit that showed drainage patterns. George Gerot voiced objection to the preliminary plat based on his belief that the subdivision as proposed would increase the amount of water runoff onto his property. With regard to such flooding Gerot in turn questioned who would be liable for damages if a flood event occurred. Lloyd R. Miller expressed concern with the adequacy of the water supply for residents of the proposed subdivision as well as concern with the approach to Highway 218 from 135th Street. Mary Ann Parton offered that improvements to 135th Street in the vicinity of the proposed subdivision should be completed prior to work taking place on the proposed subdivision and added the heavy level of traffic that currently occurs each day will only increase with the new subdivision. Susan Thomann lives on 135th Street and expressed concern with the likely removal of mature trees if road work on 135th Street takes place. Thomann also expressed concern related to flooding. Mary Ann Parton requested further clarification regarding the work being proposed. On motion by Seward, seconded by Fedler, the Board voted to close the public hearing regarding an application for a Preliminary Plat for Timberline Estates Part III Subdivision.

Fedler moved, and Seward seconded a motion to approve Resolution 22-33 related to Acceptance and Approval of Preliminary Plat for Timberline Estates Part III Subdivision and to authorize the Chairperson to sign Resolution 22-33 on behalf of the Board. A lengthy Board discussion ensued as to the merits of Resolution 22-33 with Stoops and Yoder expressing opposition to the proposed resolution along with their desire for more time to study the matter. Ultimately Young called for a vote on the motion and the motion passed as follows: Aye-Young, Seward, Fedler; Nay-Stoops, Yoder.

**RESOLUTION 22 – 33
ACCEPTANCE AND APPROVAL OF PRELIMINARY PLAT FOR
TIMBERLINE ESTATES PART III SUBDIVISION**

WHEREAS, Todd Hahn, owner of the property described herein, wish to voluntarily subdivide the same property, and have filed for approval of the Preliminary Plat of Timberline Estates Part III Subdivision, a subdivision of real estate the part of which is described as follows, to wit:

The legal description is "TIMBERLINE ESTATES PART III SUBDIVISION"

Timberline Estates Part III is Auditor's Parcel "B" as is recorded in Book 11 on page 100 and Auditor Parcel H as is recorded in Book 27 on page 237 in the office of the Washington County Recorder all located in the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 77 North, Range 6 West of the 5th P.M., Washington County, Iowa, in all containing 36.54 acres of which 0.91 acre is existing county road right of way and an additional 0.47 acre to be dedicated as right of way for 135th Street and being subject to all easements and restrictions of record.

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

WHEREAS, the Washington County Land Use and Planning Commission has reviewed and recommended approval of the subdivision Preliminary Plat for the Timberline Estates Part III Subdivision; and

WHEREAS, said plat, application and the submissions have been examined by the Washington County Board of Supervisors and have been found to conform to the requirements of the Washington County Subdivision Ordinance and County Standards 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 Preliminary Plat known as Timberline Estates Part III Subdivision is hereby accepted and approved by the Washington County Board of Supervisors; and this approval authorizes the owner to proceed with the development of further plans and a plat in preparation for review and action regarding the Final Plat by the Board of Supervisors.

On motion by Seward, seconded by Fedler, the Board voted to acknowledge and accept the resignation and removal of Washington County Veteran Affairs Commission member Jeff Johnston. The Board expressed appreciation for Johnston's service and dedication.

Washington County Sheriff Jared Schneider addressed the Board to request approval of an amendment to an existing Food Service Contract with Summit Food Service, LLC, (SFS) to provide meals for Washington County Jail inmates. According to the terms of the 12-month agreement SFS will, retroactive to July 1, 2022, provide meals at a cost of \$130.00 per meal cycle plus \$1.25 per meal. The contract contains language stipulating that either party may cancel the agreement by providing a 60-day written notice. On motion by Yoder, seconded by Fedler, the Board voted to approve an amendment to the County food service contract with Summit Food Service, LLC, to provide meals for Washington County Jail inmates and for the Chairperson to sign the amendment to the original agreement on behalf of the Board.

There was no comment from department heads.

At 10:33 a.m. on motion by Yoder, seconded by Fedler, the Board voted to adjourn.

ATTEST:
August 23, 2022

RICHARD L. YOUNG, CHAIRPERSON
Washington County Board of Supervisors

DANIEL L. WIDMER
County Auditor