

WAPELLO COUNTY BOARD PROCEEDINGS

DATE: 9-11-2012

TIME: 5:30 p.m.

PRESENT: Steve Siegel, Chair; Greg Kenning, Vice Chair; Jerry L. Parker, Supervisor; Brian Moore, Engineer; Mark Miller, Deputy Sheriff; Don Kirkendall, Sheriff; Josh Stevens, Emergency Management; Charles Wilt, Jerry Snow, Roger & Vicki Howell, Jerry Stater, Richard & Carolyn Walker, Bill Leonard, Bernard Stodghill, Mary Neis, Shari & Jim Lasley, Chris O'Sullivan, Jeff Bailey, Tom Larkin, Bruce & Heather Severson, John Richmond, Tim Richmond, Kelly Spurgeon, Auditor; Pam Norton, Auditor's Clerk.

Chair Siegel called the meeting to order. Supervisor Parker deferred item #8 *Set date for public hearing to vacate an easement in Section 23 Twp 73 Range 15W*. Vice Chair Kenning moved, Supervisor Parker seconded to approve the amended agenda. Motion carried.

Vice Chair Kenning moved, seconded by Supervisor Parker to approve the minutes of the August 28, 2012 Board meeting. Motion carried.

PUBLIC HEARING ON PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR WAPELLO COUNTY TOWER PROJECT. Auditor Spurgeon said no written comments were received. No public comments were made. Vice Chair Kenning moved, seconded by Supervisor Parker to close the public hearing. Motion carried.

Vice Chair Kenning moved, seconded by Supervisor Parker to approve Resolution #868-2012 adopting plans, specifications, form of contract and estimate of costs and directing the Auditor to advertise and accept bids. Motion carried.

PUBLIC HEARING FOR STP-S-C090(72)—5E-90 ROCK BLUFF ROAD GRADING AND PAVING. No written comments were received. Brian Moore, Engineer, made a power point presentation explaining that a right of way needs to be acquired. He stated that Calhoun Burns representative was present to answer questions.

Engineer Moore stated that the county has plans to re-grade and pave Rock Bluff Road from Chillicothe to Ottumwa's existing asphalt. He said they were taking comments from the public at this public hearing.

Engineer Moore said the reason why they're doing this is because Rock Bluff floods. An I-JOBS grant was awarded and some of the money was to go to flood litigation. The cost to do Rock Bluff will be approximately \$4.5 million and is just shy of 4 miles of road. Funding for the project, they now have \$2 million of road dollars, they banked

some in anticipation of this, and the remainder of funds is to be determined. Some possibilities are farm to market funds and passing a local bond issue is an option.

Vice Chair Kenning asked if there would need to be any changes on what's already built on Rock Bluff Road. Charles Wilt asked if they were going to do anything with the existing pavement. Engineer Moore said no, and they'll not do anything with the existing pavement.

Carolyn Walker asked if anything would be done with Blackhawk because it flooded at the same time and just as much if not even deeper than Rock Bluff. Engineer Moore said they're not looking at Blackhawk. Chair Siegel said that's not a part of this grant proposal.

Bernard Stodghill asked if they were going to do anything with the road in front of his house. He said it was brought up to date in '68. There's a section where the railroad tracks are a problem. Engineer Moore said they'll look into that.

Shari Lasley said when presented to the council meeting it was stated they might come into Chillicothe and pave that first section, and she asked if that was a possibility to extend the pavement into town to correct some of the problems. Chair Siegel said they haven't discussed that but could look into it.

Jerry Stater said his culvert washed out twice and addressed wells and water lines. He would like it looked into. Engineer Moore said all culverts will be replaced new, and if there are wells on the property, give him a call.

Mary Neis said they neighbor with Jerry and share that culvert, and it doesn't do any good. The road has washed out and water goes over it. She wants to make sure that culvert can handle it. Engineer Moore said that will be addressed.

Bruce and Heather Severson asked about raising the grade of the road. Engineer Moore said maybe they're in the range of 10 feet of fill but this isn't final. Bruce asked to go through the rest of the slides and wondered when they could have surveyors come and flag so they'll know more. Engineer Moore said they'll take the comments received tonight, look at them and see what they can do. They can come out and give a visual. Chair Siegel said their goal is to minimize the impact on these houses.

Bruce said part of the land they make revenue on and could they move north to minimize what is done to that house. He asked why they're not raising the creek

there, the flooding is great. Engineer Moore said they'll address that and they're looking at the culverts and the drainage.

The representative explained that there's a code section and everyone has 5 years to renegotiate any damages they didn't see. It's basically a warranty on their work.

Roger Howell said the plan was to raise the road high enough so water wouldn't go over it, but water has trapped them in their homes so they couldn't get out, so how are they going to do that.

Vice Chair Parker said Engineer Moore has said several times that they wouldn't attempt this project without consultants standing there. He said they will stand there with every property owner affected and everyone will know absolutely for sure what's going to happen, that's a guarantee. Chair Siegel stated they want it to work for everybody.

Engineer Moore said they'll look at comments today and this fall/winter come up with the final design. Then over winter/spring they'll be working on it. An appraiser will be contacting the land owners.

The representative said they have to pay fair market value for the property. He said appraisers will come out and find comparable properties. They'll prepare their reports and tell you why they've come up with their amount. Then another appraiser will come out and do the same. Then they'll mail out those appraisals and you'll have ten days to review them. After that ten days, we can contact you.

Bruce asked if they could have a private appraiser. The representative said yes, but the property owner would then pay the bill.

Jeff Bailey asked what they're doing about the traffic. Engineer Moore said the contractor needs to allow you access, it may not be the best, but you have the right to get in.

Engineer Moore said the right of way process can be lengthy, it can take up to a year. He said they're working to get themselves to the negotiation phase. He said the Board would like them to move dirt in 2013.

Supervisor Parker emphasized they want to get the financing in place right away. He said right now is the time to do it if we're going to because we can get 1%, but the cost could go up another year.

Engineer Moore thanked everyone for coming. He stated that all easements will be recorded. Bruce thanked the Board for their time.

6:56 p.m. Vice Chair Kenning moved, seconded by Supervisor Parker to close the public hearing. Motion carried.

Vice Chair Kenning moved, seconded by Supervisor Parker to approve Resolution #867-2012 to cancel a check issued in the previous fiscal year. Motion carried.

Supervisor Parker moved, seconded by Vice Chair Kenning to approve Resolution #869-2012 approval of Swan Subdivision. Motion carried.

Supervisor Parker moved, seconded by Vice Chair Kenning to approve the Chair to sign the agreement for repairs on the Chief Wapello statue. Motion carried.

Supervisor Parker moved, seconded by Vice Chair Kenning to approve the proposals for the new County Home building. Motion carried.

Supervisor Parker moved, seconded by Vice Chair Kenning to acknowledge Andrea Douglas as a new part-time Home Care Aide in the Wapello County Public Health Department, hire date 9/4/2012. Motion carried.

County claims in the amount of \$665,086.15 and payroll in the amount of \$393,969.20 were approved.

7:09 p.m. Vice Chair Kenning moved, seconded by Supervisor Parker to adjourn. Motion carried.

ATTEST:

Kelly Spurgeon
Wapello County Auditor

Steve Siegel, Chair
Board of Supervisors

