

June 4, 2019

KEC 

The Dallas County Board of Supervisors met in regular session pursuant to board rules with Chairman Mark Hanson, Supervisor Kim Chapman and Supervisor Brad Golightly present. Others present: Chuck Sinnard – DC Attorney, Rob Tietz – Operations Director, Beth Deardorff – Human Resources Director, Todd Noah – IS Director Melinda Harney – Administrative Assistant, Julia Helm – DC Auditor, Al Miller - DC Engineer, Jeff Ockerman – Roads, Andy Case – Roads, Mike Wallace – Conservation Director, Jeff Osborn - Samuel's Group, Jerry Purdy – Design Alliance is now Farnsworth Group, Inc., Heather Riedemann, Tierney Riedemann, Samuel Larsen – Planning & Zoning, Casey Shelton, Joe Cerwinske– Raccoon Valley Radio and Jim Caufield – The Perry News.

**Item 1:** Call to Order - Chairman Hanson called the meeting to order at 9:00 a.m.

**Item 2:** Approve Agenda - Motion by Chapman and seconded by Golightly to approve the agenda as presented. All ayes. Motion carried

**Item 3:** Open Forum – Tierney Riedemann, Boy Scout, attended the meeting to write a report on citizenship in his community.

**Item 4:** Consent Agenda

- A) Expense Claims Paid on 5/31/2019
- B) Drain Claim #60
- C) New Pioneer Gun Club Liquor License – Your Private Bartender

Motion by Golightly and seconded by Chapman to approve the consent agenda. All ayes. Motion carried.

**Item 5:** Disc/Action Re: Supervisors Minutes from 5/28/2019

Motion by Chapman and seconded by Golightly to approve the 5/28/2019 minutes as presented. All ayes. Motion carried.

**Item 6:** Disc/Action Re: Payroll Change Notices

Beth Deardorff presented the following payroll change notices:

Sheriff – payroll change for Deavon Richards pursuant to union contract \$23.63 to \$24.67  
Assessor – Katie Johnson ended her seasonal work as of April 25, 2019

Motion by Golightly and seconded by Chapman to receive and file the payroll changes from the Assessor's Office as submitted. All ayes. Motion carried.

Motion by Golightly and seconded by Chapman to approve the payroll changes as submitted. All ayes. Motion carried.

**Item 7:** Disc/Action Re: Courthouse Renovation Project

A) Trinity Construction Pay Application #5 - \$120,863.75 represents 90% payment for the project  
Jerry Purdy recommended payment as the first floor is being carpeted later this week.

Motion by Chapman and seconded by Golightly to approve the Trinity Construction Pay Application #5 for \$120,863.75. All ayes. Motion carried.

B) Trinity construction Change Orders #5 and #6  
Purdy reported on the change orders.

Motion by Golightly and seconded by Chapman to approve the Dallas County Courthouse Renovation Project Trinity Construction Group change order #5 for \$8,864.00 and the Trinity Construction Group change order #6 for \$5,610.00 and authorize the chair to sign. All ayes. Motion carried.

**Item 8:** Disc/Action Re: Law Enforcement Center Update  
Pay Application #16

1. Samuels Group
2. Neumann Brothers
3. Midwest Masonry
4. Edge Commercial
5. Central States Roofing
6. TT&J Holdings dba WDSI
7. Trimark Hockenbergs
8. LA Fulton & Sonns
9. Van Maanen
10. McAninch Corp

Motion by Chapman and seconded by Golightly to approve the Samuels group pay application #16 for \$795,892.68. All ayes. Motion carried.

Jeff Osborn, Samuel's Group, stated that the weather is impacting the schedule. He stated he would be at a future meeting to discuss schedule, contingency log and pay applications.

**Item 9:** Disc/Action Re: Secondary Roads

A) Award Bid for 170<sup>th</sup> & 180<sup>th</sup> Street Culvert Projects

Al Miller, DC Engineer, stated that he has his bids for the large culvert projects.

Motion by Chapman and seconded by Golightly to award the bid to Forterra Pipe & Precast for Project Number: L-(B-66)—73-25 for \$69,800 and authorize the chair to sign. All ayes. Motion carried.

Motion by Chapman and seconded by Golightly to award the bid to Forterra Pipe & Precast for Project Number LFM-(BF-5)—7X-25 for \$88,200 and authorize the chair to sign. All ayes. Motion carried.

B) Roads Update

Al Miller, DC Engineer, reported that 67 miles of roads that have been reshaped or resurfaced. He stated that his plan for the summer is to have a total of 130 miles of road reshaped or resurfaced.

He discussed dealing with preputial water problems and culvert placement. Mr. Miller explained where crews are working and on what projects. Normal maintenance continues even with these special projects. He will be reporting to the Board the first Tuesday of every month this summer.

**Item 10:** 9:30 a.m. Disc/Action Re: Public Hearing Resolution 2019-0058 Final Plat of Turkey Ridge Plat 1  
Motion by Chapman and seconded by Golightly to close the public hearing. All ayes. Motion carried.

Motion by Chapman and seconded by Golightly to approve Resolution 2019-0058. All ayes. Motion carried.

**RESOLUTION 2019-0058**

**WHEREAS, 360<sup>th</sup> Street LLC (Engineering Resource Group Inc.,** has submitted to the Board of Supervisors of Dallas County, Iowa, **A petition to consider approval of the Final Plat of Turkey Ridge Plat 1** on parcels #1532100002 and 1532100007 in the NW1/4 of Section 32, T81N, R28W (Van Meter Township), zoned A-2 (Agricultural/Floodplain/Conservation) and,

**WHEREAS,** the Board of Supervisors of Dallas County, Iowa, finds that the petition meets all requirements of Planning and Development and should now be finally approved.

**NOW THEREFORE, IT IS HEREBY RESOLVED** by the Board of Supervisors of Dallas County to approve the petition as submitted/or with the following restrictions or conditions: **None**

**AYE**

Mark A. Hanson, Chairman  
Kim Chapman, Member  
Brad Golightly, Member

**NAY**

Dated this 4<sup>th</sup> day of June, 2019

ATTEST: Julia Helm, Dallas County Auditor

The Board recessed at 9:51 a.m. and reconvened at 10:00 a.m.

**Item 11:** 10:00 a.m. Disc/Action Re: Public Hearing Resolution 2019-0059 James Point RRVT Construction & Utility Crossing Easement

Mr. Shelton, Waukee Land Development LLC, explained the temporary construction easement across the RRVT.

Motion by Chapman and seconded by Golightly to close the public hearing. All ayes. Motion carried.

Motion by Golightly and seconded by Chapman to approve Resolution 2019-0059. All ayes. Motion carried.

**RESOLUTION 2019-0059**

**WHEREAS,** Waukee Land Development LLC requests a temporary construction easement upon, over, under, through and across the property described below; and

**WHEREAS,** the City of Waukee requests a public utility easement to permanently locate, construct & maintain certain public utilities over, under, across upon, through & within the property described below.

**Waukee Land Development LLC TEMPORARY CONSTRUCTION EASEMENT 1  
DESCRIPTION:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 89°51'35" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 544.29 FEET; THENCE NORTH 0°08'25" WEST, 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°08'25" WEST, 55.43 FEET; THENCE NORTH 89°40'24" EAST, 60.00 FEET; THENCE SOUTH 00°08'25" EAST, 55.63 FEET; THENCE SOUTH 89°51'35" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3,332 SQUARE FEET).

**Waukee Land Development LLC TEMPORARY CONSTRUCTION EASEMENT 2 DESCRIPTION:**

A PART OF THE FORMER RAILROAD RIGHT OF WAY BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE NORTH 0°04'41" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 78.82 FEET TO THE SOUTHWEST LINE OF SAID FORMER RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE NORTH 38°26'59" EAST, 19.68 FEET; THENCE SOUTH 52°16'36" EAST, 70.00 FEET; THENCE SOUTH 37°43'24" WEST, 30.18 FEET TO SAID SOUTH LINE; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22968.31 FEET, WHOSE ARC LENGTH IS 71.03 FEET AND WHOSE CHORD BEARS NORTH 43°46'32" WEST, 71.03 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1,750 SQUARE FEET).

**City of Waukee PUBLIC USE AND FACILITIES EASEMENT DESCRIPTION:**

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0°01'48" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°51'35" WEST, 50.00 FEET; THENCE NORTH 00°01'48" EAST, 55.45 FEET; THENCE NORTH 89°51'41" EAST, 110.00 FEET; THENCE SOUTH 00°01'48" WEST, 55.45 FEET; THENCE SOUTH 89°51'35" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,099 SQUARE FEET).

**City of Waukee PUBLIC UTILITY EASEMENT (A) DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0°01'48" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 33.00 FEET; THENCE SOUTH 89°51'35" WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°51'35" WEST, 10.00 FEET; THENCE NORTH 00°01'48" EAST, 55.45 FEET; THENCE NORTH 89°51'35" EAST, 10.00 FEET; THENCE SOUTH 00°01'48" WEST, 55.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (554 SQUARE FEET).

**City of Waukee PUBLIC UTILITY EASEMENT (B) DESCRIPTION:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SAID SECTION 29; THENCE NORTH 0°01'48" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 33.00 FEET; THENCE NORTH 89°51'35" EAST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'48" EAST, 55.45 FEET; THENCE NORTH 89°51'46" EAST, 10.00 FEET; THENCE SOUTH 00°01'48" WEST, 55.45 FEET; THENCE SOUTH 89°51'35" WEST, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (554 SQUARE FEET).

**THEREFORE, LET IT BE RESOLVED THAT** the Dallas County Board of Supervisors, in consideration of the sum of \$1.00 and other good and valuable considerations to be paid by Waukee Land Development LLC & the City of Waukee. Dallas County, Iowa does hereby convey unto The City of Waukee public utility easements to permanently locate, construct & maintain certain public utilities over, under, across, upon, through & within the property described above and Dallas County Iowa does also hereby convey to Waukee Land Development LLC temporary construction easements upon, over, under, through and across the property described above.

<b>AYE</b> Mark A. Hanson, Chairman Kim Chapman, Member Brad Golightly, Member	<b>NAY</b>
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Dated this 4<sup>th</sup> day of June, 2019  
ATTEST: Julia Helm, Dallas County Auditor

The Board recessed at 11:01 a.m. and reconvened at 11:13 a.m.

**Item 12: Disc/Action Re: Potential Sale of County Owned Property**  
Discussion about a request to purchase a 6 foot wide piece of land by an adjacent property owner that the county owns. All the adjacent property owners will be contacted and a public hearing will be held.

The Board recessed at 12:05 p.m. and reconvened at 1:07 p.m.

**Item 13: Disc/Action Re: City of West Des Moines CAT Grant Participation Request**  
Hanson stated that the City of West Des Moines is applying for a CAT Grant from the State of Iowa and the county was asked to participate. Golightly asked Linda Wunsch about the CAT Grant Guidelines and there is a required contribution from the county. The Board discussed the County's responsibility and how monies should be spent.

Motion by Chapman and seconded by Golightly to commit to a one-time payment of \$50,000 for the purpose of the West Des Moines CAT Grant Mid-American Rec Plex project 2019 Application contingent upon on grant approval. All ayes.

**Item 14: Disc/Action Re: Possible Closed Session Pursuant to Iowa Code (21.5J) to discuss particular real estate.**

Motion by Chapman and seconded by Golightly to go into a closed session pursuant to Iowa Code (21.5J) to discuss particular real estate.

2:35 p.m.

Role Call

Mark Hanson – Yes

Kim Chapman – Yes

Brad Golightly – Yes

Motion carried.

Motion by Chapman and seconded by Golightly to go out of a closed session pursuant to Iowa Code (21.5J) to discuss particular real estate.

3:06 p.m.

Role Call

Mark Hanson – Yes

Kim Chapman – Yes

Brad Golightly – Yes


Motion carried.

**Item 15: Other Business**

Next week – long term lease cell tower property

Chapman – in DeSoto at 4:30 p.m. today for a DOT improvements to I-80 meeting

**Item 16:** Motion to Adjourn - Motion by Chapman and seconded by Golightly to adjourn the meeting at 3:14 p.m. All ayes. Motion carried.

  
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Julia Helm, Dallas County Auditor

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Mark Hanson, Chairman