

HARDIN COUNTY BOARD OF SUPERVISORS
MINUTES – MAY 27, 2020
WEDNESDAY - 9:08 A.M.
COURTHOUSE LARGE CONFERENCE ROOM

Chair Lance Granzow called the meeting to order. The meeting was held electronically due to COVID-19 public health risks. Also in attendance were Supervisors BJ Hoffman and Reneé McClellan; and Curt Groen, JD Holmes, Dave McDaniel, Justin Ites, Becca Junker, Machel Eichmeier, Megan Harrell, Fern Feldman, Donna Juber, Bob Juber, Dave Dunn, Kerri Johannsen, Rocky Reents, Lori Kadner, Darla Kalous, Mark Buschkamp, Thomas Craighton, Jessica Lara, Mindy McLeland, Julie Duhn, Isaac Knutson, Connie Mesch, Matt Jones, Michael Pearce, Jessica Sheridan, Taylor Roll, Angela De La Riva, Darrell Meyer, and Angela Silvey.

The Pledge of Allegiance was recited.

Hoffman moved, McClellan seconded to approve the agenda with the noted start time of 9:08 a.m. Motion carried.

McClellan moved, Hoffman seconded to approve the minutes of May 13, 2020 and May 20, 2020. Motion carried.

Hoffman moved, McClellan seconded to approve the May 27, 2020 claims for payment. Motion carried.

Utility Permits: None.

Secondary Roads:

County Engineer Taylor Roll provided a departmental update. No action was necessary; informational only.

Changes to the Zoning Commission's recommended amendment to Article XXIII of Ordinance No. 29 were made as follows:

Section 2

Hoffman moved, McClellan seconded to add the definition of "setback" as follows. Motion carried.

"Setback -- the distance from designated areas to be measured from the point of center of the turbine pole or tower."

Hoffman moved, McClellan seconded to add the following language to the definition of "dwelling unit". Motion carried.

"Dwelling Unit means a house or other building, including all structures attached to the building, which meets all of the following criteria at the location of the intended dwelling:

"1. Used as a place of habitation for humans on a permanent and frequent basis.

"2. Not readily mobile.

"3. Connected to a permanent source of electricity, a permanent private water supply or a public water supply system and a permanent domestic sewage disposal system including a private, semipublic or public sewage disposal system.

"4. Assessed and taxed as real property.

"If a house or other building has not been occupied by humans for more than six months in the last two years, or if a house or other building has been constructed or moved to its current location within six months, the owner of the intended residence has the burden of proving that the house or other building is a residence. Paragraph '3' shall not apply to a

house or other building inhabited by persons who are exempt from the compulsory education standards of Iowa Code section 299.24 and whose religious principles or tenets prohibit the use of the utilities listed.”

Hoffman moved, McClellan seconded to add the following language to the definition of “non-dwelling unit”. Motion carried.

“...and that did or would otherwise require a building permit under county ordinance at the time of the CWEC application.”

McClellan moved, Hoffman seconded to add the definition of “property line” as follows. Motion carried.

“**Property Line** – the legal boundary between real property with entirely separate owners. For purposes of calculating setbacks under this ordinance, a property line is not recognized between adjacent parcels owned by the same person/entity.”

McClellan moved, Hoffman seconded to add the definition of “private park” as follows. Motion carried.

“**Private Park** - means any taxable portion of the property, not within the setback for dwellings in Table 1 herein, not used for agricultural purposes in the 18 months preceding the CWEC application (agricultural purposes includes row crop, cover crop, CRP, timber reserve, pasturing, or the like), and not enrolled in any government subsidy program.”

Hoffman moved, McClellan seconded to add the definition of “public drainage system” as follows. Motion carried.

“**Public Drainage System** – means public drainage infrastructure, as well as private tile in the public right-of-way.”

Section 5

Hoffman moved, McClellan seconded to change the first sentence of paragraph 3 to read “...state, federal, and local agencies...”. Motion carried.

McClellan moved, Hoffman seconded to add “Iowa DNR” to the list of agencies. Motion carried.

McClellan moved, Hoffman seconded to move to paragraph 3 all local agencies listed in paragraph 4. Motion carried.

McClellan moved, Hoffman seconded to strike the following from the list of agencies: Hardin County Firemen’s Association and Hardin County EMS Council. Motion carried.

Hoffman moved, McClellan seconded to strike the remainder of paragraph 4. Motion carried.

Section 6

McClellan moved, McClellan seconded to add “and record date and depth of removal upon decommissioning”. Motion carried.

Section 7

McClellan moved, Hoffman seconded to replace the last sentence with “Fee shall be set by resolution.” Motion carried.

Table 1

Hoffman moved, McClellan seconded to change the property line setback requirements for commercial WECS to “the Greater of the Manufacturer’s Recommended Property Line Setback or 1.3 X Total Height”. Motion carried.

McClellan moved, Hoffman seconded to change the dwelling unit setback requirement for commercial WECS from “3 X Total Height” to “0.5 Miles”. Motion carried.

Hoffman moved, McClellan seconded to delete all requirements concerning cemeteries. Motion carried.

Hoffman moved, McClellan seconded to add the new category “Private Park” with the same setback requirements as non-dwelling units. Motion carried.

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Hoffman moved, McClellan seconded to set June 17, 2020 at 9:02 a.m., in the large conference room and via Zoom, for the public hearing on, and first consideration of, the amendment to Article XXIII of Ordinance No. 29 as modified by the Board of Supervisors. Roll Call Vote: “Ayes” Hoffman, McClellan, and Granzow. “Nays” None. Motion carried.

Hoffman moved, McClellan seconded to approve the Heartland Risk Pool renewal for FY 2020/2021. Motion carried.

McClellan moved, Hoffman seconded to approve the Timbers Edge Wedding and Event Liquor License Application for Class C Liquor License (Commercial), Outdoor Service, and Sunday Sales, for a term of 12 months, effective 06/20/2020. Motion carried.

Hoffman moved, McClellan seconded to approve the Engineer Employment Contract and Agreement with Taylor Roll. Motion carried.

McClellan moved, Hoffman seconded to approve the hiring of Bridger Lawrence, seasonal Park Aide, at a rate of \$11.50/hour, effective 05/26/2020. Motion carried.

Hoffman moved, McClellan seconded to approve the promotion of Sara Robinson to Communications Supervisor, at a salary of \$46,000/year, effective 05/18/2020. Motion carried.

McClellan moved, Hoffman seconded to approve the hiring of Haydon Rhoades, part-time Correctional Officer, at a rate of \$15.00/hour, effective 05/27/2020. Motion carried.

COVID-19 Update:
Emergency Management Coordinator Thomas Craighton spoke about PPE.

Rocky Reents spoke about serology testing, testing in long term care facilities, and the opening of Test Iowa sites.

Public Comments:
Craighton clarified that the nearest Test Iowa site is in Marshalltown and testing is by appointment.

Donna Juber had a question on the definition of residence as set forth in the amendment to Ordinance No. 29. She also commented on methods used to depopulate hog confinements and potential effects on nearby residents.

Julie Duhn commented on Roll’s salary increase and Zoom meeting procedure. Duhn also asked where she could find coronavirus cases by ZIP code.

Other Business:
Granzow explained that the meeting started at 9:08 a.m. because notice was emailed to the media at 9:08 a.m. However, Granzow noted, the agenda was posted on the Courthouse front door at 9:00 a.m., which serves as the official meeting notice. Granzow also read aloud a disclaimer regarding meeting agendas and minutes available on the County website.

Returning to the amendment to Article XXIII, Ordinance No. 29, and under the advisement of County Attorney Darrell Meyer, Hoffman moved, McClellan seconded to add to Table 1 the

same notation for dwelling units as exists for property lines, allowing for waivers. Motion carried.

Zoning Administrator Jessica Sheridan questioned whether the property line setback for commercial WECS should be “1.3 X Total Height” or “2 X Total Height”.

Hoffman moved, McClellan seconded to recess to view the recording from the work session held May 22, 2020 to determine if an additional amendment was necessary and to reconvene at 12 noon. Motion carried.

At 12:10 p.m. Chair Granzow reconvened the meeting in the hallway between the Large Conference Room and Information Technology Department. The meeting was held electronically due to COVID-19 public health risks. Present: Supervisors Granzow, Hoffman, and McClellan; and Darrell Meyer, Jessica Sheridan, and Angela Silvey.

It was determined that the motions made at the earlier meeting reflected the discussions from the May 22, 2020 work session. No additional amendments to Article XXIII, Ordinance No. 29, were made.

Hoffman moved, McClellan seconded to adjourn. Motion carried.

At 2:03 p.m. the department heads/elected officials meeting was called to order. The meeting was held electronically due to COVID-19 public health risks. In attendance: Supervisors Granzow, Hoffman, and McClellan; and Becca Junker, Jessica Lara, Dave McDaniel, Machel Eichmeier, Lori Kadner, Wes Wiese, Taylor Roll, Bernie Koehrsen, Tifani Eisentrager, Thomas Craighton, Linn Adams, Jody Mesch, Michael Pearce, Angela De La Riva, Matt Jones, Darrell Meyer, Jessica Sheridan, and Angela Silvey.

Logistics for the reopening of County buildings was discussed. It was decided that visitors will be allowed in by appointment only, department heads will determine number of visitors allowed at one time, logs will be kept for contact-tracing purposes, and upon check-in visitors will be given a card color-coded by department to take into the Courthouse and return to security.

Craighton recommended subjecting visitors to a questionnaire and temperature screenings. He also recommended signage stating that under the governor’s proclamation the County has the right to refuse service to visitors exhibiting symptoms or being uncooperative. Sheriff Dave McDaniel will ask Quaker Security whether or not guards can perform temperature screenings.

Community Services Director Linn Adams requested a policy outlining the measures discussed.

Craighton informed department heads they will receive a survey regarding PPE.

Reopening date will be announced at the June 3, 2020 Board meeting.

Other Business:

Wes Wiese asked the Board what was decided with respect to salaries and raises for FY 2021. Granzow stated the matter will be up for discussion and action June 3, 2020.

The meeting adjourned at 2:51 p.m.

/s/ Lance Granzow
Lance Granzow, Chair
Board of Supervisors

/s/ Jessica Lara
Jessica Lara
Hardin County Auditor