

LINN COUNTY BOARD OF SUPERVISORS
CEDAR RAPIDS, LINN COUNTY, IOWA
MONDAY, NOVEMBER 4, 2024 10:00 A.M.

The Board met in session at the Linn County Jean Oxley Public Service Center. Present: Chairperson Running-Marquardt, Vice Chairperson Rogers and Supervisor Zumbach. Board members voting "AYE" unless otherwise noted.

Chairperson Running-Marquardt called the meeting to order.

Motion by Running-Marquardt, seconded by Rogers to approve minutes of October 30, 2024 as printed.

Mike Tertinger, Planning & Development, presented three Linn County Food Systems Council Fiscal Year 2025 FARE Grant Program funding recommendations (Local Harvest CSA, Marion Cares Inc. & United We March Forward Inc.). The Board will approve on Wednesday.

Stephanie Lientz, Planning & Development, presented proposed amendments to the Governing Plan for Dows Farm Agri-Community. This will go to the Planning & Zoning Commission at their November meeting and then back to this Board in December. She stated that the main change is the number of overall dwelling units from 251 to 295.

Supervisor Zumbach stated that it is important to note that the site isn't changing, just the number of units.

Chairperson Running-Marquardt stated that she is looking forward to this allowing for the developer to move forward in a faster and more efficient way noting the critical need for workforce housing in Linn County.

Supervisor Rogers stated that it's great to see all the work that is being done and as this continues to move forward, it is a visionary project and he continues to have full faith with the developer, partners and the staff that review it. He also noted that Linn County is a leader in Agri-tourism and Agri-housing experiences.

Motion by Running-Marquardt, seconded by Rogers to open a public hearing for Dows Farm Agri-Community Addition, request for a 158 lot preliminary plat of 96.36 total acres, located in the 6900 Block of Mt Vernon Rd SE, owned by Linn County, Iowa, petitioner is Dows Agri-Community Development LLC. Proof of publication was presented. There were no oral or written objections.

Stephanie Lientz, Planning & Development, explained the case noting that second consideration will be postponed until after she brings the Governing Plan back to the Board in December.

Chad Pelley, Twenty40 Concepts, stated that Phase I is going and he does not expect any changes between the first and second considerations.

Motion by Running-Marquardt, seconded by Rogers to close public hearing.

Motion by Rogers, seconded by Running-Marquardt to approve first consideration for Dows Farm Agri-Community Addition, request for a 158 lot preliminary plat of 96.36 total acres, located in the 6900 Block of Mt Vernon Rd SE, owned by Linn County, Iowa, petitioner is Dows Agri-Community Development LLC

Motion by Running-Marquardt, seconded by Rogers to open a public hearing for French Farm Fourth Addition, request for a 7 lot preliminary plat of 21.70 total acres, located at 5952 Winthrope Street, owned by Marsceau Family Joint Revocable Trust. Proof of publication was presented.

Brad Wylam, Planning & Development, presented the case which is north and west of Troy Mills. Four of the seven lots will be buildable and the remaining three will be outlots. There were no oral or written objections.

Motion by Running-Marquardt, seconded by Rogers to close public hearing.

Motion by Running-Marquardt, seconded by Rogers to approve first consideration for French Farm Fourth Addition, request for a 7 lot preliminary plat of 21.70 total acres, located at 5952 Winthrope Street, owned by Marsceau Family Joint Revocable Trust.

Darrin Gage, Dir. of Policy & Admin. presented a Resolution to provide for a notice of public hearing on the proposed plans, specifications, form of contract, and estimated total cost for the Linn County Winter Weather Shelter Upgrades Project, and for the taking of bids on said project. The public hearing and bid opening will be Monday, November 25th at 10 a.m.

Darci Merrill, Solum Lang Arch.. explained the project which is mostly code required upgrades (two compliant egress paths out of the building, passenger elevator and sprinkler system, etc.). They are replacing the bare minimum to make the building safe.

Supervisor Zumbach asked for clarification regarding what codes they are following and if there were any options as to whether or not they are required to follow the code, noting budget issues that could come down to whether or not they have a shelter.

Merrill explained that Linn County follows the 2021 International Building Code and Charlie Nichols, Planning & Development Dir., explained that they must follow the code, but they can explore alternate means which have been looked at by the county's Building Manager, Luke Maloney.

Darrin Gage explained that when they approached this project, they knew that they had to make a number of life safety improvements with the focus on the sprinkler system and elevator through conversations with the city's Fire Marshall. After hiring Solum Lange and after further investigation, they found that additional code issues were found. He continued to explain that one option they have is doing work in phases, noting that the estimated cost is more than what is budgeted. They are also checking with union shops on apprenticeship training that could be volunteer work. They have opportunities to work within the budget.

Chairperson Running-Marquardt asked Nichols to check into the details of a situation at the city of Clinton whereby they didn't follow codes and had several very dangerous fires and caused difficult times for citizens getting insurance due to lack of any code. She stressed that they want to make sure people are safe, homeless or not.

Motion by Rogers, seconded by Running-Marquardt to adopt Resolution 2024-11-169

A RESOLUTION TO PROVIDE FOR A NOTICE OF PUBLIC HEARING ON THE PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED TOTAL COST FOR THE LINN COUNTY WINTER WEATHER SHELTER UPGRADES PROJECT, AND FOR THE TAKING OF BIDS ON SAID PROJECT

WHEREAS, to continue work on compliance with building code requirements, Linn County staff proposes improvements to the winter weather shelter as described in the proposed plans, specifications, estimated total project cost, and form of contract prepared by Solum Lang Architects (the "Project Architect"), hereinafter referred to as the "Linn County Winter Weather Shelter Upgrades Project," or the "Project"; and, WHEREAS, the proposed plans, specifications, form of contract, and estimated total cost for the project (the "Contract Documents") prepared by the Project Architect are on file with the Board; and, WHEREAS, in accordance with Iowa Code Chapter 26 it is necessary to set a time and place for a public hearing on the Contract Documents, to publish a Notice of Public Hearing on the Contract Documents, and to advertise for sealed bids on the Project.

BE IT THEREFORE RESOLVED by the Board as follows:

1. The Board hereby approves, in their preliminary form, the proposed Contract Documents referred to in this Resolution as prepared by the Project Architect.
2. The Board hereby determines that the Project is necessary and desirable for Linn County (the "County") and finds that it is in the best interest of the County to proceed toward the construction of the Project.
3. The Board shall hold a public hearing on the proposed contract documents on the 25th day of November 2024 at 10 o'clock am in the Formal Board Room of the Linn County Public Service Center located at 935 – 2nd Street SW, Cedar Rapids, Iowa, at which time any interested person may appear and file objections to the proposed Contract Documents, and, after hearing objections, the Board may proceed with the approval of said Contract Documents.
4. The Board hereby authorizes and directs the publication of a notice of public hearing on the Contract Documents for the Project at least once, not less than four (4) nor more than twenty (20) days before the date of the hearing in one or more newspapers that meet the requirements of Iowa Code Section 618.14.
5. The Board hereby delegates to the Linn County Purchasing Director and/or his designee(s) the duty of receiving bids for the construction of the Project until 4 o'clock pm on November 22, 2024, at the Jean Oxley Linn County Public Service Center in Cedar Rapids, Iowa.
6. The Board hereby sets November 25, 2024, at 10 o'clock am in the Formal Board Room of the Jean Oxley Linn County Public Service Center as the time and place that the Board or its designee will open and announce the bids received for the construction of the Project, and that the Board will consider said bids.
7. The Board hereby fixes the amount of the bid security to accompany each bid at five (5) percent of the amount of the bid.
8. The Board hereby authorizes and directs advertisement for sealed bids for the Project in accordance with Iowa Code Section 26.3.

Scott Mather, City of Cedar Rapids, presented the city's request to enter into Joint City/County Agreements to include property in unincorporated Linn County within two miles of Cedar Rapids corporate limits in the Big Cedar East Urban Renewal Area and in the Big Cedar West Urban Renewal Area.

A lengthy discussion continued regarding the close proximity to Fairfax and upgrading 76th St.

Bill Michael, City of Cedar Rapids, stated that they have had ongoing conversations with Fairfax and this is one of the issues being discussed. It would have been ideal to have at the same time (construction traffic, etc.). He stated that those discussions are going well but he is not directly involved.

Supervisor Zumbach asked when the city of Cedar Rapids made the decision to upgrade 76th St. and Mather responded that it was on September 24th. Supervisor Zumbach clarified that his question relates to another board that he sits on and is relevant to that board.

Chairperson Running-Marquardt noted that this area is within her supervisor district and knows that there has been heartburn previously between Fairfax and Cedar Rapids. She asked if there was any way that they can cooperate and work together regardless of the size of the community. She also mentioned that Old Bridge on Old Bridge Rd. is another topic of conversation in the county (bridge is closed right now).

Mather explained that they intend to include that bridge within the next urban renewal.

Supervisor Zumbach asked that the Resolutions and Agreements be placed on the Board's Wednesday Regular Agenda as he wants to talk to the city of Fairfax prior to that meeting.

Larry Murphy, Board lobbyist, presented the proposed final Urban County Coalition 2025 state legislative priorities as follows: Property Taxes; Unfunded & Underfunded Mandates; Fund Place Making programs; County Bonding; Eminent Domain; Water Quality; Dangerous Drug Use; Tax Credits; Tax Increment Financing; Payment in Lieu of Taxes; REAP; Emergency Management Agency Funding; Manufactured Housing Communities; Alternate Project Delivery; Wage Theft and Land Trust.

Supervisor Rogers thanked Murphy, Gary Grant, Darrin Gage and his colleagues that have vast legislative experience. He noted that a lot of the topics on the priority list are worth advocating for and if they look at property taxes, he hopes that they look at it from a wholistic standpoint (school districts, cities and counties). He stated that it's hard for legislators of both parties to vote against a property tax reform bill and he hopes that whatever tweaks they make does not harm Linn County as much as previous decisions.

Chairperson Running-Marquardt stated that with regard to property taxes, there were 30 counties that were over their spending authority, and they keep trying to put legislation out there to address that. She gave an example of Adams County's budget challenges as a result of the bill, noting that there are so many unintended consequences that are negative for this bill because it wasn't thought out. Going forward, she stated that they will be looking at where they go if it stays in place. It may not just mean efficiencies, but it'll move into cutting core services provided to the citizens of Linn County.

Motion by Running-Marquardt, seconded by Rogers to approve the following payroll authorizations:

TREASURER'S OFFICE

Deputy Treasurer	Tracy Houdeshell	Changing cost center 10/19/24
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FACILITIES

Custodian	Veralia Niyonzima	Increase in hours – internal applicant 11/02/24
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10B \$19.81 + \$.25 Replaces J. Bashaka

SHERIFF'S OFFICE

Deputy Sheriff	Laurisa Filmer	Termination/resignation 11/14/24
Detention Officer	Michael Avena	Corrected hire date 11/12/24

JUVENILE DETENTION

Youth Counselor	Trevor Wright	Termination/resignation 10/27/24
Youth Counselor	Alexis Bowers	Termination/resignation 10/31/24
JDDS Supervisor	Alyxzandra Neff Brake	Termination/resignation 10/23/24

ENGINEERING

GIS Specialist	Drew Fluaitt	Step increase/contract 11/15/24 38D \$35.00 –
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38E \$36.87

PUBLIC HEALTH

Air Quality Scientist	Andrea Hankemeier	Step increase/contract 11/15/24 39D \$37.61 –
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39E \$39.69

Adjournment at 11:12 a.m.

Respectfully submitted,

JOEL D. MILLER, Linn County Auditor
By: Rebecca Shoop, Deputy Auditor

APPROVED BY:

KIRSTEN RUNNING-MARQUARDT, Chairperson
Board of Supervisors

