

Minutes: Washington County Land Use and Planning Commission

Wednesday, September 16, 2015 – 6:00PM

Held at: Board of Supervisors Room, Washington County Courthouse, Washington, Iowa

Members Present: Andrew Hora-Chair, Rebecca Bush, Julie Mangold, Karolyn Skubal, John Trier, Layne Twinam

Members Absent: Randy Billups (does not want to participate – replacement needed.)

Also Present: Steve Sanders –representing the Hospital; Deb Simmering, Kelly Dougall, Duane Royer, Dan Widmer

1. Meeting called to order at 6:00 by Andy Hora, Chair.
2. Agenda reviewed and approved.
3. Minutes from the previous meeting were approved.
4. Kelly Dougall introduced herself as the new Subdivision Coordinator that will replace Deb Simmering when she retires at the end of the year, 2015.
4. Kelly Dougall also gave a brief summary of what the purpose of the meeting was to those present.
 - The Commission is here to review the proposed Urban Renewal Plan – Washington County Hospital Urban Renewal Area. The property where the Washington County Hospital is located is titled in the ownership of Washington County and the City of Washington. Since the Zoning Ordinance was rescinded in 2013, the Land Use and Planning Commission is the closest Board that may speak on behalf of the County in this matter.
 - The Board of Supervisors has a public hearing scheduled on September 29, 2015 and a statement from the Commission is needed regarding this matter.
5. Steve Sanders spoke to the Commission on behalf of Washington County Hospital and Clinics. The hospital would like to change the hospital's revenue bonds into general obligation "GO" bonds and in order to do so, the property needs to be reclassified as "Washington County Hospital Urban Renewal Area." Steve told the Commission that this move will not change how the bonds are paid, they will still be coming from profit. The hospital estimates that this will save around 6 million dollars on interest rates which can be used to bring in doctors and equipment.
 - Layne asks Steve if it is possible to prepay the bonds early and Steve said that it is possible but there is a 10 year period that we can't prepay. The bonds would cover everything the hospital owns and will go until 2032 and will start in 2016.
 - Steve restates that the Commission is being gathered only to discuss the Urban Renewal plan.
6. The Commission took time to discuss the Urban Renewal Plan, the hospital's plans for the bonds and reviewed the scope of the decision they needed to make.

The Washington County Land Use and Planning Commission concludes as follows:

The Commission does not object to the proposed "Washington County Hospital Urban Renewal Area" and they do not have any additional feedback or comments to present to the Board of Supervisors.

A copy of the minutes from this meeting will be forwarded to the Board of Supervisors by the Secretary and presented at the public hearing on September 29, 2015.

Vote on the conclusion:

Ayes: 6

Nays: 0

7. Since there was no other matters to discuss Andy Hora moved to adjourn, Julie Mangold motions to adjourn the meeting and was 2nded by Layne Twinam. Motion carried and meeting adjourned.

Respectfully Submitted,

Kelly Dougall, Secretary
Land Use & Planning Commission



Andrew Hora, Chair
Washington County Land Use &
Planning Commission