

## WAPELLO COUNTY BOARD PROCEEDINGS

DATE: 10-13-2015

TIME: 5:30 p.m.

PRESENT: Steve Siegel, Chair; Greg Kenning, Vice Chair; Jerry Parker, Supervisor; Wanda Moeller and Matt Milner, Courier; Fred Zesiger; James & Bonnie Randall; Roger Howell; Bub Randall; Chuck Craver; Fred Jenkins; Bradley Grefe; Holly Berg, Gothic House; Brian Moore, Engineer; Randy Freeman; Dennis & Rebecca Ellingson; Frank Flanders; Kelly Spurgeon, Auditor; Pam Norton, Auditor's Clerk.

Chair Siegel opened the meeting. Vice Chair Kenning moved, seconded by Supervisor Parker to approve the agenda. Motion carried.

Vice Chair Kenning moved, seconded by Supervisor Parker to approve the minutes of the October 8, 2015 Board meeting. Motion carried.

Chair Siegel opened the two sealed bids received for rental of the Wapello County Care Facility cropland. Supervisor Parker moved, seconded by Vice Chair Kenning to refer this item to Auditor Spurgeon with her recommendation at the next Board meeting. Motion carried.

Fred Jenkins discussed the Main Street Ottumwa façade project. Fred Zesiger handed out information and they updated the Board on their progress. The Board made no decision at this time.

Holly Berg, American Gothic House Center, addressed the Board and spoke of next year's 125th birthday celebration of Grant Woods. Following her presentation, Vice Chair Kenning moved, seconded by Supervisor Parker to approve a \$5,000 sponsorship of the "Overalls all Over" event. Motion carried.

PUBLIC HEARING ON THE RECOMMENDATION OF THE WAPELLO COUNTY ZONING COMMISSION CONCERNING THE GORDY PROPERTY. No written comments received.

Dave Gordy gave handouts to the Board and a map of previous zoning until 1999 when zoning laws changed his property into R-1 status. He said the property was improperly rezoned and it should not have been rezoned R-1. He's wanting to establish a place that includes equine activities or an equine environment to promote physical, occupational and emotional growth in persons with disabilities. He's wanting the zoning changed from R-1 back to A-1 to allow for an equine therapy ranch.

Gordy said the old R-1 and old A-1 and A-2 zones allowed for horses, chickens, etc., agricultural use farming, row crops. He said horses are agricultural use. He believes he should be grandfathered in since its always been agricultural use.

Supervisor Parker told Gordy he was not grandfathered in as A-1 because he bought the property after the zoning code was changed in the late 1990's. He said bringing horses into an R-1 area is not permitted.

Gordy said he guesses it goes to the state ombudsman from here.

Vice Chair Kenning said it was rezoned R-1 when Gordy moved in. He asked him if he didn't understand the restrictions that go with R-1. He asked if anyone else had horses in that area. Gordy said no one else had the land.

Chair Siegel told Gordy he'd been to the Board of Adjustment and the Planning and Zoning and both ruled against him. He further stated Gordy had 15 or 20 horses and that's what got the ball rolling.

Chair Siegel said he didn't want to make a ruling tonight and suggested Gordy talk to his neighbors and then approach the Board of Adjustment again. He asked for any public comments.

Chuck Craver said he talked to the assessor and he's coming to look at everything, and if anything's not the way it should be, he'll take care of it. Said he has a cabin down there. His opinion is it should stay R-1.

Bonnie Randall said they lived comfortably down there until he (Gordy) moved there. She doesn't want it changed to A-1.

Bub Randall said he's against it being changed, too. He said he owns property down there.

Randy Freeman is also against it being changed. He said everything down there was pretty calm until this. He said he thinks the wounds are too big and he has to go with the law. He said he struggled to get his electric correct to make the County happy, but he did.

Roger Howell said it's his shed Gordy was talking about earlier, and he'd called the County. It's a small tool shed. He said if they wanted to inspect it to let him know and

if he needs to change anything. He said there are too many animals and he votes no to change the zoning.

Chair Siegel said he would put this off 2 or 3 weeks and maybe Gordy can please some of these people. He said you've heard their specific concerns and mostly the number of horses. The Board of Adjustment hearing was over 90 days ago.

Supervisor Parker said Chair Siegel is the ultimate peace maker, but he's not. He said as of today, our dealing is are we going to change this from R-1 to A-1, and we need to resolve this so Gordy knows where we stand.

6:49 p.m. Vice Chair Kenning moved to close the public hearing. Supervisor Parker seconded. Motion carried.

Supervisor Parker moved to deny the request to go from R-1 to A-1, Vice Chair Kenning seconded. Motion carried.

Supervisor Parker moved, Vice Chair Kenning seconded to approve the proposal from Excel Mechanical, Co., Inc. to install four new heat pumps in the Courthouse for a cost of \$14,138. Motion carried.

Supervisor Parker moved, seconded by Vice Chair Kenning to approve an agreement with Curtis Architecture for \$15,000 to prepare bid specs to rehabilitate the former County Home. Motion carried.

County claims in the amount of \$421,228.96 and payroll in the amount of \$228,598.99 were approved.

6:55 p.m. Vice Chair Kenning moved, seconded by Supervisor Parker to adjourn. Motion carried.

ATTEST:

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Kelly Spurgeon  
Wapello County Auditor

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Steve Siegel, Chair  
Board of Supervisors

