

Muscatine County Board of Supervisors  
Monday, December 22, 2014

The Muscatine County Board of Supervisors met in regular session at 7:00 P.M. with Furlong, Sorensen, Howard, Sauer and Kelly present. Chairperson Howard presiding.

On a motion by Kelly, second by Furlong, the agenda was approved as written. Ayes: All.

On a motion by Kelly, second by Sauer, claims dated December 22, 2014 were approved in the amount of \$337,292.99. Ayes: All.

Discussion was held with Zoning Administrator Jodee Stepleton regarding approval of a preliminary plat of the proposed one lot agricultural subdivision, Finley's Subdivision, containing approximately 5.5 acres in Seventy-Six Township. On a motion by Furlong, second by Sorensen, the Board approved a preliminary plat of the proposed one lot agricultural subdivision, Finley's Subdivision, containing approximately 5.5 acres in Seventy-Six Township. Ayes: All.

On a motion by Sorensen, second by Furlong, the Board approved Resolution #12-22-14-01 Approval of Final Plat of Finley's Subdivision. Roll call vote: Ayes: All.

The Board reviewed the following Special Use Permit approved by the Muscatine County Board of Adjustment on December 5, 2014: Case #14-12-01 is an application filed by Thomas R. or Connie S. Peterson, Record Owners, and Proposed Lessee Night Owl Wireless by Andrew Willey. This property is located in Montpelier Township, 1761 Ziegler Avenue, Blue Grass, in the SE $\frac{1}{4}$  of Section 12-T77N-R1E, East of Ziegler Avenue, containing approximately 9.75 acres, and is zoned A-1 Agricultural District. This request would allow the Zoning Administrator to issue a Special Use Permit for the Night Owl Wireless to erect a 45' tower on the Peterson's property in order to provide wireless internet access to upwards of 10 homes that will be serviced by this tower. The Board of Adjustment approved this request.

Discussion was held with Stepleton regarding compliance with Iowa Code Chapter 103, Electrical Certification Requirements. Stepleton provided the following options for conducting electrical inspections in Muscatine County after January 1, 2015: The State of Iowa could conduct the inspections; the County could hire a third party certified inspector to conduct the inspections; the County could enter into an agreement with the City of Muscatine to conduct the inspections; or a County employee could become certified to conduct the inspections. Stepleton stated electrical inspections are currently being conducted by Muscatine County Building Inspector Jim Schaapveld who is scheduled to take the exam next Monday to become certified. Stepleton stated a State inspection allows for minimal added administrative duties as the State would take on all the permitting and inspections. Stepleton stated that the issue with the State is that they charge a much higher rate for new residential dwelling electrical permits. Howard would like to take time to be sure what the County is doing is best for the residents, by trying the

third party inspector or a certified County employee. Howard stated the County could make adjustments as needed going forward. Furlong stated the easiest solution would be for the State to take over the electrical inspections. Stepleton stated the third party inspector is in the area and could conduct the inspections within 48 hours, while the State requires a 3 day notice on inspections. Stepleton stated the State asked for a one year contract, the third party inspector did not ask for a contract and could be scheduled as needed, but the City asked for a long term commitment. Stepleton stated for ease within her office, she would recommend going with the State. Sorensen stated contractors prefer the State for payment options as the State takes credit cards, but contractors have concerns about the State's three day turn around. Sorensen stated he has not heard anything from the contractors about cost, but he guesses it is because it is passed on to the homeowner. Sorensen stated if electrical inspections are outsourced, Zoning would still take the calls and schedule the inspections in every scenario, except where the State is conducting the inspections. Board consensus was to table decision until next week.

On a motion by Sorensen, second by Kelly, the Board approved a contract, bond and certificate of insurance for LFM-(62)—7X-70 Culvert Repairs and Subdrains on G-28 (231<sup>st</sup> Street) from Manatt's Inc. in the amount of \$343,266.50. Ayes: All.

County Engineer Keith White updated the Board on secondary road conditions stating the spring like weather is causing deterioration of the roads.

On a motion by Furlong, second by Kelly, the Board approved Ordinance #12-22-14-01 Granting An Industrial Tax Exemption on the third and final reading. Roll call vote: Ayes: All.

On a motion by Sauer, second by Sorensen, minutes of the December 15, 2014 regular meeting were approved as written. Ayes: All.

No correspondence was noted.

#### Committee Reports:

Kelly attended an Eastern Iowa Mental Health Regionalization meeting December 15<sup>th</sup>.

Howard attended Milestones Area Agency on Aging Advisory Board and Executive Board meetings December 16<sup>th</sup>.

Howard and Furlong attended a Bi-State Regional meeting December 17<sup>th</sup>.

Sorensen attended a Wilton Development Corporation meeting December 17<sup>th</sup>.

Furlong attended a West Liberty Economic Area Development (WELEAD) budget meeting December 17<sup>th</sup> and a WELEAD regular meeting December 18<sup>th</sup>.

Furlong attended a Muscatine County Veterans Affairs Commission meeting December 22<sup>nd</sup>.

Sauer attended a Muscatine County Conservation Board meeting December 15<sup>th</sup>.

The Board reviewed the health/dental fund balance as of November 30, 2014.

The meeting was adjourned at 7:51 P.M.

ATTEST:

---

Leslie A. Soule, County Auditor

---

Robert E. Howard, Chairperson  
Board of Supervisors