

Muscatine County Board of Supervisors
Monday, October 3, 2022

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Holliday, Mather, Sauer, Saucedo and Sorensen present. Chairperson Sauer presiding.

On a motion by Sorensen, second by Mather, the agenda was approved as presented. Ayes: All.

On a motion by Sorensen, second by Saucedo, claims dated October 3, 2022, were approved in the amount \$939,014.59. Ayes: All.

On a motion by Sorensen, second by Holliday, Drainage District #13 stamped warrants dated October 3, 2022 in the amount of \$72,941.10 were approved. Ayes: All.

County Attorney Jim Barry updated the Board on the Drainage District #13 Pump House Repair Project stating the pump has been placed but the district is waiting on an angle drive part which is expected to arrive in October 2022.

A Public Hearing was called to order by Chairperson Sauer at 9:02 A.M. on a request from Joshua or Rachel Egolf, Record Owners, to rezone approximately 10 acres in Montpelier Township, in the SE ¼ of Section 1-T77N-R1E from A-1 Agricultural District to R-1 Residential District classification. Planning and Zoning Administrator Eric Furnas stated the property proposed for rezoning consists of 10 acres with one single family dwelling and is similar to numerous other properties in the vicinity. Furnas stated Muscatine County Zoning regulations allowed for a single-family dwelling to be constructed on A-1 zoned land of at least 10 acres in the early and mid-1970's. Furnas stated during that era, several areas of the County were platted out in 10 acre lots to provide for non-farm related development. Most of these areas are wooded, with steep slopes, creeks and flood plain that make them environmentally sensitive and less desirable for modern agriculture. Furnas stated the Muscatine County Zoning Commission met on September 2, 2022 and the majority voted to recommend the Board deny this rezoning request as the Commission finds that rezoning of this property does not appear to be consistent with the goals and policies of the Muscatine County Comprehensive Plan. The Commission stated in order to recommend rezoning this property to residential and avoid spot zoning, the County would need to find the entire area ideally suited to have additional adjoining properties rezoned for potential development. Furnas stated if this property is rezoned to R-1 Residential, it will set a precedence for further rezoning requests in the area. Discussion was held with the Board regarding the current Muscatine County Comprehensive Plan and the potential of additional rezoning requests. Furnas stated that a notice to surrounding property owners was mailed to the owners listed on the report and no comments or property owners attended the Zoning Commission meeting on September 2, 2022.

Robert Bancks, 3867 165th, Blue Grass, Iowa stated he owns the property to the west of the Egolf parcel. Bancks stated he has been a Montpelier Township Trustee for 17 years. Bancks stated he was unable to attend the Muscatine County Zoning Commission meeting on September 2, 2022. Bancks stated he does not have a problem with the current owner's R-1 Residential District classification request but stated his concern is with other property owners that may request to reclassify in the future.

On a motion by Saucedo, second by Sorensen, the public hearing was closed at 9:39 A.M. Roll call vote. Ayes: All.

On a motion by Sorensen, second by Mather, to approve an ordinance rezoning 10 acres in Montpelier Township, in the SE ¼ of Section 1-T77N-R1E from A-1 Agricultural District to R-1 Residential District classification on the first of three readings. Roll call vote. Nays: All. The motion was defeated.

Sorensen recommended the Muscatine County Comprehensive Plan be reviewed and updated. Furnas stated he will recommend the plan be reviewed by the Muscatine County Zoning Commission.

Community Grant Writer Meghan Custis updated the Board on the grant writer position, it's vision and what has been accomplished. Custis reviewed the responsibilities of the position which includes review of community issues and priorities, evaluating funding opportunities, creating proposals, convening an area Grant Writers Network, building a community data repository and building relationships with funders and partners. Custis stated the Community Foundation website was recently updated and will be adding the grant writing repository to the site in the next few months.

Muscatine Community Foundation Director Charla Schafer thanked the Board for their partnership with the Muscatine Community Foundation and the City of Muscatine in supporting the community grant writer position and stated the success of the position has shown an immediate return on the investment with several grants pending. Schafer stated the review board for grant evaluations is made up of Supervisor, Santos Saucedo, Muscatine Community Development Director, Jodi Royal-Goodwin and herself. Custis stated a grant writer workshop is scheduled for October 15, 2022. Schafer stated the workshop is available for private enterprise and the community to attend. Saucedo stated the county's investment for this grant writer position has proven successful as a \$2 million-dollar grant has been for economic development.

On a motion by Sorensen, second by Saucedo, the Board approved the following utility permits: Lumen, Davenport, Iowa – bury service wire at 32144 180th Street, Muscatine, Iowa to plow 150 feet, 3 pair 24 gauge copper cable from house to the pedestal including bore under 180th Street, Section 11 & 14, T77N-R01W and bury service wire to plow 215 feet, 3 pair 24 gauge cable from house at 1751 Lindle Avenue, Muscatine to the pedestal including to bore under Saulsbury Road, Section 7, T77N-R02W. Ayes: All.

On a motion by Mather, second by Sorensen, the Board approved the renewal for a Class C (Carryout Beer), Class E (LE) and Sunday Sales Permit for Reif Oil Company, dba Stewart Road Fast Break, 2418 Stewart Road, Muscatine, IA. Ayes: All.

On a motion by Saucedo, second by Mather, the Board approved the renewal application for a Class C Native Wines, Sunday Sales Permit and Outdoor Service Permit for Ardon Creek Vineyard

& Winery, LLC, dba Ardon Creek Vineyard & Winery, 2391 Independence Avenue, Letts, Iowa.
Ayes: All.

On a motion by Sorensen, second by Saucedo, minutes of the September 26, 2022 regular meeting were approved as written. Ayes: All.

Correspondence:

Saucedo received emails from Planning and Zoning Administrator Eric Furnas regarding a nuisance property in Montpelier, Iowa.

Saucedo received a call from West Liberty Community Center regarding a grant they were awarded for child care services in the amount of \$750,000. Saucedo stated the Center is expanding for a matching grant that West Liberty Foods applied for \$1.5 million.

Committee & Meeting Reports:

Mather, Saucedo, Sauer and Sorensen attended a joint meeting with City of Muscatine, Muscatine Community School District and Muscatine County Board of Supervisors on September 27, 2022.

Mather attended a Mississippi Valley Workforce Area Board finance meeting on September 28, 2022.

Saucedo attended a West Liberty Economic Area Development (WELEAD) meeting on September 29, 2022. Saucedo stated West Liberty Foods is waiting for approval of a United States Department of Agriculture grant to aid in building the infrastructure of a new facility.

Sauer attended a Bi-State Regional Planning Commission meeting on September 28, 2022.

Saucedo attended a meeting with the City of Muscatine Mayor Brad Bark to discuss economic growth on September 30, 2022.

On a motion by Mather, second by Sorensen, the Board authorized the Chair to sign an American Recovery Act grant agreement with Liberty Communications and the Muscatine County Drug Task Force. Ayes: All.

On a motion by Sauer, second by Holliday, the Board authorized renewal of the Muscatine County Flexible Benefits Plan for 2023 and set the open enrollment period for October 6, 2022 through November 3, 2022 with the changes for maximum elections and carryover as set by the IRS for 2022. Ayes: All.

The meeting was adjourned at 10:05 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Scott Sauer, Chairperson
Board of Supervisors