

Muscatine County Board of Supervisors
Monday, April 22, 2024

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

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

Planning and Zoning Administrator Eric Furnas reviewed proposed subdivision located in Bloomington Township, parent parcel #08-08-200-012 and parcel #08-08-400-004, both zoned Agricultural District, consisting of approximately 1.35 acres. Furnas stated property owner, David Dunker, 1759 North Mulberry Road, Muscatine, proposes a one lot Agricultural Subdivision in order to split an existing single-family farmhouse from the rest of the farm ground. The existing farmhouse (constructed in 1979) may be split from adjoining farm ground so long as the dwelling is at least 10 years old. The Muscatine County Zoning Commission approved the request on April 12, 2024 and there have been no objections from the property's neighbors.

On a motion by Mather, second by Chick, the Board approved Resolution #04-22-24-01 Approval of Combined Preliminary and Final Plat of Country Farms Subdivision. Roll call vote: Ayes: All.

RESOLUTION #04-22-24-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
COUNTRY FARMS SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Country Farms Subdivision"; and

WHEREAS, said plat has heretofore been approved by the Zoning Commission of Muscatine County, Iowa; and

WHEREAS, said dedication and plat fully conform with all laws of the State of Iowa and all ordinances of Muscatine County, Iowa, applicable thereto; and

WHEREAS, the platting of said subdivision is conducive to orderly development within Muscatine County, Iowa, is not in conflict with any extensions of the established road systems of Muscatine County, Iowa, and is in harmony with the comprehensive plan of zoning now in effect within Muscatine County, Iowa.

WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on April 22, 2024.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

Section 1. The said subdivision is hereby designated as "Country Farms Subdivision", a subdivision in Muscatine County, Iowa, and that the descriptions of lots and parcels

of land located therein shall be according to the number and designation thereof as set forth on said plat.

Section 2. The Chairperson of the Board of Supervisors and the Auditor of Muscatine County, Iowa, are hereby authorized and directed to certify this Resolution in order that the same and all other matters material to said subdivision may be recorded in the Office of the Recorder of Muscatine County, Iowa.

PASSED and APPROVED this 22nd day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

On a motion by Chick, second by Mather, the Board set a public hearing for May 13, 2024 at 9:00 am on a request to re-zone approximately 8.10 acres in the SW ¼ of Section 4-T77-R1W in Sweetland Township from A-1 Agricultural District to R-1 Residential District.
Ayes: All.

On a motion by Mather, second by Sauer, the Board approved 10 upcoming special event permits for Ardon Creek Vineyard and Winery, LLC, as requested by Chad Furlong, Manager & Owner. (Article III, Section 3.26 of the Zoning Ordinance allows native wineries or cider mills as a special use, subject to specific requirements, including Board of Supervisors' approval of any special event at which (1) wine will be sold for onsite consumption and (2) attendance of more than 35 persons is anticipated). Ayes: All.

County Engineer Bryan Horesowsky presented Iowa Department of Transportation bid letting results for Project FM-C070(69)--55-70, PCC Overlay on Moscow Road (X54) from 155th St (F70) to US 6 in Muscatine County, Iowa as follows: Manatt's, Inc - \$4,530,431.32; Streb Construction Co., Inc - \$4,919,859.96; Cedar Valley Corp., LLC - \$5,031,079.15; Croell, Inc.- \$5,286,597.82; Concrete Technologies, Inc.- \$5,462,167.23; Heuer Construction, Inc.- \$5,718,499.51; McCarthy Improvement Co.- \$6,504,154.73. Horesowsky recommended accepting a bid and awarding a contract to Manatt's, Inc. bid at \$4,530,431.32.

On a motion by Mather, second by Chick, the Board approved Resolution #04-22-24-02 Accepting a Bid and Awarding a Contract to Manatt's, Inc. in the amount of \$4,530,431.32 for Project FM-C070(69)--55-70, PCC Overlay on Moscow Road (X54) from 155th St (F70) to US 6 in Muscatine County, Iowa and Authorizing the County Engineer to Electronically Execute the Contract Documents. Roll call vote: Ayes: All.

RESOLUTION # 04-22-24-02

ACCEPTING A BID AND AWARDING A CONTRACT FOR PROJECT FM-CO70(69)--55-70, PCC OVERLAY ON MOSCOW ROAD (X54) FROM 155TH STREET (F70) TO US 6 IN MUSCATINE COUNTY, IOWA AND AUTHORIZING THE COUNTY ENGINEER TO ELECTRONICALLY EXECUTE THE CONTRACT DOCUMENTS

WHEREAS, the Board of Supervisors, hereafter referred to as “the Board”, believes that the Moscow Road PCC Overlay Project, hereafter referred to as “the project” is in the best interest of Muscatine County, Iowa, and the residents thereof. The project is defined as a PCC overlay on Moscow Road (X54) from 155th Street (F70) to US 6; and

WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Muscatine County, Iowa, to accept the bid from Manatt’s, Inc. in the amount of \$4,530,431.32 and awards the associated contract to the same; and

BE IT FURTHER RESOLVED, that after receiving the necessary contract documents, including but not limited to, the contractor’s bond and certificate of insurance, that Bryan Horesowsky, PE, the Muscatine County Engineer for Muscatine County, Iowa, is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the afore awarded construction project let through the DOT for this county.

Passed and approved this 22nd day of April, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors

On a motion by Chick, second by Sauer, the Board approved the purchase of one 2025 motor grader from Altorfer CAT, Cedar Rapids, Iowa, at the cost of \$441,553.00 with a potential trade (Unit #33 – 2017 140M3-S/N N9M00508 at \$90,000.00, the guaranteed buy-back amount) for a net cost, if trade is applied, of \$351,553.00. Ayes: All.

On a motion by Sauer, second by Mather, the Board approved two utility permits: Muscatine Power and Water, Muscatine, Iowa – install two inch orange high density polyethylene (HDPE) with fiber optic cable with work to begin at 3042 Sweetland Road – Section 21-T77N-R01W; and WTC Communications, Inc, Wilton, Iowa – install new fiber optic cable encased in 1.25 inch HDPE by means of directional bore and plow on portions of 100th St., 102nd St., 110th St., 112th St., 120th St., 122nd St., 130th St., 131st St., 132nd St., 140th St., 150th St., 155th St., Moscow

Rd., Ocean Ave., North Isett Ave., Story Ave., Taylor Ave., Thayer Ave., Sweetland Rd., Trail Ave., and Underwood Ave. Ayes: All.

On a motion by Sauer, second by Chick, the Board approved the minutes of the April 15, 2024 regular meeting and the April 17, 2024 special meeting. Ayes: All.

Correspondence:

No correspondence reported.

Committee Reports:

All Supervisors attended a Board of Supervisors Special Meeting at Muscatine County Discovery Center Conference Room on April 17, 2024.

Sorensen attended an Eastern Iowa Mental Health and Disability Services Region Governing Board meeting on April 15, 2024. Sorensen stated there was discussion regarding potential changes in governance and operations of the regions. Sorensen stated Governor Reynolds has signed a bill over the weekend which may change the number of mental health regions and the operations thereof.

Sauer attended a Muscatine County Conservation Board meeting on April 15, 2024.

Sauer attended a River Bend Transit Board of Directors meeting on April 17, 2024.

On a motion by Mather, second by Chick, the Board appointed Douglas Cocklin to the Muscatine County Historic Preservation Commission to fill a vacancy for a term ending 01/01/2026. Ayes: All.

Administrative Services Director Nancy Schreiber stated there is another vacancy to fill on the commission however another male applicant has filed which cannot be considered at this time, due to the Iowa state boards and commissions gender balance law that is still in effect. The gender balance requirement was recently struck down but does not go into effect until July 1, 2024, therefore after July 1, 2024 the applicant could be considered.

On a motion by Sauer, second by Mather, the Board accepted the April 2024 payroll claims. Ayes: All.

Planning and Zoning Administrator Eric Furnas stated he recently met with General Supervisor Oscar Alvarez and Renaissance Historic Exteriors to review the Courthouse Clock Tower/Roof and Gutter Repair project and a proposed change order.

On a motion by Mather, second by Sauer the Board authorized a \$7,500 change order discretionary dollar limit for Planning and Zoning Administrator Eric Furnas (serving as the Owner Representative) for the Jail Mechanical Penthouse Access Panel project, the Jail Exterior Insulated Panels project, and the Courthouse Clock Tower/Roof and Gutter Repair project. Ayes: All.

On a motion by Sauer, second by Chick the Board re-assigned the accounts payable and payroll functions for Muscatine County to the Administration Office. Ayes: All.

On a motion by Sauer, second by Mather, to authorize the addition of a Payroll/Accounts Payable Administrator position (Grade 10) to the Administration Office. Ayes: All.

On a motion by Chick, second by Sauer, the Board moved to eliminate a Payroll/Accounts Payable Administrator position from the Auditor's Office. Ayes: All.

On a motion by Mather, second by Sauer, the Board authorized the addition of a Real Estate/Elections Clerk position (Grade 8) to the Auditor's Office. Ayes: All.

Schreiber stated the Payroll/Accounts Payable Administrator position to the Administration Office will necessitate a transition period with training from the Auditor's office and the Auditor's office may need to hire additional temporary election workers during this period.

Sorensen questioned Information Services (IS) Director Bill Riley on the status of the additional IS employee position the Board authorized to hire. Riley stated he is waiting on the salary study to be completed before determining a salary range for the proposed job posting. Schreiber stated she is expecting the salary study report on April 29, 2024, which she will forward to the Board. Sorensen asked Riley if he has advertised the position that was authorized a year ago. Riley stated he has not advertised as the proposed salary top range is approximately \$56,000 (which he believes in other counties is a salary at or above their starting salary). Riley stated he does not anticipate experienced candidates (who have the required skills) will apply but anticipates he will receive applicants who will require extensive training. Sorensen stated it is not possible to know if there are qualified candidates without posting the position. Sorensen stated past experience with job postings if no qualified candidates apply, have shown that a position can be re-evaluated for the salary grading process if necessary. Discussion with the Board included the Auditor's office requiring assistance from IS for election laptops due to change over in staff and the importance of election integrity and security. Sorensen questioned how soon the Board could determine the results of the salary study in regards to the IS position. Schreiber stated she anticipates the salary study results can be reviewed in early May and a job description and salary could be posted soon after the review. Furnas stated he recently went through a job posting/hiring process for the zoning department and did not receive any qualified candidates.

The meeting was adjourned at 9:40 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors