

Muscatine County Board of Supervisors  
Monday, April 29, 2024

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

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

On a motion by Sauer, second by Kirchner, the Board approved claims dated April 29, 2024 in the amount of \$436,770.50. Ayes: All.

City of Muscatine, City Planner, April Limburg and Assistant Community Development Director, Andrew Fangman reviewed a request from City of Muscatine to assign a Tax Sale Certificate No. CH190237 for 519 Orange Street, Muscatine, Iowa. Limburg stated the parcel is a vacant lot with the City of Muscatine requesting to acquire the parcel from the county tax sale and abate the property taxes. Discussion was held with the Board regarding the unpaid regular property taxes (since 2016) and special assessments for nuisance abatement, the property went to tax sale in 2019, with no buyers at the sale and the county now holds the tax certificate with unpaid charges totaling \$71,721.00. Community Development Director Jodi Royal-Goodwin stated the parcel is being pursued as part of the neighborhood revitalization project as a neighborhood park due to the small lot size of 2800 square feet, it is not a suitable as a buildable lot for a house or any other viable use. Royal-Goodwin stated the project intent is to put all the properties they can back into private ownership. Mather stated his concerns with the lot being unsightly with citizens hanging out throughout the day and night. Royal-Goodwin stated the plan is to have video surveillance and the proposed park to fall under park rules. Administrative Services Director Nancy Schreiber stated if the county assigns the parcel to the city then there is a 90-day redemption process and then the city will take title to the property. County Attorney Jim Barry stated he has met with the city and the recommendation was to bring the property information to the Board for discussion. Schreiber stated at the time the property tax sale information for this parcel is brought to the Board, the property has been fully vetted to determine if there is any other recourse to recoup the unpaid charges. County Treasurer Amy Zybarth reviewed the tax sale process stating it takes two years of no purchase at the tax sale for the parcel to become county owned.

On a motion by Mather, second by Sauer, the Board approved Resolution #04-29-24-01 Assigning Tax Sale Certificate. Roll call vote: Ayes: All.

**RESOLUTION #04-29-24-01**  
**RESOLUTION ASSIGNING TAX SALE CERTIFICATE**

WHEREAS, through the operation of Section 446.19, Code of Iowa, Muscatine County has become the holder of a certain Tax Sale Certificate to real estate in Muscatine County; and

WHEREAS, in obtaining the Tax Sale Certificate, the Muscatine County Treasurer has complied in all respects with the requirements of Chapters 446 and 447 of the Code; and

WHEREAS, Section 446.31, Code, grants to the County Board of Supervisors the authority to compromise the taxes owing and assign the Certificate to another; and

WHEREAS, Parcel No. 08-35-430-001, described more fully as follows:

Legal Description: 35-77-2W N 46 2/3' Lot 10, Block 105  
Street Address: 519 Orange Street, Muscatine, IA  
Deed/Title Holder: Jeremy E. McCormick and Laura Leakey

Was bid by Muscatine County tax sale held on July 17, 2019 at a cost of \$20,801 and is currently held by the County as Tax Sale Certificate No. CH190237; and

WHEREAS, the City of Muscatine, Iowa expended \$ 11,969 in nuisance abatement costs has expressed an interest in acquiring the Tax Sale Certificate from the County in order to construct a small neighborhood park and has offered \$ 1.00 therefore; and

WHEREAS, the total amount of taxes owing \$35,519, plus fees, costs, interest and penalty of \$36,202 is currently \$71,721, plus the 2023 tax (payable 24-25); and

WHEREAS, the Muscatine County Treasurer has recommended that this Tax Sale Certificate be assigned as described herein; and

WHEREAS, the Board of Supervisors finds the assignment of the Tax Sale Certificate under the conditions described herein to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Muscatine County Board of Supervisors:

Section 1. That the Tax Sale Certificate #CH190237 is hereby assigned to the City of Muscatine, Iowa; consideration for the assignment is one dollar, provided, however, if sold in the future, the City will render to the County any proceeds of a sale of the property in excess of the demolition and nuisance abatement liens plus the actual costs incurred in acquiring title and selling the property.

Section 2. That such assignment shall be deemed effective upon payment by the assignee of the amount of \$1.00, to the Muscatine County Treasurer, receipt of which is hereby acknowledged, whereupon the Treasurer is authorized and directed to indicate the assignment of Tax Sale Certificate and to take those further steps mandated in Chapter 447 and 448, Code of Iowa.

Section 3. That once the City of Muscatine has acquired title to the parcel, the County Treasurer is directed to abate all taxes, costs, fees, interest and penalties owing as of the date of this resolution and any and all additional taxes, etc. accruing after the date of this resolution.

PASSED AND APPROVED this 29th day of April, 2024.

ATTEST:

/s/Tibe Vander Linden  
Muscatine County Auditor

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

Muscatine County Historic Preservation Commissioner William Koellner reviewed the current projects for the Muscatine County Historic Preservation Commission. Koellner introduced John Koala as the project manager for the Historic Fruit and Vegetable Industry of Muscatine County project.

On a motion by Sauer, second by Kirchner, the Board authorized the Chair to execute a Certified Local Government Grant contract for a \$19,876.00 grant (\$11,800 grant award with \$1,361.00 cash and \$6,715.00 in-kind match requirements) between the State Historic Preservation Office (SHPO) and Muscatine County (on behalf of the Muscatine County Historic Preservation Commission) for a survey of the Historic Fruit and Vegetable Industry in Muscatine County. Ayes: All.

Planning and Zoning Administrator Eric Furnas proposed an amendment to the Fee Schedule for the Muscatine County Building and Zoning Office. Furnas requested an additional schedule of \$200 be added to the electrical permit fee for anything over 400-amp service.

On a motion by Chick, second by Sauer, the Board approved an amendment for an additional fee of \$200 for over 400-amp service to the Fee Schedule for the Muscatine County Building and Zoning Office. Ayes: All.

MRA Compensation Director Cristy Reetz gave a virtual presentation of the Muscatine County Compensation Project Overview to the Board. Administrative Services Director Nancy Schreiber stated she is working on proposed salary grading options, with some exceptions included, to present to the Board next week.

Muscatine County Comprehensive Health Plan review and recommendations were presented by Jerry Koering and Brad Johnson of Assured Partners. Schreiber stated she will present Wellmark Blue Cross Blue Shield health options to the Board next week for the upcoming annual enrollment period.

On a motion by Mather, second by Sauer, the Board approved a renewal of an Iowa Retail Cigarette/Tobacco/ Nicotine/Vapor Permit for Casey's Marketing Co., dba Casey's General Store #2472, 1334 Hwy 22, Nichols, Iowa. Ayes: All.

On a motion by Mather, second by Kirchner, the Board approved the minutes of the April 22, 2024 regular meeting. Ayes: All.

Correspondence:

All Supervisors received an email from Dyann Roby regarding the bridge on 245<sup>th</sup> Street.  
Kirchner and Mather received an email from Denise Bulat of Bi-State Region  
Comprehensive Economic Planning Board.  
Chick received several calls regarding Oak Grove Road.  
Chick received several calls regarding the barricades on 245<sup>th</sup> Street.

Committee Reports:

Kirchner attended a Muscatine County Fair Board meeting on April 17, 2024.

Sorensen attended a Bi-State Regional Planning Commission meeting on April 24, 2024.

General Services Supervisor Oscar Alvarez and Administrative Services Director Nancy Schreiber stated the prior building automation system agreement was with CSS Controls servicing the jail, who has gone out of business. Schreiber stated the two proposals presented by AJ Associates have been fully vetted and Winona Controls, Caledonia, MN, is being recommended.

On a motion by Mather, second by Sauer, the Board accepted a proposal from Winona Controls, Caledonia, MN, for a building automation system maintenance agreement for the Muscatine County Jail. Ayes: All.

On a motion by Chick, second by Kirchner, the Board appointed Nathan Sneath to the Muscatine County Historic Preservation Commission for a term ending 01/01/2027. Ayes: All. Sorensen thanked Sneath for his willingness to serve.

On a motion by Sauer, second by Mather, the Board appointed Michael Smock to the Muscatine County Zoning Board of Adjustment to fill a term ending 03/31/2029. Ayes: All.

On a motion by Mather, second by Sauer, the Board set a public hearing on proposed FY23/24 Muscatine County budget amendments for Monday, June 3, 2024 at 9:00 A.M. Ayes: All.

County Engineer Bryan Horesowsky stated Canadian Pacific Railroad has announced a road closure due to railroad crossing repair between Stewart Road and 41<sup>st</sup> Street on Pettibone Avenue near Northern Gravel Company.

Charles Lawrence, 1808 Briarwood Lane, Muscatine, Iowa, stated he appreciated the tax budget public hearing the county held at the Discovery Center as he was allowed to speak for more than three minutes (as he experienced only a three-minute allowed time at the city and school district hearings). Lawrence stated the Muscatine Journal and the library no longer prints the agendas for the public meetings. Lawrence stated the Board of Supervisor minutes are not printed in the newspaper until 10-11 days after the meetings. Schreiber explained the minutes are approved one week after each meeting and then sent to the paper for publishing. Mather stated the library has access to the internet for citizens to review the agendas and legal notices. Sorensen stated he will review the concerns stated today with legal notice publications with the state legislators. Information Services Director Bill Riley stated the possibility of the Chamber of Commerce being a single source for all agendas to be made available on their website.

The Board recessed at 11:14 A.M. The Board reconvened at 11:20 A.M.

On a motion by Mather, second by Kirchner, the Board went into non-public session pursuant to Chapter 20.17(3), Code of Iowa, to discuss strategy in union negotiations at 11:20 A.M. Roll call vote: Ayes: All. On a motion by Chick, second by Kirchner, the Board returned to open session at 12:30 P.M. Roll call vote: Ayes: All.

The meeting was adjourned at 12:30 P.M.

ATTEST:

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Tibe Vander Linden  
County Auditor

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Jeff Sorensen, Chairperson  
Board of Supervisors