

Muscatine County Board of Supervisors  
Monday, August 5, 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 August 5, 2024 in the amount of \$1,165,451.65.

A Public Hearing was called to order by Chairperson Sorensen at 9:02 A.M. on a request from Regina Noll, Record Owner, to rezone approximately .23 acres, located in Montpelier Township, 3389 Highway 22, from C-1 Commercial District to R-2 Residential District. Planning and Zoning Administrator Eric Furnas reviewed the Zoning Commission Development Report regarding the rezoning request. Furnas stated through the process of Regina Noll selling her property, she learned that it was zoned C-1 Commercial District, despite the land use having been residential for over 75 years. Because the existing single-family dwelling on the property is considered a non-conforming land use, lenders will often balk at providing financing for a property that cannot automatically be reconstructed in the event of a fire or other disaster. For these this reason and because most of the surrounding area is zoned R-2 Residential District, the applicant requests that the property be rezoned. Furnas stated the Zoning Commission voted unanimously to rezone from the existing C-1 Commercial District to R-2 Residential District. No one from the public spoke for or against the rezoning request.

On a motion by Mather, second by Sauer, the public hearing was closed at 9:05 A.M. Roll call vote. Ayes: All.

On a motion by Sauer, second by Chick, the Board approved an ordinance rezoning approximately .23 acres in Montpelier Township from C-1 Commercial District to R-2 Residential District on the first of three readings. Roll call vote: Ayes: All.

Mike Nolan, Horizon Architecture, reviewed the updated Master Agreement for All Service Orders stating there is only one change, which is to add an additional registered architect to the rate schedule/hourly rate. On a motion by Chick, second by Kirchner, the Board approved an updated Master Agreement for All Service Orders. Ayes: All.

Administrative Services Director Nancy Schreiber stated the three Service Orders for discussion and consideration have all been included in this year's Capital Improvement Plan.

Nolan reviewed the proposed Service Order for Muscatine County Community Services Building Maintenance and Repairs Project stating the project includes removal, repair or replacement of entrance ramp, ramp and stairs adjacent to loading dock and stone stairs on the northwest corner. Additional work includes water infiltration and interior finished repair on northeast corner of building and miscellaneous maintenance/repair of masonry at the roof parapet. Interior work includes upgrade of lighting, automatic fixture valves, elevator access

control and carbon monoxide detection system. On a motion by Mather, second by Sauer, the Board approved a Service Order for the Muscatine County Community Services Building Maintenance and Repairs Project Community Services Maintenance Project. Ayes: All.

Nolan reviewed the Service Order for the Muscatine County Administration Building Maintenance and Repair Project stating the project includes removal, waterproofing and replacement of roof components including two abandoned skylights and roof coping, selective repointing and repainting of exterior walls and interior water damaged finish replacement. Revision of drainage at back wall/alley to address washout. Work identified in the 2024 Master Plan may be modified depending on any additional conditions deemed necessary and approved by the county. On a motion by Chick, second by Kirchner, the Board approved a Service Order for the Muscatine County Administration Building Maintenance and Repairs Project. Ayes: All.

Nolan reviewed the Service Order for the Muscatine County Jail and Deputy's Quarters Maintenance Project stating the project includes removal and replacement of Door 920 and installation of two new access panels adjacent to the nurse's station and staff bathroom, an addition of split system conditioning unit in the jail south lobby and addition of sidewalk on the south side of the Deputy's Quarters. On a motion by Chick, second by Mather, the Board approved a Service Order for the Muscatine County Jail and Deputy's Quarters Maintenance Project. Ayes: All.

Nolan stated there will be a pre-construction meeting regarding the Muscatine County Jail exterior insulated panels project, as the project was originally slated to begin in July 2024, but has been delayed due to delivery of construction materials. Nolan stated the project should begin soon.

Nolan updated the Board on the Courthouse Roofing Project.

Nolan stated he has started a conversation with Katie Hammond, County Conservation Director, in regards to the remainder of the service order project funding, to look into the Conservation Department facilities to begin Master Planning.

On a motion by Mather, second by Chick, the Board approved Resolution #08-05-24-01 Suspending the Collection of Taxes. Roll call vote: Ayes: All.

**RESOLUTION #08-05-24-01**  
**SUSPENDING THE COLLECTION OF TAXES**

WHEREAS, notice from the Director of Human Services has been received regarding the eligibility of Robert Vanacker, Muscatine, Iowa, (the 'recipient') for medical and facility care; and

WHEREAS, as such recipient of such assistance is deemed to be unable to contribute to the public revenue pursuant to Section 427.9, Code of Iowa; and

WHEREAS, the recipient is the owner of property described as follows:

Address: 140 ½ North St., Fruitland, IA 52749  
Parcel No: 1330251014  
Legal Description: 30-76-2W Parcel H SW Ne & SE NE 10 Pl 21

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

1. That the County Treasurer is hereby ordered to suspend the collection of all taxes, including special assessments, rates or charges, interest, fees and costs for the current year and those unpaid from prior years. As long as the petitioner is authorized by DHS no interest accrues during suspension but payments can be made.
2. If the parcel is sold, passes by bequest or inheritance to any person other than the spouse or minor child of the petitioner, all taxes and special assessments become due and payable by the next semi-annual installment date. Interest at the rate of 1 ½% per month will start on the next delinquency date after the suspended taxes become due.

Passed and approved this 5th day of August, 2024.

ATTEST:

/s/Tibe Vander Linden  
Muscatine County Auditor

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

On a motion by Sauer, second by Kirchner, the Board approved the minutes of the July 29, 2024, regular meeting. Ayes: All.

Correspondence:

Mather received a couple emails commending the Veteran's Director Eric Sanders on his work with the Veteran's Outreach meeting.

Mather received an email from a citizen thanking Veteran's Director Eric Sanders for his assistance to provide benefits and services to a widow of a veteran.

Mather had a conversation with Gene Hammons at the county fair regarding EMS legislative changes. Mather thanked Hammons for his assistance with Mather's daughter's friend who was experiencing heat exhaustion.

Kirchner received a call from Vera Smith inquiring about wind and solar issues.

Committee & Meeting Reports:

Chick attended a Mississippi Valley Workforce Area CEO meeting on July 30, 2024.

Sorensen attended a Muscatine County Emergency Management Services (EMS) meeting on July 31, 2024. Sorensen reviewed with the Board the legislation changes that may affect EMS services in the county.

Schreiber stated the two contracts being presented should have come to the Board before they were signed but due to miscommunication, they were not presented until today. The Sheriff's Department has been advised that proposals of this amount should be presented to the Board. Sorensen questioned Sheriff Quinn Riess about the card key access at the jail. Riess stated the Accurate Controls project of 40 card readers is to add them to the original 1996 portion of the jail, that does not have card readers. On a motion by Chick, second by Kirchner, the Board affirmed acceptance by Sheriff Quinn Riess of a proposal from Accurate Controls to add 40 card readers to the existing security system in the amount of \$78,200.00, and a proposal from Eastern Iowa Electric to provide and pull cabling for the project in the amount of \$45,959.89. Ayes: All.

On a motion by Mather, second by Sauer, the Board went into Closed session at 9:21 A.M. pursuant to Code of Iowa, Section 21.5(c) to discuss strategy with counsel in matter where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation; and/or Section 21.2 (j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property or reduce the price the governmental body would receive for the property. Roll call vote: Ayes: All. On a motion by Mather, second by Sauer, the Board returned to open session at 9:55 A.M. Roll call vote: Ayes: All.

On a motion by Mather, second by Sauer, the Board went into a Non-Public session at 9:56 A.M. pursuant to Chapter 20.17(3), Code of Iowa, to discuss strategy in union negotiations. On a motion by Mather, second by Sauer, the Board returned to open session at 10:47 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 10:47 A.M.

ATTEST:

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Tibe Vander Linden  
County Auditor

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Jeff Sorensen, Chairperson  
Board of Supervisors