

Muscatine County Board of Supervisors
Monday, October 14, 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, to approve claims dated September 30, 2024 in the amount of \$4,369,665.44. Ayes: All.

Mae Hingtgen, CEO of Mental Health/Disability Services of the East Central Region and Lori Elam, CEO of Eastern Iowa MH/DS Region presented an update on transition from mental health regions to behavioral health districts in Iowa. The presentation included a map of the Iowa Department of Health and Human Services Behavioral Health Districts (Muscatine County is in District 7) and a Procurement Timetable which outlined the Administrative Services Only (ASO) bidder process (time period of September 2024 to January 2025). Sorensen asked what organizations are interested in being an ASO RFP. Hingtgen stated the state procurement process allows for ASO RFP letters of intent to be public information. Hingtgen stated there are 10 organizations state-wide that have submitted their letter of intent. The letters of intent received for District 7 were from East Central Region, Elevate Housing, Unity Point Health and Iowa Primary Care Association.

Planning and Zoning Administrator Eric Furnas reviewed Resolution #10-14-24-01 Approval of the Combined Preliminary and Final Plat of Pine Grove Manor Subdivision. Furnas stated property owners, David Petersen and Amy Petersen, 1410 Yancy Avenue, Blue Grass, Iowa, have requested approval of the combined preliminary/final plat of the two lot, A-1 Agricultural subdivision, Pin Grove Manor Subdivision which will create a new lot around an existing home at 1408 Yancy Avenue and will split the house approximately 68 acres of farm ground. The subdivision will also re-establish some property lines between 1410 Yancy Avenue. Furnas stated the Board of Adjustment recommends approval of the request.

On a motion by Chick, second by Mather, the Board approved Resolution #10-14-24-01 Approval of the Combined Preliminary and Final Plat of Pine Grove Manor Subdivision. Roll call vote: Ayes: All.

RESOLUTION #10-14-24-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
PINE GROVE MANOR SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Pine Grove Manor 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 October 14, 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 “Pine Grove Manor 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 14th day of October, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

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

Furnas reviewed Resolution #10-14-24-02 Extending a Temporary Moratorium on the Issuance of Special Use Permits for Commercial Wind Energy Conversion Systems stating the current moratorium is set to expire on October 20, 2024. Furnas recommends the proposed extension to March 16, 2025, to allow more time with updating the Comprehensive Plan.

On a motion by Chick, second by Kirchner, the Board approved Resolution #10-14-24-02 Extending a Temporary Moratorium on the Issuance of Special Use Permits for Commercial Wind Energy Conversion Systems. Roll call vote: Ayes: All.

RESOLUTION 10-14-24-02
EXTENDING A TEMPORARY MORATORIUM ON THE ISSUANCE OF SPECIAL
USE PERMITS FOR COMMERCIAL WIND ENERGY CONVERSION SYSTEMS

WHEREAS, the size and impact of Commercial Wind Energy Conversion Systems have the potential to create an excessive burden on the County’s infrastructure, the environment, wildlife,

nearby property owners and a potential to interfere with the operation of Doppler Weather Radar accuracy; and

WHEREAS, Commercial Wind Energy Conversion Systems are a special permitted use in the A-1 Agricultural, I-1 Light Industrial and I-2 Heavy Industrial zoning districts, of the Muscatine County Zoning Ordinance, subject to consideration and action by the Muscatine County Zoning Board of Adjustment; and

WHEREAS, the Muscatine County Board of Supervisors recognizes that Commercial Wind Energy Conversion Systems may affect the character of the surrounding area and the Board desires that all applications for Commercial Wind Energy Conversion Systems be considered consistently within the purpose and intent of the Muscatine County Zoning Ordinance so that the most appropriate uses of land are encouraged throughout unincorporated Muscatine County; and

WHEREAS, the Muscatine County Board of Supervisors desires to explore the possibility of changing the approval requirements for Commercial Wind Energy Conversion Systems considered by the Zoning Board of Adjustment; and

WHEREAS, changing said review requirements would necessitate amendment of the Muscatine County Zoning Ordinance, and

WHEREAS, Muscatine County is currently in the process of updating the 2014 Muscatine County Comprehensive Plan and said process will involve multiple public input sessions to hear valuable county resident opinions on Commercial Wind Energy Conversion Systems; and

WHEREAS, on January 15, 2024, the Muscatine County Board of Supervisors adopted Resolution #01-15-24-01 placing a temporary moratorium on the issuance of any special use permits for Commercial Wind Energy Conversion Systems, expiring 11:59 p.m. Central Time on Sunday, October 20, 2024, unless extended by further action of the Board of Supervisors; and

WHEREAS, the Muscatine County Board of Supervisors wishes to extend the moratorium at this time.

NOW, THEREFORE, BE IT RESOLVED that the Muscatine County Board of Supervisors hereby extends the temporary moratorium on the issuance of any special use permits for Commercial Wind Energy Conversion Systems, to 11:59 p.m. Central Time on Sunday, March 16, 2025, unless extended by further action of the Board of Supervisors, to allow the above referenced changes to the Muscatine County Zoning Ordinance concerning Commercial Wind Energy Conversion Systems, to be duly considered by the Muscatine County Zoning Commission and the Muscatine County Board of Supervisors; and

BE IT FURTHER RESOLVED that the Muscatine County Board of Supervisors reserves the right to end the moratorium prior to the approved term of the moratorium upon completion of the amendments to the Muscatine County Zoning Ordinance and satisfactory resolution of the issues as determined by the Muscatine County Board of Supervisors; and

BE IT FURTHER RESOLVED that the moratorium approved by this Resolution shall become effective immediately upon adoption of this Resolution.

PASSED AND APPROVED this 14th day of October, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

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

Furnas recommended to the Board the approval of an amended proposal and contract with TnT Tuckpointing and Building Restoration, LLC, in the amount of \$186,927.00 for masonry repairs on the Muscatine County Courthouse with a Performance and Payment Bond (P&P Bond) that is expected today. Furnas stated the contract will not be executed until the P&P Bond has arrived.

On a motion by Chick, second by Mather, the Board approved an amended proposal and contract with TnT Tuckpointing and Building Restoration, LLC in the amount of \$186,927.00 for masonry repairs on the Muscatine County Courthouse. Ayes: All.

Furnas stated the County Jail Panel Project is still on hold as the materials have not arrived.

On a motion by Sauer, second by Kirchner, the Board approved the minutes of the October 7, 2024 regular meeting. Ayes: All.

Correspondence:

No Correspondence was reported.

Committee & Meeting Reports:

Sorensen and Mather met with Josh Rogers, Great Prairie Institute and Ryan Streck from MPW on October 9, 2024, regarding the proposed expansion of the MISO transmission plans and power grid issues.

Sorensen attended a Greater Muscatine Chamber of Commerce and Industry (GMCCI) Advocacy meeting on October 8, 2024, to discuss a candidate forum scheduled for October 24, 2024.

Sorensen attended a meeting to discuss port initiatives with Ports of Eastern Iowa on October 8, 2024.

Sorensen attended an additional meeting to discuss the Ports of Eastern Iowa on October 9, 2024.

Sorensen attended a Corn Belt Ports of Upper Mississippi meeting on October 10, 2024. Chick attended a ribbon cutting for the largest inflatable sports dome in Iowa, located in Muscatine, on October 10, 2024.

Chick attended GMCCI Economic Development meeting with a tour of HON Industries on October 8, 2024.

Kirchner announced the Muscatine County Fair Board Annual Meeting to be held at the fair grounds on October 22, 2024 at 6:30 P.M.

On a motion by Chick, second by Sauer, the Board approved Resolution #10-14-24-03 Transferring Funds from the General Basic Fund to the Secondary Roads Fund, in the amount of \$300,000. Roll call vote: Ayes: All.

**RESOLUTION # 10-14-24-03
TRANSFERRING FUNDS FROM THE GENERAL BASIC FUND TO THE
SECONDARY ROADS FUND**

WHEREAS, it is desired to authorize the Auditor periodically to transfer sums from the General Basic Fund to the Secondary Roads Fund; and

WHEREAS, said transfers must be in accordance with Sections 331.429 and 331.432 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Muscatine County Board of Supervisors that the Auditor is authorized to transfer \$300,000 from the General Basic Fund to the Secondary Roads Fund.

PASSED AND APPROVED this 14th day of October, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

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

On a motion by Kirchner, second by Mather, the Board approved Resolution #10-14-24-04 Transferring Funds from the Rural Services Fund to the Secondary Roads Fund in the amount of \$1,140,000 Roll call vote: Ayes: All.

**RESOLUTION # 10-14-24-04
TRANSFERRING FUNDS FROM THE RURAL SERVICES FUND TO THE
SECONDARY ROADS FUND**

WHEREAS, it is desired to authorize the Auditor periodically to transfer sums from the Rural Services Fund to the Secondary Roads Fund; and

WHEREAS, said transfers must be in accordance with Sections 331.429 and 331.432 of the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Muscatine County Board of Supervisors that the Auditor is authorized to transfer \$1,140,000 from the Rural Services Fund to the Secondary Roads Fund.

PASSED AND APPROVED this 14th day of October, 2024.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

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

Budget Director Kala Naber reviewed a request to reallocate American Rescue Plan Act (ARPA) Funds that was previously allocated to the County Conservation Deep Lakes Campground Project. The project has not received any firm bids for the project. Naber stated ARPA requires contracts are signed by December 31, 2024, which is only two months away. The recommendation proposed is to reallocate the ARPA funds to the Court House Roof Project which will free up Capital Project funds that can be transferred to the Deep Lakes Campground Project, without any time constraints.

On a motion by Mather, second by Sauer, the Board approved Resolution #10-14-24-05 Reallocating American Rescue Plan Act Funds. Roll call vote: Ayes: All.

RESOLUTION # 10-14-24-05
REALLOCATING AMERICAN RESCUE PLAN ACT FUNDS

WHEREAS, on March 11, 2021, President Biden signed the 1.9 trillion-dollar American Rescue Plan Act to speed up recovery from the economic and health effects of the COVID-19 pandemic and,

WHEREAS, the American Rescue Plan allocated \$8,286,982.00 to Muscatine County and on May 21, 2021 the first half of funds totaling \$4,143,491.00 was received and on June 9, 2022 the second half of the funds totaling \$4,143,491.00 was received and,

WHEREAS, the Muscatine County Board of Supervisors chooses the standard revenue loss allowance of up to \$10,000,000 for government services and,

WHEREAS, the Muscatine County Board of Supervisors allocated \$1,490,850 to the Conservation Deep Lakes Park Campground project on August 26, 2024 and wishes to reallocate these funds to the following project:

- Courthouse Roof Replacement in the amount of \$1,490,850

NOW, THEREFORE, BE IT RESOLVED, the Muscatine County Board of Supervisors reallocates American Rescue Plan Act Funds from the Conservation Deep Lakes Park Campground project to the Courthouse Roof Replacement project.

PASSED AND APPROVED this 14th day of October, 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 Kirchner, the Board authorized the Chair to execute contract documents for the Muscatine County Jail Panel and Door Installation Project. Ayes: All.

On a motion by Chick, second by Sauer, the Board authorized the Chair to execute contract documents for the Muscatine County Deputy's Quarters Paving Project. Ayes: All.

Furnas stated the County Jail Panel Project is on hold as the materials have not arrived.

Vander Linden announced early voting in the Auditor's Office and the first day to mail ballots (for the November 5, 2024 General Election) is Wednesday, October 16, 2024. Early voting runs until November 4, 2024 at 4:30 p.m. If citizens have any questions about the election, please call the Auditor's office at 563-263-5821.

Conservation Director Katie Hammond announced a meeting scheduled for Monday, October 21, 2024 at Discovery Park to unveil the latest on the Deep Lakes Campground Project. Hammond invited the Board and the public to attend the public meeting.

The meeting was adjourned at 9:55 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors