

Muscatine County Board of Supervisors
Monday, May 12, 2025

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

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

On a motion by Sorensen, second by Sauer, the Board approved claims dated May 12, 2025 in the amount of \$5,100,337.40. Sorensen stated that a good portion of claim amount was due to the Muscatine Island Levee project and asked Budget and Administrative Services Director, Kala Naber, if there was more to still do. Naber stated there is still a retention held on a portion of the project.

A Public Hearing was called to order by Chairperson Mather at 9:01 A.M. on the proposed ordinance for amendments to the Muscatine County Construction Codes, the first of three readings.

County Development Director, Eric Furnas, proposed adopting the State of Iowa's Construction Codes so that when the state updates their codes, another public hearing will not be necessary to update Muscatine County's codes. Furnas stated the changes Muscatine County would see this year would be the state plumbing, mechanical and electrical codes. The State of Iowa's plumbing and mechanical codes went into effect at the end of March 2025. The new State of Iowa's electrical code will go into effect on July 1, 2025. Furnas stated that adopting the State of Iowa's Construction Codes will keep Muscatine County consistent with state code minimums. Sorensen asked if there were any significant updates to the State of Iowa Construction Codes. Furnas responded that there will be a requirement for the 30-Amp breakers for larger appliances to be Ground Fault Circuit Interrupter (GFCI) protected. Furnas stated there are certain codes that we can make local amendments to be slightly less strict, but are limited to the building codes, not the mechanical codes. The state mechanical, electrical and plumbing codes are regulated by state agencies such as the Department of Public Health and State Fire Marshall's Office. Furnas is proposing to amend some items such as sheet rocking ceilings in unfinished basements, small buildings less than 200 square feet not requiring a building permit unless there is electrical or plumbing installed into the building and also withholding building permits for properties that have open building, zoning or environmental violations or properties delinquent in their property taxes. Mather inquired if there were any public comments on this proposed ordinance. Furnas stated he had one email requesting to see the proposed changes. Furnas stated he sent a copy of the changes to the individual and has not heard anything since.

On a motion by Sorensen, second by Sauer, the public hearing was closed at 9:07 A.M. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved an Ordinance for amendments to the Muscatine County Construction Codes on the first of three readings. Roll call vote: Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved Ordinance #05-12-25-01 Amending the Muscatine County Zoning Ordinance Relating to Data Centers and Cryptocurrency Mining on the third and final reading. Roll call vote: Ayes: All.

County Attorney, Jim Barry, stated that when he originally drafted the Muscatine County Special Events Ordinance, he included the parks but did not include a layer for the parks Recreation Office to review all applications. Barry stated that Conservation Director, Katie Hammond had questioned if triathlon participants would be able to train outside of the designated swim area at Deep Lakes Park. Barry emphasized that some areas in the state of Iowa allow this, however those participants are required to have a boat, a flag, someone rowing with them to ensure safety and he is unsure if there is an employee at the park for check in of these types of activities on a regular basis. Barry emphasized that this ordinance is for riskier activities that would require regulating insurance and waivers.

On a motion by Sorensen, second by Chick, the Board approved an Ordinance for Special Events in Muscatine County on the second of three readings. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved an Ordinance to amend Title III, Chapter II, of the Muscatine County Code of Ordinances relating to the Zoning Ordinance for Private Burial Sites on the first of three readings. Roll call vote: Ayes: All.

Furnas reviewed Resolution #05-12-25-01 Approval of the Combined Preliminary and Final Plat of Ridge View Estates Subdivision. Furnas states this property was originally platted as Curry Acres in November and December of 2022, but the plat was never recorded and subsequently, development never occurred. The property has since sold and the new owner is proposing the same sub-division layout. Furnas stated only the name of the sub-division and the street name have changed. The lot layout and sub-division street design remains the same as what had been previously approved by Muscatine County.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #05-12-25-01 Approval of the Combined Preliminary and Final Plat of Ridge View Estates Subdivision. Roll call vote: Ayes: All.

RESOLUTION #05-12-25-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
RIDGE VIEW ESTATES SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision “Ridge View Estates 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; and

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 May 12, 2025.

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 “Ridge View Estates”, 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 12th day of May, 2025.

ATTEST:

/s/Shannon Steele

Administrative/Elections Clerk

/s/Nathan Mather, Chairperson

Muscatine County Board of Supervisors

Furnas updated the Board regarding the Insulated Panel Project for the jail and Phase II of the Administration Building Project. Sorensen inquired if there was an official start date for the Jail Project. Furnas stated he was told it would be within the next week. Chick inquired if there was a completion date set for the Court House Roofing Project. Furnas said they have made really good progress and completion should be close to May 31, 2025.

On a motion by Sorensen, second by Chick, the Board approved the Contract, Bond and Certificate of Insurance for project L-(M25-2)- - 73-70, full depth reclamation and seal coating along portions of Saulsbury Road and North Tipton Road. Ayes: All.

On a motion by Sauer, second by Kirchner, the Board approved a utility permit with Liberty Communications, West Branch, Iowa – installing a new fiber optic cable to feed a new home at 1352 100th Street. Section 3, T78N-R04W. Ayes: All.

County Engineer, Bryan Horesowsky, updated the Board on secondary road projects.

On a motion by Sauer, second by Sorensen, the Board approved a renewal of an Iowa Retail Cigarette/Tobacco/Nicotine/Vapor Permit for Reif Oil Company dba Stewart Road Fast Break, 2418 Stewart Road, Muscatine, Iowa. Ayes: All.

On a motion by Chick, second by Sauer, the Board approved the minutes of the May 5, 2025 regular meeting. Ayes: All

Correspondence:

All Supervisors received an email from a citizen about no cell service out at Saulsbury road. Sorensen forwarded the email to Hammond. Hammond responded to Sorensen that it is being looked into.

Sauer received an email from a citizen inquiring on the new burn ban ordinance. Sauer resolved the inquiry by sending the citizen a copy of the burn ordinance that was approved by the Board and advised them to not burn while a burn ban order is in effect.

Sorensen and Mather received an email from the Department of Insurance and the American Association of Retired Persons (AARP) with information of an event being held at the Merrill Hotel to help seniors with scam avoidance. This is a free event for anyone wishing to attend on May 29, 2025 from 8:00 A.M. to 10:00 A.M.

Chick received a text from a citizen in Moscow regarding some dust issues. Chick forwarded the concern to the County Engineer's Department.

Mather received an email from a citizen requesting the Board to speak up during the meetings and asked if the Board would consider reciting the Pledge of Allegiance at the beginning of the meetings. Mather stated that is not a direction the Board would like to take at this moment.

Committee & Meeting Reports:

Mather attended a virtual meeting with the Community Action of Eastern Iowa to seek approval to purchase a vehicle in connection with the Head Start Program.

Sorensen attended the Housing Council meeting on May 7, 2025.

Sauer attended the River Bend Transit Board of Directors meeting on May 8, 2025.

Furnas mentioned that the state of Iowa passed a bill that would require counties and cities to allow accessory dwelling units anywhere there is a single-family dwelling already. The bill does limit the accessory dwelling units to 1,000 square feet or up to fifty percent of what the existing single-family dwelling already is. The potential units will be subject to the International Residential Code. Furnas stated the only local code that can be applied is the same setback that the single-family dwelling would be subject to. Furnas also stated that Home Owner Associations with valid and up-to-date covenants are still allowed to restrict the additional units, however the government or the political subdivision cannot. Furnas stated that under the current zoning code, there is no provision for building a second dwelling and mentioned that some amendments to the zoning ordinance will need to be applied. Chick inquired if there were requirements on who can live in the second dwelling unit. Furnas stated there are no requirements at this time. Furnas stated the bill will allow requirement of a mobile home to be attached to a permanent foundation and taxed as real property if used as a second dwelling on the property.

The meeting was adjourned at 9:44 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors