

Muscatine County Board of Supervisors
Monday, April 9, 2012

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Furlong, Howard, Kelly, Watkins and Sorensen present. Chairperson Kelly presiding.

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

The Board reviewed the Structural Condition Study of the County Administration Building with Jeff Brown and Bill Thompson from Shive-Hattery, Inc. Thompson reported that they observed some damage to the walls in the attic area. Brown stated that they have determined what needs repaired and provided a revised cost estimate for wall repair of \$243,570. Brown stated that 6-7 feet of the wall in the attic as well as approximately 3 feet of wall immediately below the second floor joists should be replaced on the East wall. Brown stated the West wall needs 4 feet replaced.

Furlong asked how much of the proposed repairs would have to be done if they only wanted to fix the wall long enough to build a new building. Brown said he would need to review it, but if structural repairs are done at least some of the outside work would need to be completed to protect the interior repairs. Watkins asked about the life of the building if structural repairs are completed and maintained. Brown replied 50 years or more, adding that the joists and the bearing condition on the joists were good. Howard asked if the building was safe and asked what kind of timeline Brown could give for fixing the building. Brown stated he is still concerned about a wind event on the upper East and West walls so nothing has changed since his last report and those walls should be repaired immediately. Brown stated that since most of the repairs are in the attic, the repairs could be done without moving staff out of the building. Brown stated the roof should be replaced within five years. Brown stated that the coatings on the wall are working negatively to hold water in and this needs to be addressed through pressure washing and recoating the wall with a new product. Sorensen stated that half of the estimated repair cost is to address the HVAC system. Brown stated that there is a mistake under the mechanical estimate that needs to be corrected. Brown will provide the Board with another corrected report that shows the phases and corrected costs. Furlong would like to know what a new building would cost but he does not want to delay the project too long. Watkins stated he thinks the building should be repaired properly and then the Board can decide if they want to construct a new building and sell this building. Sorensen stated he thinks it would cost approximately 5.5 million for a new building. Brown stated Shive-Hattery could provide a quick opinion of the cost, if they knew where the building would be located.

Kelly asked Brown to provide a footprint, approximate cost of a new building, and phases for repairing the current building by next week's meeting. Watkins stated the County needs to move forward with fixing the Administration Building. Sorensen agreed. Shive-Hattery was asked to develop an agreement for services to design plans and specifications for repairs of the walls with the roof replacement as an alternate by next week. Brown

stated that what he is hearing the Board wants from Shive-Hattery is a corrected cost opinion with phases for repairing the Administration Building, a real rough square footage cost for a new building with the current occupants to be located at 4th and Mulberry, and a proposal for design services for the structural repairs of the Administration Building. Howard stated he would like to get this done right the first time. Watkins stated a building should always be built with the capability of adding to it.

Jerry Lange, 3486 Big Sky Drive, stated he believes the Board is between a rock and a hard spot on what they are going to do with the Administration Building. Lange stated he believes the Board has three choices: spend money to repair this building, consider a public vote on a bond issue for a new building, or use the County home off of Houser Street. Watkins stated that the Board received cost estimates for remodeling the DHS Building that were higher than repairing the current building. Lange stated that the County taxpayers would like to know what the Board can do to most cheaply and inexpensively provide the right kind of office building that would sufficiently take care of all of the offices. Watkins stated that two bond issues failed leading to the Board deciding to purchase this building. Lange stated he thinks it is amazing that the structural problems were not discovered before purchasing the building. Watkins stated that some of the leaking may have occurred since the building was purchased. Lange asked if they ever considered a second opinion. Sorensen stated repairs would go out for bids and have been coming in less than cost opinions.

On a motion by Furlong, second by Watkins, Maintenance Supervisor Troy Sievert was authorized to attend a Situational Leadership II Workshop in Chicago, Illinois on May 7th and 8th, 2012 at the cost of a \$1,995 membership. Ayes: All.

Discussion was held with Sievert regarding the Courthouse sidewalk design. Sievert discussed removing at least one of the set of steps at a corner to make the Courthouse ADA compliant, but suggested that the Board might want to take out all of the steps. Furlong stated he thinks it would be expensive to make more than one of the corners ADA compliant. Sievert stated only one of the ramps would have to be ADA compliant. Sievert stated there are a lot of options and he is requesting some guidance. Sievert stated that they have to make one of the sidewalks ADA compliant. Sorensen stated he is not in favor of replacing the steps with a ramp without making it ADA compliant. Watkins stated he would make the two on the North ADA compliant. Sievert stated that if the County has a clearly marked ADA compliant ramp and someone chooses not to use it, then the County is not liable. Furlong agreed with Sorensen that a ramp may appear ADA compliant when it is not which could make the County liable. Sievert stated that the Northwest corner would be difficult to make ADA compliant without zig zagging the sidewalk. Sievert stated that if they have to add the old portion of the jail to the geothermal then there is no capacity left for heating the sidewalks without adding on at an approximate cost of \$22,000 - \$50,000 to heat the front steps and the ADA ramp. Kelly asked if lines could be put in for future connection to geothermal. Sievert stated it would cost approximately \$2 a linear foot to lay the lines for future heating of the sidewalk. Furlong stated he would like to meet with Sievert after the meeting to look at the grounds. Sievert stated they could possibly eliminate some of the sidewalks. Watkins

stated he does not have a problem with that as long as it does not affect the historical status of the Courthouse. Kelly stated she would like to stay with the layout the way it is. Furlong agreed.

Discussion was held regarding possible removal of the flag pole next to the Civil War Monument. Watkins stated he feels the pole should stay as long as it is in good shape. Sievert stated that the new Civil War Monument is taller than the flag pole and that the flag pole is not really needed because of placement of a new flag pole on the Courthouse roof. Kelly stated she would like to know what the public thinks about the flag pole.

Sievert updated the Board on the DHS Geothermal project stating that the project is moving along.

On a motion by Howard, second by Sorensen, the Board accepted the following Reports of Fees Collected for the quarter ending March 31, 2012: Muscatine County Sheriff's - Civil Department - \$30,479.37; Muscatine County Auditor's - \$29,120.48; Muscatine County Treasurer's - \$105,429.75; Muscatine County Recorder's - \$56,095.00. Ayes: All.

On a motion by Sorensen, second by Furlong, the Board approved a renewal application for a Class C Beer, Liquor, Sunday Sales Privilege and Outdoor Service Permit for West Liberty Golf and Country Club, 1248 Country Heights Lane, West Liberty, Iowa. Ayes: All.

On a motion by Watkins, second by Sorensen, minutes of the Monday, April 2, 2012 regular meeting were approved as written. Ayes: All.

Correspondence:

Furlong received a call regarding a dust control problem created by a road closing in Johnson County.

Kelly received a call stating that all young ladies should be required to take Tae Kwon Do during their senior year in high school.

Committee Reports:

Sorensen attended a Muscatine County Safety Committee meeting April 4th.

Watkins met with the City of Wilton and the County Engineer on April 4th regarding a construction project on Taylor Avenue. Kelly attended a Mental Health First Aid class on April 4th and 5th funded by Muscatine County Decategorization.

Kelly presented a report from Sheriff Dave White comparing staffing levels in the Muscatine County Jail versus Blackhawk, Scott and Pottawattamie Counties.

On a motion by Furlong, second by Sorensen, the Board authorized a temporary part-time Corrections Officer position through November 2, 2012 to assist with the expansion of the Jail Diversion Program. Ayes: All.

On a motion by Watkins, second by Sorensen, the Board accepted March 2012 payroll claims. Ayes: All.

The Board reviewed the health/dental fund balance as of March 31, 2012.

Discussion was held regarding possible dates for a joint meeting with the Muscatine City Council. Administrative Services Director Nancy Schreiber will try to set up a joint meeting for April 19th.

On a motion by Furlong, second by Sorensen, the Board approved the following utility permit: West Liberty Telephone Co. – bore a service line across Elder Avenue approximately 150 feet South of where it intersects with 155th Street to a residence. Ayes: All.

County Engineer Keith White presented the following bids for the purchase of a pickup for Secondary Roads: Krieger Auto Group – a Ford F150 for \$24,550; and Krieger Motor Company – a GMC Sierra for \$27,383. White stated that the trucks would be replacing a 2000 Ford F150 (160,000+ miles) with a \$1,500 trade-in and a 2001 Ford F250 (165,000 miles) with a \$3,200 trade-in. On a motion by Furlong, second by Howard, the Board approved the low bid from Krieger Auto Group for the purchase of two Ford F150 pickups for Secondary Roads. Ayes: All.

Discussion was held with County Engineer Keith White on equipment purchases. White stated that he still plans to replace a chipper and a single axel plow truck yet this fiscal year and he reminded the board that they already approved the purchase of a second motor grader during FY11-12 at the same price as the one purchased earlier in this fiscal year.

White updated the Board on various road construction projects. White stated that the contractor for the Taylor Avenue/Y14 project brought in a central mix plant and set it at Hahn ready mix in Wilton. White stated he had several meetings with the City of Wilton and the contractor regarding routes. White stated that the City of Wilton is concerned about their roads and have been trying to negotiate an agreement with the contractor to protect them against damage from the trucks. White stated Streb has been looking at alternative sites and routes, but is interested in the amount that Wilton is going to ask for. White also reported on a Johnson County project that has caused some problem with dust control on 120th Street and he has requested Johnson County provide the dust control.

County Engineer Keith White reviewed the Five -Year Secondary Roads Construction Program and 2013 Secondary Roads Budget. White reviewed the projects currently in the Five-Year program.

On a motion by Furlong, second by Howard, the Board approved the Five-Year Secondary Roads Construction Program and the 2013 Secondary Roads Budget for submission to the Iowa Department of Transportation. Ayes: All.

The meeting was adjourned at 11:28 A.M.

ATTEST:

Leslie A. Soule, County Auditor

Kas Kelly, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, April 16, 2012

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Furlong, Howard, Kelly, Watkins and Sorensen present. Chairperson Kelly presiding.

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

On a motion by Watkins, second by Howard, claims dated April 16, 2012 were approved in the amount of \$2,036,783.33. Ayes: All.

Discussion was held with Conservation Director Curt Weiss on a request from the Muscatine County Conservation Board to construct a new maintenance facility outside the fenced area currently designated as Discovery Park. Weiss stated he has two possible locations, both of which are outside of Discovery Park. Weiss stated that the only location inside the Park would not be a desirable location as it would be right in front of the Old Barn. Weiss stated the current maintenance shed was formerly the County Home chicken coop and needs replaced. Weiss stated the proposed maintenance shed will be an unheated pole building that will provide a secure place for canoes and equipment storage. Watkins would like the options flagged so the Board can look at them. Howard stated that the numbers reported for usage of Discovery Park have been phenomenal. On a motion by Watkins, second by Sorensen, the Board authorized the construction of a new maintenance facility outside of Discovery Park with future Board consideration of the options on where to build the facility. Ayes: All.

Weiss reviewed proposed trail expansions through the Muscatine Arboretum. Watkins pointed out that Discovery Park has a shelter to rent for \$35 with seating for approximately 100 people.

Maintenance Supervisor Troy Sievert reviewed a proposed geothermal loop site plan for the DHS Building geothermal project. Sievert stated the plan proposes horizontal boring with three layers at 15 feet, 30 feet and 45 feet deep. Sievert stated there would be no disturbance from above ground and no trees would be killed. Sievert stated the proposed site for the geothermal loop would be north of the DHS building. On a motion by Watkins, second by Howard, the Board approved a geothermal loop site plan for the DHS Building geothermal project. Ayes: All.

On a motion by Furlong, second by Howard, the Board accepted a quote from A-One Geothermal, Inc. for conductivity testing for the DHS Building geothermal project in the amount of \$8,300.00. Ayes: All.

The Board reviewed the final Engineer's Opinion of Probable Construction Cost for repairs to the Muscatine County Administration Building Condition Study and Area Calculations and Engineer's Opinion of Probable Costs for a new Muscatine County Administration Building from Shive-Hattery, Inc. Sievert stated there are differences in

opinion for costs of a new building. Sievert estimated cost at \$155 per square foot and Shive-Hattery is proposing \$208 per square foot which Sievert feels is high. Sorensen stated he has issues with taking 6,000 square feet off the building when there are storage retention issues. Furlong stated that in his opinion it would probably be around \$4,000,000 for a new building. Watkins stated he thinks they need to fix the current building as they will get at least 50 more years out of the building. Sorensen stated the logical thing to do is repair this building. Sorensen stated there is about \$750,000 that has to be done structurally to the building and the HVAC can be dealt with long term. Furlong stated he would like to go to a vote of the people rather than just put the \$2,000,000 into this building. Furlong stated that even though they can do the project without a referendum, he would rather put it before the people. Furlong stated he agrees they have to go ahead and fix the walls regardless of whether they go with one of the other options. Sorensen stated they have to at least fix the walls because it would take a couple of years to build a new building and to sell this building. Howard stated he has not heard a single person mention taking it to a vote of the people as all he hears from voters is to get it done and get it done right. Watkins questions the feasibility of going to a bond issue for a new building. Kelly stated she is hearing that everyone agrees that the walls need to be repaired regardless of what the Board decides to do with the building with an approximate cost of \$336,563 without roof replacement and \$505,856 with the roof replacement. Howard stated he would be surprised if the Board would want to go with a new building after repairing this building. Furlong stated he will support this even though long term he thinks the Board should move forward with a new building because it would make this building sellable. Howard stated he is voting against this because of the firm who will be providing the architectural and engineering services. On a motion by Sorensen, second by Watkins, the Chair was authorized to execute a professional services agreement with Shive-Hattery, Inc. for the Muscatine County Administration Building Structural and Exterior Repairs Project in the amount of \$27,300 for architectural and engineering services, \$11,500 for the roofing replacement alternate plus \$1,600 for reimbursable expenses subject to review by the County Attorney. Ayes: Furlong, Kelly, Watkins and Sorensen. Nay: Howard.

Sievert stated that contractors have begun working on placement of a door in the first floor Clerk of Court storage room. Furlong reported that he inspected the Courthouse sidewalks stating that some of the sidewalks and three of the retaining walls are in fairly good condition. Sievert stated that the Historic Preservation Society suggests looking at the area as a whole to determine if the sidewalks make the building historical. Sievert stated he is researching when sidewalks were installed. Howard stated he thinks the sidewalks probably contribute to the historical nature of the Courthouse. The Board will look at the sidewalks at their next meeting.

Jerry Lange, 3486 Big Sky Drive, stated he thought the Board was just going to look at the temporary structural repairs for the Administration Building, but that it appears they are moving forward with the entire building envelope. Lange stated he feels there are still parking issues if the offices stay in this building and asked why the Board is not considering an existing commercial building that has lots of parking. Kelly stated that in her opinion the offices need close proximity to the Courthouse. Lange stated it appears

that the Board will be spending \$4,000,000 for this building when repairs are completed. Watkins stated that the Board did previously look at other commercial buildings. Sorensen stated he has not made his mind up yet as where to go long term as he feels the County has too many facilities and poor parking at most of them, but this buys the County time to look at total space and determine long term what they want to do. Howard stated he is always looking at trying to keep those public offices that should be near the Courthouse here on this campus and if at all possible minimize the expense and give the residents what they need in the most cost effective way. Watkins stated that what they are doing on this building is a permanent fix that allows this building to stand for as long as it is maintained in the future. Lange stated the buildings he has thought about are one story and HVAC would not be all that difficult and he hopes the Board will still consider the option of a current commercial building in the long term.

On a motion by Furlong, second by Howard, the Board approved an agreement with the Iowa DOT, Agreement #2012-C-188, for placing side fillets on Muscatine side roads along Iowa Highway 70 between Iowa Highway 22 and West Liberty at an estimated cost of \$86,830. Ayes: All.

On a motion by Watkins, second by Sorensen, the Board approved the following utility permits: Eastern Iowa Light and Power - replace poles and conductor in county right of way on 100th Street West of IA HWY 38 and on 160th Street North of Nichols, East of Davis Avenue to ½ mile West of Bancroft Avenue. Ayes: All.

County Engineer Keith White updated the Board on the latest status of the issue with the Taylor Avenue project's cement plant. White reported that there was a meeting between the City of Wilton and the contractor to discuss usage of the City road for hauling cement. White stated he chose to attend late because he did not want to be an impediment to the discussion. White stated the meeting was almost over when he arrived and the contractor walked out of the meeting after the City of Wilton told him they were going to embargo their road. White stated he also left at that time because the meeting was over. White stated that if allowed to use Story Avenue, he is concerned it would be destroyed to the point that the paving operation could not continue and he has safety concerns with the homes around the curves on Story Avenue. White stated he is waiting to hear from the contractor. Watkins also expressed safety concerns using Story Avenue. Watkins stated that he notified the Wilton City Administrator on March 19th and was told they already knew they could not use Story Avenue. Watkins stated that the contractor had not yet installed their cement plant at that point, so the City of Wilton knew prior to the contractor setting up the site that Story Avenue was not an option and they should have prevented the contractor from setting up the cement plant.

On a motion by Howard, second by Sorensen, minutes of the Monday, April 9, 2012 regular meeting were approved as written. Ayes: All.

Correspondence:

Watkins reported a call from a resident concerned about truck traffic on Story Avenue due to small children present.

Watkins reported a call about the Taylor Avenue Project.
Kelly reported a call from Bill Hopkins regarding a Fairport drainage issue.
All board members received an email about the Wilton Chamber of Commerce Luncheon.
Howard reported several phone calls and emails regarding the Administration Building Project.

Committee Reports:

Watkins and Howard attended a MAGIC meeting April 9th.
Kelly attended a Seventh Judicial meeting April 13th.
Howard attended a Muscatine Search and Rescue meeting April 11th.

Watkins attended a Wilton City Council meeting on April 9th.

Administrative Services Director Nancy Schreiber asked board members for agenda items for the joint meeting with the City of Muscatine scheduled for April 19th at 5:15 P.M. Watkins asked Schreiber to research whether the Veterans Plaza Authority (VPA) could be disbanded now that the Jail Bonds are paid off.

The meeting was adjourned at 10:33 A.M.

ATTEST:

Leslie A. Soule, County Auditor

Kas Kelly, Chairperson
Board of Supervisors