

Muscatine County Board of Supervisors
Wednesday, June 20, 2018 – Special Session

The Muscatine County Board of Supervisors met in special session at 1:15 P.M. with Howard, Mather, Sauer, and Bonebrake present. Sorensen joined the meeting at 1:19 P.M. Chairperson Sauer presiding.

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

The Board held an in-depth discussion regarding facilities planning and potential long-range planning topics.

Mike Nolan, Horizon Architecture updated the Board on the Facility Master Plan and condition of County facilities stating most facilities are in fairly good condition and well maintained. Nolan stated the Administration Building is in good condition except for the elevator which is currently being evaluated for replacement. Howard expressed concern about the age of the Administration Building and whether it will meet the long term needs of the County. Mather would like to see the needs of the departments 5 – 10 years out considered. Nolan stated the Attorney's Office may need a roof in 5 -10 years and should have an accessible restroom. Nolan stated the Community Services/DHS Building is in good condition, but the lower level is underutilized. Nolan stated the Courthouse is in good condition, but has some vacant spaces that could be utilized. Nolan stated the Engineering/Highway Maintenance campus is functional with most buildings in good condition, but the Administration portions of the office should be updated or moved to a better building. Nolan stated there may be a better location for the Sheriff's Office. Nolan stated the air conditioning at the Engineer's Office should be replaced within the next year. Nolan stated the County's fuel tank is operating at capacity and may have to be replaced within 3 - 5 years to meet the needs of the County. Nolan stated the Environmental Learning Center built in 2005 is in very good shape with the roof just replaced, but they have routine maintenance upcoming. Mather suggested an outdoor shower or water faucet at Deep Lakes Park to allow the public to rinse sand off before getting in their vehicle. Nolan stated the Historic Jail has been recently stabilized, but houses a portion of the Maintenance offices which is not ideal. Nolan stated the Washington Street facility is overflow for the Maintenance offices and the outbuilding is Sheriff/Search and Rescue storage. Nolan stated the Washington Street facility is in fair to poor condition and not a good fit as well as it is located in a flood plain. Nolan stated he still needs to evaluate the Sheriff's Offices and Jail. Sorensen stated the Washington Street facility has nominal value in a flood plain and he would be opposed to investing any resources in further development of that facility. Howard stated he would like to look at self-evaluation by the departments to see if some should be closer to each other geographically to better serve the public.

Nolan discussed possible facility consolidation stating Maintenance could be located in the lot at the corner of Mulberry Avenue and 5th Street or underneath a stacked parking deck. Nolan stated he believes the Engineer/Highway Maintenance department is in the correct location. Nolan stated he is not sure how to make the Washington Street facility work for any department. Nolan stated he will start looking at vacant spaces and possible uses for those spaces.

Nolan stated he anticipates coming back before the Board in 6-8 weeks for another review of facilities with a final review in late November.

Sorensen stated this may be the time to look at how fleet management would physically be handled because the Engineer's office is set up for trucks and major equipment, not cars and trucks.

Bonebrake stated the potential list of long range planning topics is long and suggested each Board member consider their top 5 topics and then the Board as a group collectively determine the top three to work on. Bonebrake stated he would rather only work on a few to get them off the table, than to do a little work on several of them.

Discussion was held regarding unknown owner parcels. The Board directed Administrative Services Director Nancy Schreiber to schedule attendance of the County Auditor, County Attorney, County Assessor, Zoning Administrator and surveyor Gary Whitacre at a future meeting to discuss the how to resolve unknown owner parcels issues. Sorensen stated all surplus property should be considered for disposition where possible and if disposition is not possible, consideration should be given to turning it over to Conservation.

Board consensus was to concentrate efforts on countywide fleet management, long range planning for County owned properties including those acquired via the FEMA flood buyout program, resolution of unknown owner parcel issues and continued facilities usage review.

Discussion was held regarding whether or not it would be possible to tax farms/businesses for road maintenance due to their high usage of county roads with heavy equipment. Mather stated he is interested in the incremental road maintenance cost of larger equipment on County roads and how the value of the buildings is determined.

Further discussion was held regarding countywide fleet management. Sorensen stated he would task the County Engineer and current Fleet Manager with developing a proposed plan for how countywide fleet management would be implemented. The Board agreed by consensus to task the County Engineer and current Fleet Manager with developing a plan for countywide fleet management and set a deadline of July 23, 2018 for a preliminary report.

The meeting was adjourned at 3:47 P.M.

ATTEST:

Leslie A. Soule, County Auditor

Scott Sauer, Chairperson
Board of Supervisors