

Muscatine County Board of Supervisors
Monday, June 15, 2020

The Muscatine County Board of Supervisors met in regular session with Holliday, Sauer, Sorensen, Mather and Saucedo present. Chairperson Sorensen presiding.

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

On a motion by Sauer, second by Holliday, claims dated June 15, 2020 were approved in the amount of \$803,902.63. Ayes: All.

Discussion was held with Mike Nolan, Horizon Architecture, regarding change order COR#13R for the Muscatine County Maintenance Facility Project. Nolan stated the change order is needed to relocate the data rack and add an outlet for a garbage disposal. On a motion by Saucedo, second by Mather, the Board affirmed COR#13R Electrical Modifications in the amount of \$1,817.10. Ayes: All.

Nolan updated the Board on projects. In response to a question from Saucedo, Nolan stated cracks in the concrete in the bay areas and break room at the new Muscatine County Maintenance facility will be repaired before they sign off on completion of the project.

On a motion by Mather, second by Saucedo, the Board approved Resolution #06-15-20-01 Approval of the Combined Preliminary and Final Plat of Wendo Addition Subdivision. Roll call vote: Ayes: All.

RESOLUTION #06-15-20-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF WENDO
ADDITION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Wendo Addition; 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 June 15, 2020.

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 “Wendo Addition”, 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 Chairman 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 15th day of June, 2020.

ATTEST:

/s/Leslie A. Soule
Muscatine County Auditor

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

The Board reviewed Special Use Permits approved by the Muscatine County Board of Adjustment on Friday, June 5, 2020. Case #20-06-01 is an application filed by Cindy M. Monserud, Record Owner, and Joseph D. Williams, Applicant. This property is located in Pike Township in the SW¹/₄ of Sec. 6-T77N-R4W, 1661 Atwood Avenue, East of Atwood Avenue, containing approximately 41.71 acres, and is zoned A-1 Agricultural District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order for Mr. Williams to place a rural residence on approximately four acres of this property after it has been split from the farm. The Board of Adjustment denied this request due to the high CSR2 rating and the proposed location of the house being less than 750 feet away from the nearest residence that is located in Johnson County. Case #20-06-02 is an application filed by Interstate Power & Light Company, Record Owner. This property is located in Wilton Township in the NW¹/₄ of Sec. 13-T78N-R2W, Parcel C, East of Hwy. 38, 1235 Hwy. 38, containing approximately 2.99 acres, and is zoned A-1 Agricultural District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order to permit the construction, operation and use of an electrical substation on this property. The Board of Adjustment approved this request. Case #20-06-03 is an application filed by Central Iowa Power Cooperative, Record Owner, by William Sondermann, Manager of Engineering. This property is located in Bloomington Township in the NW¹/₄ of Sec. 12-T77N-R2W, 2704 170th Street, East of Hwy. 38 and South of 170th Street, containing approximately 4.43 acres, and is zoned A-1 Agricultural District and I-2 Heavy Industrial District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order to place an electrical substation on this property and a Variance to allow a telecommunications tower be located less than the required distance from property lines. The Board of Adjustment tabled this request until next month. Case #20-06-04 is an application filed by Jay R. and Angela M. Kemp, Record Owners, and Windstream Lessee by Nate O. Meyer. This property is located in Cedar Township in the SE¹/₄ of Sec. 24-T76N-R4W, Amended Parcel N, 2558 Golden Avenue, containing approximately 51.80 acres, and is zoned A-1 Agricultural District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order for Windstream to place a 140’ tall telecommunications tower within a 15’ X 15” leased area that is West of Golden Avenue and South of the existing

farm buildings. The Board of Adjustment approved this request. Case #20-06-05 is an application filed by City of Muscatine, Record Owner, by Greg Jenkins and Justin Winter, Applicant. This property is located in Fruitland Township in the NW¼ & NE ¼ of Sec. 21-T76N-R2W, South of 41st Street, containing approximately 30 acres, and is zoned I-2 Heavy Industrial District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order for the applicant to operate an auto salvage yard and metal recycling business. The Board of Adjustment tabled this request until next month. Case #20-06-06 is an application filed by Roger Eichelberger and Daryl Eichelberger, Record Owners. This property is located in Lake Township in the NE ¼ of Sec. 32-T77N-R3W, containing approximately 43 acres, and is zoned A-1 Agricultural District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order for a one family dwelling to be built on approximately 10 acres after it has been split from the property. The Board of Adjustment approved this request.

On a motion by Mather, second by Sauer, the Board approved 15 special event permits for events to be held in 2020 on May 22nd, May 25th, May 29th, June 12th, June 20th, June 26th, July 10th, July 18th, July 24th, August 7th, August 15th, August 21st, September 4th, September 18th, and September 14th at Ardon Creek Vineyard and Winery as requested by Mike Furlong. Ayes: All. The Board expressed condolences to the Furlong family on the death of Mike Furlong.

Discussion was held with Planning and Zoning Administrator Eric Furnas regarding vacated appointments on the Muscatine County Zoning Commission and Muscatine County Board of Adjustment. Furnas stated new legislation requires all members reside in the unincorporated areas of Muscatine County. Furnas stated due to the change, they lost one member that served on both the Zoning Commission and Board of Adjustment causing a vacation on both Boards. Administrative Services Director Nancy Schreiber stated the positions will be published looking for persons interested in serving on these Boards.

On a motion by Mather, second by Sauer, the Board set two public hearings for Monday, July 6, 2020 at 9:00 A.M. on a request to rezone approximately 18.92 acres in Fulton Township from A-1 Agricultural District to R-1 Residential District and .28 acres in Montpelier Township from C-1 Commercial District to C-2 Commercial District. Ayes: All.

On a motion by Saucedo, second by Holliday, the Chairperson was authorized to execute a Sub-Award Agreement between the Iowa Department of Homeland Security and Emergency Management and Muscatine County for the Muscatine County Property Acquisitions for a total subaward of \$541,558.00 consisting of federal share of \$406,168.50; state share of \$54,155.80; and local share of \$81,233.70 with local share expected to be funded through a CDBG grant. Ayes: All.

Furnas updated the Board on the proposed high power electrical transmission line project stating Muscatine Power and Water has 100% volunteer sign-on from the residents for the project.

County Engineer Keith White updated the Board on secondary road projects. White reported there is flooding along the Cedar River.

On a motion by Mather, second by Holliday, minutes of the June 8, 2020 Regular meeting were approved as written and the June 9, 2020 special session were approved as amended. Ayes: All.

Correspondence:

Saucedo reported a call regarding recycling.

Saucedo reported a call happy with Deep Lakes Park.

Sauer reported a contact regarding fireworks regulations in the County.

Holliday reported a call from Claudia Putnam regarding recycling and bottle/can redemption.

Holliday reported contacts from Kirk Kirchner and Jean Wilkerson regarding a drainage issue on 120th Street.

Holliday reported a contact from Becky Allgood regarding getting the canon moved out of the Courthouse.

Committee Reports:

Sorensen attended a Mississippi Valley Workforce Authority electronic meeting June 8th.

Sorensen attended a Workforce Innovative Opportunity Act electronic meeting with the State of Iowa June 12th.

Sorensen attended a Levee Stakeholder Commission meeting with Economic Development

Authority, Bi-State Regional Commission and the SE Iowa Regional Planning Commission June 12th.

Mather attended a Seventh Judicial District meeting June 12th.

Discussion was held regarding possible amendment of the 28E Agreement for the Eastern Iowa Mental Health – Disability Services Region. Mather stated he is still worried that the term quorum is not defined. Sorensen stated he spoke to the Chairperson of the Region who felt quorum was 2/3 of the vote. Mather stated he also has an issue with the two parents on the Children's Advisory committee being employed by service providers. Sorensen stated he also had that conversation with the Chairperson and they plan on addressing that issue at this afternoon's Region meeting. Mather would like to table decision on the 28E Agreement until next week to see what clarifications and assurances are offered. Board consensus was to table decision on the 28E Agreement until next week.

Information Services Director Bill Riley stated he is utilizing some end of fiscal year incentives to replace storage and host for the virtual network in the Administration Building.

Don Briggs, Fruitland, asked the Board to consider allowing the use of UTVs on County roads like they do in Louisa County.

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

ATTEST:

Leslie A. Soule, County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors