

Muscatine County Board of Supervisors  
Monday, October 19, 2020

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

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

On a motion by Mather, second by Sauer, claims dated October 19, 2020 were approved in the amount of \$2,930,448.17. Ayes: All.

A Public Hearing was called to order by Vice-Chairperson Saucedo at 9:01 A.M. on a request from Kirk and Kim K. Latta, Trust, Record Owners, to rezone approximately 36.79 acres located in Moscow Township, 1172 N. Isett Avenue, West of N. Isett Avenue, in the SE ¼ of Section 10-T78N-R2W, from A-1 Agricultural District to R-1 Residential District. Planning and Zoning Administrator Eric Furnas stated the Zoning Commission held a public hearing and recommended the Board of Supervisors deny the rezoning on September 11, 2020. Furnas stated the CSR is 50 and there is no tillable ground on the property. Kirk Latta stated his daughter would like to build a house on the parcel which is close to the Wilton City limits, within 500 feet of his house, within 1,200 feet of a paved road, 2,400 feet from a hog confinement facility, 1,800 feet from Hwy 6 and 3,500 feet from a chicken confinement facility. Latta stated he has no plans to further subdivide the parcel. Mather suggested only the 4+ acres needed for the daughter's home be rezoned. Furnas stated the Zoning Commission looked at the long term impact and how it could be considered spot zoning setting a precedent for others in the area to push for residential development. Furnas stated the Zoning Commission also felt the aging bridge to the north could cause more traffic if residential development is encouraged in this area. Sauer stated he struggles with this because of the access to it, the bridge on the north end would run a million dollars to replace, confinement operations are already in place in that area, so he does not see this being the direction for expansion for Wilton. Latta stated they can go down to Hwy 6 to get access. Holliday stated his concern is what developing would do to the gravel road if the rest of the area is ever developed. Furnas stated if the Board wants to rezone a smaller acreage for just the house, a survey would have to be done. Mather stated there is limited development in that quarter section due to the flood plain and he is more concerned with the quarter section to the south and he would not want to put tax payer dollars into a bridge accessed by a few cars a day. Latta stated he would have gone for a special use, but the distance was 500 feet to his house so it did not meet the 750 foot minimum. In response to a question from Holliday, Latta stated he would like to have his daughter and grandchildren living close to him. No one spoke against the rezoning. On a motion by Mather, second by Sauer, the public hearing was closed at 9:27 A.M. Roll call vote: Ayes: All.

On a motion by Mather, second by Holliday, the Board denied an ordinance rezoning approximately 36.79 acres in Moscow Township from A-1 Agricultural District to R-1 Residential District on the first of three readings with the understanding Latta can survey the smaller parcel and resubmit it to the Zoning Commission. Roll call vote: Ayes: All.

A Public Hearing was called to order by Vice-Chairperson Saucedo at 9:29 A.M. on a request from Allen F. or Alberta M. McCleary, Record Owners, and Mathew L. McCleary, Contract Holder &

Applicant, to rezone approximately 7.21 acres located in Seventy-Six Township, in the SE ¼ of Section 1-T76N-R3W, from A-1 Agricultural District to R-1 Residential District. Planning and Zoning Administrator Eric Furnas stated the Zoning Commission held a public hearing and approved the rezoning on September 11, 2020. Furnas stated land use plan supports residential development in this area on the north side of Burlington Road. Matthew McCleary purchased this property with the intent of building on it someday. The foundation is still there from a home that used to be on that property. No one spoke against the rezoning. On a motion by Mather, second by Sauer, the public hearing was closed at 9:32 A.M. Roll call vote: Ayes: All.

On a motion by Sauer, second by Holliday, the Board approved an ordinance rezoning approximately 7.21 acres in Seventy-Six Township from A-1 Agricultural District to R-1 Residential District on the first of three readings. Roll call vote: Ayes: All.

On a motion by Mather, second by Holliday, the Board approved Resolution #10-19-20-01 Approval of the Combined Preliminary and Final Plat of Carey Bend Acres, Second Addition. Roll call vote: Ayes: All.

**RESOLUTION #10-19-20-01**  
**APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF**  
**CAREY BEND ACRES, SECOND ADDITION**

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Carey Bend Acres, Second 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 October 19, 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 "Carey Bend Acres, Second 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 Vice-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 19<sup>th</sup> day of October, 2020.

ATTEST:

/s/Leslie A. Soule  
Muscatine County Auditor

/s/Santos Saucedo, Vice-Chairperson  
Muscatine County Board of Supervisors

On a motion by Holliday, second by Sauer, the Board approved Resolution #10-19-20-02 Approval of the Combined Preliminary and Final Plat of Beatty & Sons Subdivision. Roll call vote: Ayes: Holliday, Sauer and Saucedo. Mather recused himself due to his firm's involvement.

**RESOLUTION #10-19-20-02**  
**APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF**  
**BEATTY & SONS SUBDIVISION**

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Beatty & Sons 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 19, 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 "Beatty & Sons 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 Vice-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 19<sup>th</sup> day of October, 2020.

ATTEST:

/s/Leslie A. Soule  
Muscatine County Auditor

/s/Santos Saucedo, Vice-Chairperson  
Muscatine County Board of Supervisors

On a motion by Holliday, second by Mather, the Board authorized Planning and Zoning Administrator Eric Furnas to execute closing documents related to the purchase of 1995 Sweetland Road under the FEMA Buyout Program. Ayes: All.

On a motion by Sauer, second by Holliday, minutes of the October 12, 2020 regular meeting were approved as written. Ayes: All.

Correspondence:

- All Supervisors received an email from Planning and Zoning Administrator Eric Furnas regarding Deep Lakes Park.
- All Supervisors received emails from County Attorney Jim Barry regarding the Search and Rescue boat and the Attorney's Office Jeep.
- All Supervisors received a building project update from Mike Nolan.
- All Supervisors received an email from Brian Wright regarding a Burn Ban.
- All Supervisors received an email from Chairperson Sorensen regarding shoulder rock on Zachary Avenue.
- Mather was contacted by LLS Libraries organization regarding the County's involvement with Musser Public Library.
- Saucedo toured the roof and proposed jail expansion with General Services Manager Oscar Alvarez October 14<sup>th</sup>.
- Saucedo met with UNEDOS celebrating Hispanic Heritage month September 15<sup>th</sup> – October 15<sup>th</sup>.

Committee Reports:

- Sauer and Mather attended a MAGIC meeting October 12<sup>th</sup>.
- Sauer and Saucedo attended a ATV/UTV committee meeting October 13<sup>th</sup>.
- Sauer and Saucedo attended a Project Manager committee October 14<sup>th</sup>.
- Saucedo and Sorensen attended a meeting with representatives from the City of Muscatine October 12<sup>th</sup> regarding housing solutions.

On a motion by Mather, second by Sauer, the Board approved Resolution #10-19-20-03 Revising Resolution #10-05-20-03 to Increase the Pledge Amount for Local Match Dollars to \$3,500,000. Roll call vote: Ayes: All.

**RESOLUTION #10-19-20-03  
REVISING RESOLUTION #10-05-20-03 TO INCREASE THE PLEDGE  
AMOUNT FOR LOCAL MATCH DOLLARS**

WHEREAS, the Muscatine County Board of Supervisors approved Resolution #10-05-20-03 on October 5, 2020; and

WHEREAS, the resolution incorrectly included a pledge of \$3,000,000 instead of \$3,500,000 of local funds as local match dollars for a grant application; and,

WHEREAS, Muscatine County has cash on hand in the amount of \$3,500,000 to provide the local match for this grant request and the funds are readily available, unencumbered and derived from non-federal sources.

NOW, THEREFORE, BE IT RESOLVED, by the Muscatine County Board of Supervisors that:

- The Muscatine County matching share of funds for this grant are pledged to this project from cash on hand in the Debt Repayment and Building Maintenance Funds and is readily available, unencumbered and derived from non-federal sources.

PASSED AND APPROVED this 19<sup>th</sup> day of October, 2020.

ATTEST:

/s/Leslie A. Soule  
Muscatine County Auditor

/s/Santos Saucedo, Vice-Chairperson  
Muscatine County Board of Supervisors

On a motion by Holliday, second by Sauer, the Board re-appointed Carol Schlueter to the Muscatine County Zoning Commission for a five-year term ending November 7, 2025. Ayes: All.

Discussion was held regarding owner representation on capital projects. Saucedo stated he and Sauer met with Planning and Zoning Administrator Eric Furnas, Budget Coordinator Sherry Seright, County Engineer Keith White and General Services Manager Oscar Alvarez on October 14<sup>th</sup> to discuss how the County can better oversee building projects. Saucedo stated the consensus of the group was that Furnas should be the Project Manager for the County for building projects with Alvarez as a backup. Saucedo stated he feels dollar limits for approving change orders should be approved for Furnas and Alvarez. Board consensus was to proceed with the recommendation. Administrative Services Director Nancy Schreiber stated she will come back for Board approval on the limits for approving change orders.

Emergency Manager Brian Wright updated the Board on COVID-19 in Muscatine.

County Engineer Keith White updated the Board on secondary road projects.

Jim Meredith, 1986 Bayfield Road, stated the County did a fantastic job fixing his ditch.

Don Briggs, Fruitland, requested a copy of the proposed draft for a ATV/UTV Ordinance before next week's meeting.

The meeting was adjourned at 10:02 A.M.

ATTEST:

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Betty L. Wamback  
First Deputy Auditor

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Santos Saucedo, Vice-Chairperson  
Board of Supervisors