

Muscatine County Board of Supervisors
Monday, March 11, 2013

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

On a motion by Furlong, second by Sauer, the agenda was approved as amended to remove items 4 and 11 as their representatives were unable to attend due to a snow storm in Des Moines. Ayes: All.

County Engineer Keith White reported flooding on County roads due to snow melt and continued rain. White stated that conditions have deteriorated in the last couple of weeks and it is hard to put heavy trucks on the roads in this type of weather. White stated he appreciates contacts from the public letting them know of problem areas. Furlong asked heavy haulers to try to help the County by avoiding hauling when the roads are in this condition.

Vic Amoroso, A & J Associates, presented bids for Phase 2 of the DHS HVAC Design Project as follows: JL Brady – Base Bid - \$699,981, Alternate 1 - \$34,674, Alternate 2 - \$29,274, Alternate 3 - \$10,842, Alternate 4 - \$162,470, Alternate 5 - \$34,450 and Alternate 6 - \$4,200; Hometown Plumbing and Heating – Base Bid - \$662,000, Alternate 1 - \$37,800, Alternate 2 - \$32,740, Alternate 3 - \$10,850, Alternate 4 - \$142,400, Alternate 5 - \$35,450 and Alternate 6 - \$3,980; and Air Control Inc. - Base Bid - \$683,893, Alternate 1 - \$38,335, Alternate 2 - \$33,164, Alternate 3 - \$12,910, Alternate 4 - \$160,488, Alternate 5 - \$35,000 and Alternate 6 - \$4,100. Amoroso stated that the Base Bid covers the first two floors with the Alternates covering the top two floors except for Alternate 4 which is a humidifier to help with static electricity. Amoroso stated that if funding is available he would recommend including Alternates 1 through 4 in the contract. Sorensen stated he does not see the County using the top floors in the next year or two, so he does not see a need to include the Alternates. Furlong stated he feels they should accept the Base Bid plus Alternates 1, 2 and 3. Sauer stated he has a hard time with this when you do not know what you will be doing with those top floors. Sorensen stated that this building is part of the long term plan. On a motion by Furlong, second by Kelly, the Board accepted the proposal for Phase 2 of the Muscatine County DHS HVAC Design Project from Hometown Plumbing and Heating in the amount of \$743,390 (Base Bid plus Alternates 1, 2 and 3). Ayes: All. The Board directed Budget Coordinator Sherry Seright to set aside another 5 – 10% for contingency to cover any unexpected issues.

Discussion was held with Vic Amoroso, A & J Associates, regarding possible action to accept a proposal for Phase 2 of the Muscatine County Old Jail HVAC Design Project. Amoroso stated that Alternates 1 and 2, which are the controls for the Old Jail and Historic Jail, are necessary for the project. Maintenance Supervisor Oscar Alvarez suggested including Alternates 3 and 4 which are the electric steam humidifier and the evaporative cooler. Amoroso stated that Alternate 5 would heat and cool the entire

historic jail and Alternate 6 would replace the obsolete Andover “Eclipse controller. On a motion by Furlong, second by Kelly, the Board accepted the proposal for Phase 2 of the Muscatine County Old Jail HVAC Design Project from J. L. Brady in the amount of \$1,371,669 (Base Bid plus Alternates 1 through 5). Ayes: All.

Discussion was held with Steve Noack, MMS Consultants, regarding possible action to accept a proposal for the 2013 Courthouse Landscape and Accessibility Project. Noack stated that Alternate 1 is the addition of decorative pavers and banding. Noack stated that Alternate 2 is the addition of larger more decorative columns faced with a cast stone. Furlong stated he would like to see Alternate 2 included. Sorensen and Sauer stated they are not in favor of the pavers due to ongoing maintenance issues. Sauer stated he feels the Alternates are just decorative. Kelly stated she feels Alternate 2 would maintain the integrity of the courthouse. Furlong thinks the Courthouse is one of the nicest historical buildings in the County and the larger columns would enhance that. Kelly stated the original columns in the Base Bid could detract from the building so she is in favor of Alternate 2. On a motion by Furlong, second by Kelly, the Board accepted the proposal for the 2013 Courthouse Landscape and Accessibility Project from All American Concrete, Inc. in the amount of \$ 228,123 (Base Bid plus Alternate 2). Ayes: Furlong, Kelly and Sorensen. Nay: Sauer.

Sheriff Dave White presented bids for the dry sprinkler system in the outdoor exercise area at the Jail as follows: Midwest Automatic Fire Sprinkler Company - \$13,490; Blackhawk Automatic Sprinklers, Inc. - \$17,660; and Ahern Fire - \$14,982. On a motion by Furlong, second by Sauer, the Sheriff was authorized to execute a contract with Midwest Automatic Fire Sprinkler Company for a dry sprinkler system in the amount of \$13,490. Ayes: All.

Discussion was held with Zoning Administrator Jodee Stepleton regarding septic, well and floodplain development permits and fees. Stepleton presented a proposal for increased fees resulting in an overall increase in revenue in the amount of \$37,850 as follows:

	<u>Current Fees</u>	<u>Proposed Fees</u>	<u>Revenue Increase</u>
Septic Permits:			
New installation	\$ 125	\$ 200	\$ 6,900
Minor repairs	\$ 0	\$ 100	\$ 2,500
Abandonment	\$ 0	\$ 75	\$ 450
Annual Operational permit (Private systems discharging to daylight)	\$ 0	\$ 30	\$ 21,000
Well Permit (Current fee - \$75/Proposed fee - \$175 with \$25 submitted to DNR)	\$ 50	\$ 150	\$ 4,000
Floodplain Development permit	\$ 0	\$ 100	\$ 3,000

Sauer stated he does not see how the County will get the homeowner to comply with the annual testing of private systems discharging to daylight. Sauer stated that the only way

to force compliance would be for the County to conduct the testing which could be labor intensive. Furlong stated they could start with the fee for the samples to be performed by the homeowner and submitted to the County and review it in a year for compliance. Stepleton stated that she would like to adopt the septic fees with the revised septic ordinance that she has been working on. Stepleton stated that the Board could act on the well permit fees at any time and the floodplain development permit fees when they approve the new floodplain maps.

Discussion was held with Zoning Administrator Jodee Stepleton on her request to authorize the Building Inspector position increase from part-time (30 hours/week) to full-time. Stepleton stated that the additional hours would allow for addressing the septic issues, mobile home parks, and grouting inspections for well permits. Sauer stated he does not see how increasing the position 10 hours per week will cover all of the additional workload. Stepleton stated she feels she will lose this person if he is not increased to full-time. Kelly stated she feels the position should have been budgeted and the County should not give more hours just to hold onto an employee. Furlong stated he feels a full-time Building Inspector serves the long term needs of the Zoning Office. Sorensen stated he wants to see revenue from building inspections to cover the position before increasing it to full-time. Sorensen stated that if there are mandated services that we have to provide, then we should staff accordingly. Kelly stated she wants to see more information on the fees and how it can be supported before she makes a decision. Furlong stated that he does not mind postponing it a few weeks, but he is convinced that Zoning needs a full-time Building Inspector. Board consensus was to place consideration of the increased fee schedule and this full-time position on the March 25th agenda.

The Muscatine County Board of Supervisors met as a Board of Canvassers for the West Liberty Special Election held on Tuesday, March 5, 2013. The Board certified the following results to be a true and correct abstract of the votes cast in the election:

FOR COUNCILMEMBER UNEXPIRED TERM ENDING DECEMBER 31, 2015 (vote for no more than one) – 83 votes were cast: Ethan D. Anderson received 65 votes and Michael J. Schneider received 18 votes. Ethan D. Anderson was elected.

On a motion by Sauer, second by Furlong, the Board approved a renewal application for a Class B Beer, Sunday Sales and Outdoor Service Permit for the City of Muscatine, dba Muscatine Municipal Golf Course, 1820 Hwy. 38, Muscatine, IA 52761. Ayes: All.

On a motion by Sauer, second by Furlong, minutes of the Monday, March 4, 2013 regular meeting and the Monday, March 4, 2013 special meeting were approved as written. Ayes: All.

Correspondence:

Sauer received calls regarding road conditions.

Furlong received a call on a snow removal issue.

Committee Reports:

Kelly attended a Muscatine County Health Association meeting March 6th.
Kelly attended a Seventh Judicial District meeting March 8th.
Kelly attended a Mental Reorganization meeting March 8th.

On a motion by Kelly, second by Sauer, Mike Birkenbine was reappointed to the Muscatine County Board of Adjustment for a second five-year term ending March 31, 2018. Ayes: All.

The Board reviewed the health/dental fund balance as of February 28, 2013.

The meeting was adjourned at 11:15 A.M.

ATTEST:

Betty L. Wamback
First Deputy Auditor

Jeff Sorensen, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, March 18, 2013

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

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

Dwight Glenney, 2891 150th Street, Muscatine, Iowa, addressed the Board regarding the proposed building of a power plant in the County. Glenney stated that the Board was invited to a public meeting on this topic which is being held Tuesday, March 26th at the Wilton Community Center, 1215 Cypress Street, Wilton, Iowa. Glenney stated that the meeting is being hosted by a group of local residents known as S.A.F.E., Saving America's Farmland and Environment. Glenney stated that Mid-American Energy will be giving a presentation at the meeting and there will be a question and answer session. Glenney stated that S.A.F.E. wants to show the other side of the equation from Mid-American's side. Glenney stated that his group has been doing a lot of research on this topic and wonders why, with the inherent risks that come with this, we as a country are even considering nuclear power. Glenney stated that S.A.F.E. will be presenting a lot of information at the meeting next week. Dianne Glenney presented a handout to the Board showing an evacuation zone for a nuclear fallout crisis. Glenney stated that agriculture will need to double its production in 50 years in order to feed the world and we will need the farmland. Sorensen thanked Glenney for taking the time and making the effort to put this together.

On a motion by Furlong, second by Howard, claims dated March 18, 2013 were approved in the amount of \$1,457,055.98. Ayes: All.

Discussion was held with Cristina Kuhn, Dorsey & Whitney, regarding a request from Lutheran Homes Society for the issuance of conduit bonds for an expansion project. Kuhn stated that Iowa Law and Federal Law have a process that allows governmental issuers to issue tax exempt bonds on behalf of certain private entities. Kuhn stated that for the most part these are non-profit entities such as 501(c)(3)'s. Kuhn stated that by borrowing through governmental issuers, the entities are allowed to borrow at a lower interest rate. Kuhn stated that Lutheran Homes is looking for governmental partners to assist them in getting their financing. Kuhn stated that issuing the bonds would not count against the County's constitutional debt limit, that it is not a loan by the County and that no tax dollars would be involved. Kuhn stated the only impact would be on the County's Bank Qualification limit.

In response to a question from Furlong, David Meloy, Lutheran Homes Board President stated that the project is in three parts: one - updating heating, air conditioning and water; two - updating and modernizing the skilled care and nursing area; and three - adding a new wing for a transitional care or focused rehabilitation unit. Furlong stated his concern is that Lutheran Homes does not pay any property taxes on their facility and there are two

competing facilities that do pay property taxes. Meloy stated that this will save a lot of money and they could provide services at a lower rate as a result. Sauer asked what is the plus side to the County if bonds are issued. Meloy stated that they could provide better services to residents, employees, visitors and the people of Muscatine County.

Kuhn stated that the purpose of the bonds would be economic development. Kuhn stated that the borrower would pay all direct costs incurred by the County such as publishing fees and copying costs and also some governmental issuers charge a borrowing fee. Furlong requested that Kuhn provide information on fees and costs that other issuers charge. Board consensus was to discuss this matter at the next Board meeting and then ask Lutheran Homes to present a formal request to the Board at the meeting to be held in two weeks.

Discussion was held with Zoning Administrator Jodee Stepleton regarding reimbursement to Muscatine County Conservation Board with Grants to Counties funds for well plugging on the former W. G. Block property. Stepleton stated that a well was plugged on this property and the bill was \$250.00. Board consensus was for Stepleton to reimburse the Conservation Board from the Grants to Counties fund for the \$250.00.

Stepleton stated that the City of Muscatine will no longer be issuing septic permits so this will become the County's responsibility. Stepleton stated that the City had between 50 and 100 septic systems and in the last year had issued four new permits. Stepleton stated she plans to ask the City for a map showing the location of the septic systems.

Stepleton updated the Board on the status of state-mandated inspections of food establishments, pools, tattoo parlors and tanning facilities in Muscatine County.

Lacie Litton, Wellmark, Inc. gave a presentation on July 1, 2013 health and dental insurance renewals. Litton stated that the overall suggested increase to rates is 2.57% up slightly from suggested increases last year of 1.65% and two years ago of 2.30%. Litton stated that overall utilization is up 1.03%. Litton stated that dental utilization increased 1.01%. Litton updated the Board on the potential effects of the Affordable Care Act (ACA) for 2014. Litton stated the ACA will expand women's preventive services and change employee notification regulations, IRS reporting rules, employer shared responsibility and employer reporting requirements. Litton stated that the definition of what is considered a full-time employee based on the number of hours worked will be mandated for 2014. Litton stated that the calculation for full-time equivalent employees will change. Sorensen asked if there is anything the Board can offer employees to help them take control of their health care expenses. The Board asked Litton to provide them with information on wellness and incentive programs for preventative health care, including what the programs cost and what the quantifiable savings are to the employee and employer. Board consensus was for Litton to return in late summer or early fall for further discussion on these topics.

On a motion by Kelly, second by Sauer, minutes of the Monday, March 11, 2013 regular meeting were approved as written. Ayes: All.

Correspondence:

Administrative Services Director Nancy Schreiber reported the Board received a letter from DHS regarding the County's intent to form a Mental Health and Disability Services Region.

Kelly received several contacts regarding Zoning issues and a contact regarding semi trucks driving on Lucas Road from Highway 22 in order to avoid the intersection on Cedar Street.

Furlong received calls regarding concerns over the septic system fees.

Sauer received a call concerning septic system testing.

Sauer and Sorensen received contacts regarding County road conditions.

Committee Reports:

Howard attended an Emergency Management meeting on March 6th.

Sauer attended a W. G. Block Steering Committee meeting on March 12th and a tour of the former W. G. Block property on March 16th.

Sauer attended a Muscatine County Fair Board meeting on March 14th.

Furlong attended the Spring ISAC School of Instruction on March 14th.

Emergency Management Coordinator Jeff Carter thanked the Board and the citizens of Muscatine County for the opportunity to serve them for over 23 years. Carter introduced Matthew Shook who will be replacing him as the Emergency Management Coordinator when he retires.

On a motion by Kelly, second by Furlong, the Board authorized the Chair to execute a contract with All American Concrete for the 2013 Courthouse Landscape and Accessibility Project subject to review by the County Attorney's Office. Ayes: All.

On a motion by Kelly, second by Furlong, the Board accepted a proposal from MMS Consultants to oversee the 2013 Courthouse Landscape and Accessibility Project subject to review by the County Attorney's Office. Ayes: All.

The meeting was adjourned at 11:30 A.M.

ATTEST:

Leslie A. Soule, Auditor

Jeff Sorensen, Chairperson
Board of Supervisors