

Muscatine County Board of Supervisors
Monday, March 25, 2013

The Muscatine County Board of Supervisors met in regular session at 7:00 P.M. with Furlong, Howard, Sorensen, Sauer and Kelly present. Chairperson Sorensen presiding.

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

Discussion was held with Zoning Administrator Jodee Stepleton regarding approval of a preliminary plat of the proposed one lot agricultural subdivision, Pine Creek Pork, LLC Subdivision, containing approximately 1.763 acres in Fulton Township. On a motion by Kelly, second by Howard, the Board approved a preliminary plat of the proposed one lot agricultural subdivision, Pine Creek Pork, LLC Subdivision, containing approximately 1.763 acres in Fulton Township. Ayes: All

On a motion by Kelly, second by Howard, the Board approved Resolution #03-25-13-01 Approval of Final Plat of Pine Creek Pork, LLC Subdivision. Roll call vote: Ayes: All.

Discussion was held with Zoning Administrator Jodee Stepleton regarding approval of a preliminary plat of the proposed one lot agricultural subdivision, Deahr's Addition, containing approximately 2 acres in Goshen Township. On a motion by Furlong, second by Sauer, the Board approved a preliminary plat of the proposed one lot agricultural subdivision, Deahr's Addition, containing approximately 2 acres in Goshen Township. Ayes: All

On a motion by Furlong, second by Howard, the Board approved Resolution #03-25-13-02 Approval of Final Plat of Deahr's Addition. Roll call vote: Ayes: All.

The Board reviewed the following Special Use Permits approved by the Muscatine County Board of Adjustment on March 8, 2013: Case #13-03-01 is an application filed by Darling International, Inc., Record Owners by William Reagor, President of Bakery Feeds. This property is located in Fruitland Township, in part of Government Lot 2 in the NE $\frac{1}{4}$ of Section 22-T76N-R2W, Pettibone Avenue, containing approximately 24.16 acres and is zoned I-2 Heavy Industrial District. This request would allow the Zoning Administrator to issue a Special Use Permit to operate a bulk plant and recycling (feed products produced from recyclable materials) facility. The Board of Adjustment approved this request with the stipulation that the owners are compliant with air quality and permitting with the EPA and Iowa DNR and that they disclose the permits that they are required to have for this business and location. Case #13-03-02 is an application filed by Virgil L. or Joan E. Eichelberger Trust, Record Owners and Manatt's Inc. by Tim Tometich, Proposed Lessee. This property is located in Seventy-Six Township, in part of the SW $\frac{1}{4}$ of Section 3-T76N-R3W, South of 231st Street, containing approximately 230 acres and is zoned A-1 Agricultural District. This request would allow the Zoning Administrator to issue a Special Use Permit in order for Manatt's Inc. to place a temporary batch (ready-mix concrete) plant on approximately three (3) acres of this

property. The Board of Adjustment approved this request with the stipulation that all required permits and regulations are complied with.

Discussion was held regarding a construction permit application for a confinement feeding operation from Maxwell Farms #1, Section 27, Moscow Township. On a motion by Furlong, second by Sauer, a public hearing was set for Monday, April 8, 2013 at 9:00 A.M. on a proposed confinement feeding operation in Moscow Township. Ayes: All.

Discussion was held with Zoning Administrator Jodee Stepleton regarding septic, well and floodplain development permits and fees. Stepleton presented documentation regarding a time study incorporating calculated fee changes for the Muscatine County Zoning Office. Furlong stated the fees charged should cover the County's expenses on items that are benefitting the individual. Sorensen stated that some of the environmental compliance and reporting is important to do and should be a part of the taxes, but in other areas the fees should cover the County's expense. Stepleton stated that the Zoning Office currently generates \$75,000 in revenue on a \$200,465 budget. Furlong stated he would go back to the fees proposed two weeks ago and then monitor the revenues for a year to determine if they are covering the County's expenses. Kelly agreed summarizing the fees as follows: Septic permits: New/Replacement/Alteration - \$200; Minor Repairs - \$100; Abandonment - \$75; and Well permits - \$150. In response to a question from Kelly, Stepleton stated she is still working on revised fees in other areas. Furlong would suggest the fees become effective July 1, 2013. Howard stated he would like to see all of the changes made at the same time. Sorensen stated that it appears the new fees would generate another \$17,800 in revenue in these areas, but he would like to see what increases in revenue would be incurred in the other areas. Stepleton stated that she has discovered that annual septic discharge testing is really a 40 hour per week position not just 10 hours, so she is going to have a stakeholders meeting to brainstorm to figure out how to handle that situation.

Discussion was held with Zoning Administrator Jodee Stepleton regarding her request to increase the Building Inspector position from part-time to full-time. Furlong stated the position should really be titled Building Inspector/Environmental Specialist. Stepleton agreed that the Building Inspector position is much more than the title infers. Sorensen stated his issue is that he does not believe that the skill set required to be a Building Inspector is anything similar to the skill set required for an Environmentalist. Sorensen stated he feels they need a different individual for the environmental portion of the position rather than increasing the current Building Inspector's hours. Sauer stated he thinks the environmental portions should have some training involved. Stepleton stated that the current Building Inspector has had the environmental training. Stepleton stated that for the last 8 years since she was hired, she handled well and septic inspections. Sorensen stated the Board has never properly looked at how to handle this situation and the Board would be shortsighted to think that 10 additional hours per week would solve the problem. Furlong stated Zoning needs additional help and how the Board decides to do that is in question, but they are doing double the work they used to do 10 years ago and the Board needs to support the Office. Howard stated the Board needs to gather more information and determine what it wants. Sauer stated you need an individual with

environmental training. Howard stated he needs more information to understand the problem. Furlong stated he does not see a problem with a Building Inspector who has environmental training doing all aspects of the job. Sauer stated he believes the growth is going to be on the environmental side, not the building inspection portion. Stepleton pointed out that as of January 2014, the County will have to have a certified electrical inspector on staff to continue electrical inspections and the current Building Inspector is already certified to do electrical inspections. Board consensus was for Stepleton to provide a more comprehensive picture of the whole office with differentiation between the environmental and building inspector functions before they make a decision.

On a motion by Kelly, second by Howard, minutes of the Monday, March 18, 2013 regular meeting were approved as written. Ayes: All.

Correspondence:

Kelly received calls regarding zoning issues.

Furlong, Sorensen and Howard received calls regarding the proposed Nuclear Plant in Muscatine County.

Howard received a call regarding an issue with G28.

Furlong received calls regarding the Lutheran Homes request for conduit bonds.

Kelly reported she had a call from a citizen concerned about inmates paying for Pillows, asking whether or not inmates who could not afford the pillow would have to do without.

The Board received a letter from Karen and Larry Lenz regarding road conditions.

Committee Reports:

Sauer attended a Muscatine County Board of Health meeting March 20th.

Sauer attended a Riverbend Transit meeting March 20th.

Sorensen attended a Wilton Development Corporation meeting March 20th.

Howard attended a Muscatine County Conservation Board meeting March 18th.

Howard attended a Generations Area on Aging meeting March 20th.

Furlong attended a Muscatine County Veterans Affairs meeting March 18th.

Furlong attended a West Liberty City Council meeting for a presentation of WeLEAD's Housing Study March 19th.

Furlong attended a West Liberty Economic Area Development(WeLead) meeting March 21st.

County Auditor Leslie Soule updated the Board on electronic pollbook demonstrations that she attended with Supervisor Furlong at the ISAC Spring School.

On a motion by Kelly, second by Furlong, the Chairperson was authorized to execute an Equitable Sharing Agreement between the Federal Government, the Muscatine County Sheriff's Office and the Muscatine County Board of Supervisors and Certification Report for federally forfeited cash, property, proceeds and any interest earned thereon. Ayes: All.

On a motion by Furlong, second by Kelly, the Board authorized the Chair to execute a contract with J. L. Brady Company, LLC for the Old County Jail Building HVAC Design – Phase 2, in the amount of \$1,371,699.00. Ayes: All.

On a motion by Kelly, second by Furlong, the Board approved Resolution #03-25-13-03 Suspending the Collection of Taxes. Roll call vote: Ayes: All.

Discussion was held with David Meloy, Lutheran Homes Board President, regarding a request from Lutheran Homes Society for the issuance of conduit bonds for an expansion project. Sauer stated he does not consider an issuer fee of 5 or 10 basis points acceptable, but would rather have the Board of Supervisors consider a .5% issuer fee that is equivalent to 50 basis points. Furlong stated he would prefer to limit the bond issuance to \$6,000,000 and 10 basis points for the issuer fee which would result in revenue of \$6,000 to Muscatine County. Howard stated he would agree with Sauer on the basis points. Kelly and Sorensen stated they could support \$6,000,000. Meloy stated that Lutheran Homes will accept whatever the County thinks is fair, but to keep in mind that they are a charitable organization. Lutheran Homes Society will present a formal request at next week's meeting.

Discussion was held with Administrative Services Director Nancy Schreiber regarding health and dental insurance premiums for FY13/14. Schreiber stated she is contemplating an increase of approximately 4%, with no increase for single employees and a 50/50 split between the employees and the County for an increase to family coverage. Board consensus was to proceed with Schreiber's proposed increases.

The meeting was adjourned at 8:40 P.M.

ATTEST:

Leslie A. Soule, County Auditor

Jeff Sorensen, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, April 1, 2013

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

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

On a motion by Howard, second by Furlong, claims dated April 1, 2013 were approved in the amount of \$1,252,241.28. Ayes: All.

On a motion by Kelly, second by Howard, the Board approved Resolution #04-01-13-01 Authorizing the execution of a Memorandum of Agreement with The Lutheran Homes Society and Fixing May 6, 2013 at 9:00 A.M. for a Hearing on the Proposed Issuance of \$6,000,000 of Revenue Notes or Bonds, in one or more series pursuant to Chapter 419 of the Iowa Code. Roll call vote: Ayes: Kelly, Sorensen, Howard and Furlong. Nay: Sauer.

On a motion by Furlong, second by Kelly, the Board approved the following utility permits: Keith Bartenhagen – installation of an electrical service line under 49th Street for an irrigation system in a field; Muscatine Power and Water – installation of 16” ductile iron water main work and quad duct under Highway 22 at the Highway 61 intersection; Windstream Communication – placement of a buried 50 pair 24 gauge copper telephone cable along Verde Avenue South of Highway 927 to the intersection of 110th Street; and Eastern Iowa Light and Power – replace poles and conductors in County right-of-way. Ayes: All.

White presented bids for resurfacing portions of North Isett Avenue, North Tipton Road and 120th Street as follows: Brandt Construction Company and Subsidiary – \$726,100.34, and Illowa Investment, Inc. – \$743,175.69. On a motion by Kelly, second by Furlong, the Board accepted the apparent low bidder Brandt Construction Company and Subsidiary at a cost of \$726,100.34 for Project L-(M13-1)—73-70 Resurfacing on portions of North Isett Avenue, North Tipton Road and 120th Street. Ayes: All.

County Engineer Keith White reviewed the Five - Year Secondary Roads Construction Program and 2014 Secondary Roads Budget. White was directed to place discussion of the use of slag in Muscatine County on a future meeting. White reviewed the projects currently in the Muscatine County Five-Year program. White informed the Board of possible projects that he is considering for future addition to the Secondary Roads program at least six years from now.

On a motion by Furlong, second by Howard, the Board approved the Five-Year Secondary Roads Construction Program and the 2014 Secondary Roads Budget for submission to the Iowa Department of Transportation. Ayes: All.

White updated the Board on projects on Muscatine County roads.

The Board recessed at 10:46 A.M. and reconvened at 10:55 A.M.

On a motion by Furlong, second by Kelly, the Chair was authorized to execute the Iowa/Byrne – Justice Assistance Grant (JAG) Program/RSAT Continuation Application in the amount of \$145,312.00. Ayes: All.

On a motion by Furlong, second by Sauer, 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 Howard, second by Sauer, the Board approved an application for an 8 month Class C Beer, Liquor, Sunday Sales and Outdoor Service Permit for The Chart House, Inc., DBA The Lighthouse, 2142 Water Street, Muscatine, Iowa. Ayes: All.

On a motion by Howard, second by Kelly, minutes of the Monday, March 25, 2013 regular meeting were approved as written. Ayes: All.

Correspondence:

Howard received a call regarding a possible Nuclear Power Plant in Muscatine County.

Howard received a call regarding the Gravel Pit Project.

Howard received a call regarding an ice condition on G28.

Sauer received several calls regarding road conditions.

Sauer received a call regarding a possible speed limit change on New Era Road.

Committee Reports:

Kelly and Sorensen attended a Bi-State Regional Meeting March 27th.

Sauer attended a Muscatine County Hazard Mitigation meeting March 28th.

Furlong attended a Region IX Transportation meeting March 27th.

Furlong attended a Muscatine County Solid Waste Management meeting March 28th.

Sorensen attended a Regional Workforce Development Board meeting March 26th.

Furlong, Howard, Sorensen and Sauer attended a presentation by S.A.F.E. regarding a possible Nuclear Power Plant in Wilton on March 26th. Howard, Furlong, Sauer and Kelly attended an Air Quality meeting on March 28th.

On a motion by Furlong, second by Kelly, the Board accepted March 2013 payroll claims. Ayes: All.

The meeting was adjourned at 11:06 A.M.

ATTEST:

Betty L. Wamback
First Deputy Auditor

Jeff Sorensen, Chairperson
Board of Supervisors