

Muscatine County Board of Supervisors
Monday, May 9, 2011

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

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

Doug Steinmetz, Architect, presented a historic preservation study of the Historic Jail. Steinmetz stated that the Historic Jail consists of standard rehab work as there is nothing unusually bad and that some elements in the front portion of the building are historical and worth maintaining. Steinmetz stated that the approximate cost to rehabilitate the building is \$660,000. Watkins asked what the cost would be to just maintain the outside of the building. Steinmetz stated that would be called mothballing and would be about 1/3 of the cost. Watkins asked if the building would have to be heated. Steinmetz stated that it would be wise to maintain a minimum 52 degrees to keep air moving so that moisture does not accumulate inside the building. Watkins asked if replacement windows have to meet historic standards. Steinmetz stated that is voluntary at this point, but if the County accepts grant funding, then historic standards would have to be followed. Howard asked if grants are available for mothballing. Steinmetz stated there are some grants available but that it is a very competitive process.

Steinmetz presented a historic preservation study of the Old Sheriff's House/Jail stating that the house is surrounded by a series of additions that are non-contributing to the historical value. Steinmetz suggested looking at a way of exposing more of the historic building by removing the additions that are on Walnut Street and the alley. Kelly asked if the brick on the Sheriff's house was damaged by the additions. Steinmetz stated that it is hard to tell and would take more research to determine if the old bricks are still there behind the finished material. Furlong asked if the old jail cells could be removed. Steinmetz stated that they could, but that he feels there is some historic significance to keeping the cells, so he did not offer that option. Steinmetz stated that the approximate cost for a partial demolition of some additions and restoration of the rest of the building is \$1,110,000; the approximate cost to rehabilitate the entire building is \$1,320,000; and the approximate cost of demolition of the entire building is \$65,000. Howard asked if mothballing the Old Sheriff's House/Jail would also cost 1/3 of the \$1,320,000. Steinmetz stated it might be a couple percent higher in this building.

Steinmetz presented a historic preservation study of the Courthouse Tower/Roof stating that the roof should be replaced. Steinmetz stated that the Courthouse originally had a natural stone slate roof which would be the preferred option for replacement, but man-made slate or asphalt shingles would also be acceptable. Steinmetz stated that the State Historical Society does not generally consider a steel roof acceptable, but a sample could be sent in to see if he could get it approved. Steinmetz stated that sometimes metal is approved, but usually not on a roof of this significance. Sorensen asked about the life expectancy of the various options. Steinmetz stated that natural slate should last forever

and is very repairable. Steinmetz stated that a substitute slate material also has a long life and is spot repairable, but not as easily repaired as slate. Steinmetz stated that asphalt architectural shingles are repairable up to a certain extent with color variations and have a 40 year service life. Howard asked if there are grants available for the replacement of the Courthouse Roof and if it would make a difference what material is used. Steinmetz stated that the grants are very competitive and there is probably no difference between using natural slate and man-made slate, but it would not be as easy to get a grant for asphalt shingles. Steinmetz stated that man-made slate is color fast and very uniform versus natural stone slate which will show some variation in color. Steinmetz stated that the Iowa County Courthouse roof is man-made slate and has held up very well. Steinmetz stated that the other issue is that the roof ridges originally had terra cotta caps. Steinmetz stated the chimney could be removed but provides character to the building. Steinmetz stated that the fabric lining in the gutters should be removed and relined with EPDM as well as the projecting cornice. Steinmetz stated that the dome is copper and he could see daylight from the clock room so there may be a few broken joints that need attention. Steinmetz suggested replacing the ladder leading up from the lower tier to the clock room and also suggested repainting the clock faces and hands. Steinmetz stated that the tower and dome are in relatively good shape, but he is proposing routine maintenance be performed on the tower and dome before the roof is replaced. Steinmetz stated that the approximate cost for the roof is \$865,000 plus options of \$196,000 for a total project cost of \$1,061,000 and the approximate cost of the tower is \$161,000 plus options of \$48,000 for a total project cost of \$209,000. The Board thanked Steinmetz for the reports stating they were very thorough and detailed. Kelly stated that these reports are available at the Administration Building for public review. Watkins stated that the first project entered into should be the Courthouse. Board consensus was to place discussion and action for the Courthouse on the May 23rd agenda so that the public could address the Board if they so choose.

Discussion was held regarding Muscatine County Jail Expansion and Remodel Project Change Order #6. Howard stated that if the water heater regulators were in the original plan, then it should not be the County's problem. Sorensen stated he also has a concern because it appears the problem may have been lack of pressure in the gas line and the County should probably be talking to Alliant. Furlong stated that it may be fluctuation of gas pressure which could be out of their control. Board consensus was to have Maintenance Supervisor Troy Sievert meet with Merit Construction and Durrant Group to analyze the change order and return next week for further discussion and action.

Zoning Administrator Jodee Stepleton presented information comparing all permits issued from 2008 to 2011. Stepleton stated that the June 2008 flood skewed the statistics slightly. Stepleton stated she is seeing an increase in garage/outbuilding construction and additions to dwellings.

The Board reviewed a variance granted by the Muscatine County Board of Adjustment on May 4, 2011. Case #11-05-01 is an application filed by Tim L. and Dawn Hull, Record Owners. This property is located in Bloomington Township, in parts of the SE 1/4 of Sec. 14-T77N-R2W, Lot A Subdivision, Lot 14, Northwood Estates, 2664 Northwood

Circle, Muscatine, Iowa, containing approximately 1.37 acres, and is zoned R-1 Residential District. This request, if approved, would allow the Zoning Administrator to issue a Variance in order for the Hull's to build a detached garage in front of the existing dwelling and only 20 feet from the front lot line, instead of the required 50 foot setback. On a motion by Furlong, second by Howard, the Board accepted a Variance for Case #11-05-01 as approved by the Board of Adjustment. Ayes: All.

The Board reviewed a variance granted by the Muscatine County Board of Adjustment on May 4, 2011. Case #11-05-02 is an application filed by Ronald E. Hazen, Record Owner by Terry Hazen, Power of Attorney and Jeff Eaton, Proposed Buyer. This property is located in Sweetland Township, in parts of the SW 1/4 of Sec. 27-T77N-R1W, Lot 1 Subdivision, Gov. Lot 2, 3111 Hwy 22, Muscatine, Iowa, containing approximately .46 acres, and is zoned R-1 Residential District. This request, if approved, would allow the Zoning Administrator to issue a Variance in order for the proposed buyer to build a 15' X 34' attached garage on the east side of the house that will be approximately six feet (6') to nine feet (9') from the side lot line, instead of the required 15 foot setback. On a motion by Kelly, second by Furlong, the Board accepted a Variance for Case #11-05-02 as approved by the Board of Adjustment. Ayes: All.

The Board reviewed a variance granted by the Muscatine County Board of Adjustment on May 4, 2011. Case #11-05-03 is an application filed by Kimberly M. Dunn and Ted J. Cox, Record Owners. This property is located in Montpelier Township, in parts of the SE 1/4 of Sec. 23-T77N-R1E, Lot 1, Block 3, Montpelier, 1958 Scott Street, Montpelier, Iowa, containing approximately .23 acres, and is zoned R-2 Residential District. This request, if approved, would allow the Zoning Administrator to issue a Variance in order for the Record Owners to build a porch onto their existing house approximately eight feet (8') from the front lot line, instead of the required 35 foot setback. On a motion by Furlong, second by Sorensen, the Board accepted a Variance for Case #11-05-03 as accepted by the Board of Adjustment. Ayes: All.

The Board reviewed a variance granted by the Muscatine County Board of Adjustment on May 4, 2011. Case #11-05-04 is an application filed by Island Auto Salvage & Sales, Inc., by Randy Kirk, Record Owner. This property is located in Fruitland Township, in parts of the SE 1/4 of Sec. 20-T76N-R2W, 2385 & 2395 57th Street, Muscatine, Iowa, containing approximately 18.50 acres, and is zoned I-2 Heavy Industrial District. This request, if approved, would allow the Zoning Administrator to issue a Variance to continue the sale of used vehicles at this location, which is a non-conforming use. On a motion by Furlong, second by Kelly, the Board accepted a Variance for Case #11-05-04 as approved by the Board of Adjustment. Ayes: Furlong, Watkins, Kelly and Sorensen. Nay: Howard.

The Board reviewed a variance granted by the Muscatine County Board of Adjustment on May 4, 2011. Case #11-05-06 is an application filed by Kirk Alan Petersen, Record Owner. This property is located in Bloomington Township, in the NW 1/4 of Sec. 13-T77N-R2W, south of 180th Street, 2732 180th Street, Muscatine, Iowa, containing approximately 20 acres, and is zoned R-1 Residential District. This request, if approved,

would allow the Zoning Administrator to issue a Variance in order to approve the Waiver of the Subdivision Ordinance to split this property into two 10 acre parcels with a 30 foot easement running along the East side of the property to access the proposed lot, and a Variance to approve a flag lot, since it does not meet the minimum requirement of 150' frontage along the road. The Board of Adjustment approved a Waiver of the Subdivision Ordinance in order to split off this property, but with the stipulation that the frontage must be at least 150' all the way back to the property that Petersen is selling. On a motion by Furlong, second by Kelly, the Board accepted a Variance for Case #11-05-06 as approved by the Board of Adjustment. Ayes: Furlong, Watkins, Kelly and Sorensen. Howard abstained.

The Board reviewed the following Special Use Permit approved by the Muscatine County Board of Adjustment on May 4, 2011: Case #11-05-05 is an application filed by Harriet Jane Wilkinson, Record Owner. This property is located in Goshen Township, located in the SE $\frac{1}{4}$ of Section 25-T78N-R3W, 1460 Cedarview Drive, Muscatine, Iowa, containing approximately 38 acres and is zoned A-1 Agricultural District. This request would allow the Zoning Administrator to issue a Special Use Permit in order to split off approximately 10 acres with an existing Seasonal Recreational Cottage located at 1460 Cedarview Drive, and to continue use of 12 Seasonal Recreational Cottages that are also on this property. The Board of Adjustment approved this request.

On a motion by Howard, second by Furlong, the Board appointed the following to a temporary 5-person County Redistricting Commission: Kurt Sanger, Don Ager, Linda Steele, Nathan Reichert and Sue Dravis. Ayes: All. The Board recommended that the Commission work closely with support staff from the Auditor's Office and GIS Coordinator Mark Warren.

On a motion by Kelly, second by Howard, minutes of the Monday, May 2, 2011 regular meeting were approved as written. Ayes: All.

Correspondence:

Furlong received a call regarding a claim list published in the paper incorrectly as mileage rather than fuel.

Committee Reports:

Sorensen attended a Muscatine County Safety Committee meeting May 4th.
Kelly attended a Muscatine Health Association meeting May 4th.

County Engineer Keith White stated that Caterpillar has agreed to lock-in the price for a third Caterpillar later in FY2011/2012, on the condition that trade-in allowance be determined at a date closer to the purchase.

White stated that embargoes should be lifted soon on County roads. Furlong stated that the roads held up remarkably well this Spring.

On a motion by Howard, second by Furlong, the Board approved Resolution #05-09-11-01 Transferring \$550,000 from the Rural Services Fund to the Secondary Roads Fund. Roll call vote: Ayes: All.

The Board reviewed health/dental fund balances as of April 30, 2011.

The Board recessed at 10:39 A.M. and reconvened at 10:43 A.M.

On a motion by Kelly, second by Sorensen, the Board went into a non-public session at 10:43 A.M. pursuant to Chapter 20.17(3), Code of Iowa, to discuss strategy in union negotiations. Roll call vote: Ayes: All. On a motion by Furlong, second by Kelly, the Board returned to open session at 10:59 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 10:59 A.M.

ATTEST:

Leslie A. Soule, County Auditor

David H. Watkins, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, May 16, 2011

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

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

Claire Sterner, Moscow, expressed his concerns regarding trucks and cars speeding through Moscow stating that one block north of the railroad tracks the speed limit is 35 mph, but traffic is exceeding 50 mph. Sterner also expressed concern about the use of jake brakes by trucks entering Moscow. Sterner presented a petition asking the Board of Supervisors to prevent the use of jake brakes and consider lowering the speed limit in Moscow. Board consensus was to have a discussion with the Sheriff about enforcing the speed limit in that area and with the County Attorney about the jake brake issue.

On a motion by Kelly, second by Furlong, claims dated May 16, 2011 were approved in the amount of \$1,252,302.01. Ayes: All.

Discussion was held with Maintenance Supervisor Troy Sievert regarding a proposed Muscatine County Jail Expansion and Remodel Project Change Order #006. Sievert requested another week to get a better explanation as to why the County should pay for the water heater regulators. Howard suggested approving the rest of the Change Order. On a motion by Howard, second by Furlong, the Board approved Muscatine County Jail Expansion and Remodel Project Change Order #006 as amended in the amount of \$814.60 for a total project cost of \$6,950,534.78. Ayes: All.

On a motion by Kelly, second by Howard, the Chairperson was authorized to sign a Mental Health Services Waiver Request. Ayes: All.

On a motion by Furlong, second by Sorensen, Community Services was authorized to fill a vacant Case Manager position. Ayes: All.

Community Services Director Mike Johannsen stated that Senate File 209 passed and ends the CPC process as of July 1, 2013 although no one knows what it is being replaced with so there are interim study groups working on a solution. Johannsen stated he does not yet know where the funding is coming from for the next fiscal year which starts in six weeks. Kelly stated she appreciates Case Management Coordinator Kathy Anderson-Noel attending and providing information at the Provider/Director meetings.

The Board was updated on the Civil War Memorial by Lee Miller, Chairperson of the Civil War Memorial Committee. Miller stated that the hole has been excavated, tarped and fenced with the concrete foundation expected to be poured by the end of the week. Miller stated that the new monument is scheduled for delivery on Saturday, June 11th. Miller invited the Board of Supervisors to the dedication scheduled for Saturday, July 2,

2011 at 1:00 P.M. with Governor Branstad performing the dedication and Representative Jeff Kaufmann delivering the keynote address. Watkins stated that someone from the Board of Supervisors will officially accept the monument on behalf of the County.

On a motion by Howard, second by Kelly, minutes of the Monday, May 9, 2011 regular meeting were approved as written. Ayes: All.

Correspondence:

Watkins received two phone calls regarding deputies patrolling Interstate 80.

Watkins received a phone call requesting recycling trailers in rural areas.

The Board received a notice that the City of Muscatine has received a voluntary annexation proposal for 62.05 acres east of Menards for which a Public Hearing will be held on June 2, 2011 at 7:00 PM

Committee Reports:

Kelly attended a Seventh Judicial District meeting May 13th.

Kelly attended a Department of Corrections Conference May 11th – May 13th.

Watkins stated that the Board needs to think about whether an architect is needed to write bid specifications for any part of the Courthouse Tower/Roof Project. Howard stated that he has talked to someone who has been doing historic preservation with metal roofs utilizing grants.

The meeting was adjourned at 9:26 A.M.

ATTEST:

Laura Perley, First Deputy Auditor

David H. Watkins, Chairperson
Board of Supervisors