

Muscatine County Board of Supervisors
Monday, August 29, 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.

Discussion was held regarding a request from Andrew Anderson to allow placement of an advertising inflatable in the Courthouse tower. The Board had refused a request from Anderson in October 2010 due to a letter from Miller and Harrison concerned about insurance liability. Anderson stated that it was previously termed an inflatable sculpture which alarmed insurance companies, but that insurance companies are used to the term advertising inflatables. Anderson stated he would like to place the sculpture in the Courthouse tower next Spring after the construction is completed. Watkins stated that Anderson needs to work with the County's insurance agent to relieve the County of liability. Furlong stated that he applauded Anderson for his creativity, but he has received calls regarding the appropriateness of putting the sculpture in the Courthouse tower with it being the judicial building. Kelly stated that she likes the marketing aspect, but she is concerned with the liability issue. Sorensen stated that the sculpture draws interest and attention to the City of Muscatine and Muscatine County and they need to work on making it happen. Anderson will work with the County's insurance agent to address the County's concerns.

Maintenance Supervisor Troy Sievert presented bids for the Muscatine County Courthouse Roof Replacement Project as follows: Vis, Ltd. – Base Bid \$564,000, Alternate 1 - \$1,000, Alternate 2 - \$1,500, Alternate 3 - \$2,000 and Alternate 4 - \$10,000; Hedberg and Son Roofing – Base Bid \$225,981, Alternate 1 - \$1,200, Alternate 2 - \$6,200, Alternate 3 - \$28,780 and Alternate 4 - \$3,680. Sievert reported that Durrant Group's recommendation was to accept the Base Bid and Alternate 2 and reject Alternates 1, 3 and 4. On a motion by Howard, second by Kelly, the Board accepted the bid from Hedberg and Son Roofing in the amount of \$232,181 for the Muscatine County Roof Replacement Project for the Base Bid and Alternate 2, rejecting Alternates 1, 3, and 4. Ayes: All.

Discussion was held on a recommendation from the Muscatine County Safety Committee to hire a safety consultant. Muscatine County Safety Committee Chairperson Mike Johannsen recommended hiring Matt McCulley one hour a month for the first year at a cost of \$85.00 per hour for a total of \$1,020. Jeff Miller, Miller and Harrison, highly recommended hiring Matt McCulley. Sorensen stated he sits on the Safety Committee and he supports the hiring of a safety consultant. Watkins suggested this individual meet with departments as well as the Safety Committee. Sorensen stated the County has a great safety program, but needs help with implementation of the program. Furlong stated the County needs to make sure we have teeth in what we are doing and get on those people and departments who have safety problems, so he will support the safety

consultant because it moves in the right direction. Kelly stated she thinks \$85 an hour is outrageous. Miller stated that County Engineer Keith White is currently using a safety consultant out of the Quad Cities at \$300 per hour. County Recorder Cindy Gray asked why the County wants to hire a safety consultant if the County Engineer already has one. Sorensen stated the County Engineer is doing mandated trainings every month. On a motion by Furlong, second by Kelly, the Board hired McCulley, Eastham and Associates at a cost of \$85 per hour up to \$1,020 to perform safety consulting services for Muscatine County one hour a month for a year. Ayes: All.

Discussion was held regarding contracting with Southeast Iowa Regional Planning Commission (SEIRPC) for demolition services for 1130 W Hinkeyville, which was acquired through the CDBG grant program. Zoning Administrator Jodee Stepleton stated that SEIRPC will charge \$2,200 for abatement inspector procurement, abatement contractor procurement, site monitor and the 19 point checklist. Stepleton stated that she was told by the Board that they did not want her to handle this since she had previously owned the property. Watkins stated that there is no conflict of interest for Stepleton to handle this since she has no financial stake in this property anymore. The Board directed Stepleton to handle the demolition of this house instead of contracting out with SEIRPC.

Stepleton stated that her new staff member has hit the ground running. Stepleton stated he is comfortable with building inspections, learning septic inspections and has taken over all well inspections. Further discussion ensued regarding septic inspections.

On a motion by Kelly, second by Furlong, an ordinance was approved redefining the County Supervisor Districts and Election Precincts for Muscatine County on the second of three readings. Roll call vote: Ayes: All.

On a motion by Furlong, second by Howard, the Board approved 2011 homestead tax credit and/or military tax exemption applications, with the exception of 31 homestead applications, as recommended by the Assessor's Office. Ayes: All.

Ann Bahn, Assessor's Office, thanked the Board for allowing Thanksgiving in July again this year stating that they collected 2,664 pounds of food and \$1,828 in cash donations.

On a motion by Kelly, second by Howard, minutes of the Monday, August 22, 2011 regular meeting and Wednesday, August 24, 2011 special meeting were approved as written. Ayes: All.

On a motion by Sorensen, second by Furlong, the Board accepted August 2011 payroll claims. Ayes: All.

Correspondence:

Furlong, Howard and Kelly received a call regarding possible placement of the Muscatine River Monster "Kraken" in the Courthouse tower.

Howard received calls regarding Muscatine County property taxes.

Howard received calls regarding placement of slag on County roads.

Howard received calls regarding the condition of the Administration Building.
Howard received a call regarding the hiring practice of a local business.

No committee reports were noted.

Sorensen attended the Muscatine County Historic Preservation Commission on August 23rd. Furlong attended a Regional Work Group for Regionalizing Mental Health Statewide in Iowa City on August 26th.

The meeting was adjourned at 9:57 A.M.

ATTEST:

Leslie A. Soule, County Auditor

David H. Watkins, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, September 12, 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.

On a motion by Howard, second by Furlong, claims dated September 12, 2011 were approved in the amount of \$1,800,106.45. Ayes: All.

On a motion by Furlong, second by Howard, the Board approved a preliminary plat of the proposed three lot commercial subdivision, Ripley Addition Part One, containing approximately 55 acres in Sweetland Township. Ayes: All.

On a motion by Furlong, second by Kelly, the Board approved Resolution #09-12-11-01 Approval of Final Plat of Ripley Addition Part One Commercial Subdivision. Roll call vote: Ayes: All.

The Board reviewed a variance granted by the Muscatine County Board of Adjustment on September 2, 2011. Case #11-09-01 is an application filed by Lester R. Lobdell, Record Owner. This property is located in Montpelier Township, East of Tombstone Trail, 1955 tombstone Trail, Montpelier, Iowa, Block 4, S½ of Lots 9 & 10, Montpelier, containing approximately .24 acres, and is zoned R-2 Residential District. This request, if approved, would allow the Zoning Administrator to issue a Variance in order for Mr. Lobdell to replace the existing dwelling, using the front setback of 10 feet instead of the required 35 feet setback from the front lot line. The Board of Adjustment approved this request. On a motion by Sorensen, second by Furlong, the Board approved a Variance for Case #11-09-01 as approved by the Board of Adjustment. Ayes: All.

The Board reviewed the following Special Use Permit approved by the Muscatine County Board of Adjustment on September 2, 2011: Case #11-09-02 is an application filed by Northwest Bible Baptist Church, Inc., Record Owners. This property is located in Cedar Township, 2798 Casey Avenue, in Sections 32 & 33, all in T76N-R4W, containing approximately 53 acres and is zoned A-1 Agricultural District. This request would allow the Zoning Administrator to issue a Special Use Permit in order to place up to 15 additional cabins on their property for the use of Cedar River Baptist Camp. The Board of Adjustment approved this request.

On a motion by Furlong, second by Howard, the Chairperson was authorized to sign the Matching Certification for the Summer 2011 Prosecutor Internship Program. Ayes: All.

Maintenance Supervisor Troy Sievert presented proposals as follows for the Muscatine County Administration Building Condition Analysis (Base Bid) and DHS Space Utilization Study (Alternate): Shive-Hattery – Base - \$17,700.00 and Alternate -

\$12,800.00; Durrant Group – Base - \$14,900.00 and Alternate - \$18,880.00; and Downing Architects – Base - \$19,750.00 and Alternate - \$11,800.00. Sievert stated that the Shive-Hattery proposal had qualifiers such as only attending two meetings with staff and extra charges for doing destruction testing and 3D scanning. Sievert stated that neither of the Durrant and Downing bids had qualifications. Sievert stated that Durrant planned on five trips and Downing did not say how many trips they planned to make. Sievert suggested hiring either Durrant or Downing Architects due to the qualifications that Shive-Hattery included in the contract. Howard suggested giving the Administration Building project to one architect and the DHS study to another one since they are listed separately in the bids. Furlong stated the DHS study was probably bid lower because they figured they would already be here with the base bid. Furlong stated he is in favor of Shive – Hattery, but would be satisfied with any of the architects. Howard stated he would be in favor of just doing the Administration Building project for now to deal with the problem at hand and looking at the alternate bid on the DHS facility at a later date. Watkins stated that the thought process of the Board was that if this building is not fixable, then the Board needs to know what the DHS facility can handle in case some departments need to move out of the Administration Building. Sorensen stated that the others did not see destructive testing as being necessary so it may or may not be included in their bids. Sievert was directed to check with the other bidders about the items that Shive-Hattery excluded to clarify what is included with their bids.

Discussion was held regarding a suggestion received from County Recorder Cindy Gray to develop and adopt a Tax Lien Search policy. Gray stated that she feels County tax dollars should not be used to pay for services when either state or federal taxes are due and unpaid. Gray stated that any person who has access to the Records land record indexing system or a staff member of the Muscatine County Records Office may complete the search. Gray stated that the search could also be used as a tool to let someone know that they have yet to be released if they have already paid and need to address the situation. Watkins stated he does not know if the County should get in the business of enforcing the payment of taxes because sometimes mistakes happen. Furlong agreed that the County could be penalizing someone for nonpayment and later it could turn out to have been a mistake. Gray stated that she was just suggesting that the vendor provide documentation letting the County know if it is in dispute or paid and not yet released. Howard thinks the proposal has merit because it can give the Board a window to see if the company is solvent or not and whether they will be able to fulfill the contract in a timely manner. Kelly suggested requiring them to disclose tax liens and status in their bids. Watkins stated then the County would have to decide if their lien is really in dispute or not. Sorensen stated that next the County would have to check its employees. Budget Coordinator Sherry Seright stated that contractors have to provide a performance bond with the large projects which will pay if they are not able to fulfill the contract. Kelly stated it is not the County's job to say what a person does with the money they earn from the County for services rendered. Board consensus was that they do not want to develop a Tax Lien Search policy.

On a motion by Furlong, second by Kelly, the Board approved Ordinance #09-12-11-01 Redefining the County Supervisor Districts and Election Precincts for Muscatine County on the third and final reading. Roll call vote: Ayes: All.

On a motion by Kelly, second by Furlong, minutes of the Monday, August 29, 2011 regular meeting were approved as written. Ayes: All.

On a motion by Howard, second by Sorensen, the Board approved a renewal application for a Class C Beer and Sunday Sales Permit for Casey's Marketing Company, dba Casey's General Store #1257, 1127 Ripley Court, Muscatine, Iowa 52761. Ayes: All.

Correspondence:

Sorensen and Watkins received calls regarding road conditions.

Sorensen received a call regarding mental health services and funding.

Howard received calls for clarification of dove hunting season.

Howard received calls regarding homestead exemptions.

Howard received a call regarding the use of slag.

Committee Reports:

Kelly attended a Muscatine Health Association meeting September 7th.

Kelly attended a Seventh Judicial District meeting September 9th.

Sorensen attended a Muscatine County Safety Committee meeting September 7th.

On a motion by Howard, second by Furlong, the Board accepted the resignation of Robert Lehman from the Muscatine County Veterans Affairs Commission. Ayes: All.

On a motion by Kelly, second by Howard, the Board approved Proclamation #09-12-11-01 Iowa Employer Support of the Guard and Reserve Week. Ayes: All.

The Board reviewed health/dental fund balances as of August 31, 2011.

On a motion by Howard, second by Kelly, the Board scheduled a public hearing for October 3, 2011 at 9:00 A.M. on proposed FY11/12 Muscatine County budget amendments. Ayes: All.

The meeting was adjourned at 9:48 A.M.

ATTEST:

Leslie A. Soule, County Auditor

David H. Watkins, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, September 19, 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.

On a motion by Kelly, second by Sorensen, claims dated September 19, 2011 were approved in the amount of \$459,097.92. Ayes: All.

On a motion by Kelly, second by Furlong, the Chair was authorized to execute a contract between Muscatine County and Hedberg and Sons Roofing for the Muscatine County Roof Replacement and Repairs Project in the amount of \$248,511.00. Ayes: All.

Discussion was held regarding a proposed five-county intermodal transportation freight commodity study. Howard stated that based on his understanding it will be completely funded by grants and the Bi-State Regional Commission. Furlong stated the project cost is \$750,000, with \$600,000 funded by the HUD grant, \$50,000 funded by the Illinois Department of Transportation, and \$100,000 funded by Bi-State. On a motion by Furlong, second by Sorensen, the Chair was authorized to sign a letter of support and commitment to participate in a consortium for a HUD Sustainable Communities Regional Planning grant application for Bi-State Regional Commission to complete a regional five-county intermodal transportation freight commodity study. Ayes: All.

On a motion by Howard, second by Kelly, minutes of the Monday, September 12, 2011 regular meeting and Friday, September 16, 2011 special meeting were approved as written. Ayes: All.

No correspondence was noted.

Committee Reports:

Furlong attended a West Liberty Economic Area Development meeting
September 15th.

Furlong attended a MUSCOM meeting September 15th.

Furlong attended a Muscatine County Fair Board meeting September 15th.

Watkins attended a Muscatine County Board of Health meeting September 14th.

Administrative Services Director Nancy Schreiber informed the Board that the County has received its supply of flu shots and staffers will be going out in Friday's paychecks with dates when the shots will be available to employees.

The Board reviewed applications for a vacancy on the Veterans Affairs Commission from George Alt and Lee Miller. Furlong stated that both applicants were excellent, but that George Alt is a commander of the American Legion in West Liberty and West Liberty

needs some representation on the Veterans Affairs Commission. On a motion by Furlong, second by Howard, the Board appointed George Alt to fill a vacancy on the Muscatine County Veterans Affairs Commission for a term ending June 30, 2013. Ayes: All

On a motion by Kelly, second by Sorensen, the Board renewed the Muscatine County Flexible Benefits Plan for 2012. Ayes: All.

Discussion was held with Budget Coordinator Sherry Seright regarding Jail revenue and expenditures. Sorensen pointed out that while it costs the County to operate the Jail, it does not cost as much as it did prior to the expansion. Watkins asked if Seright could develop a comparison between costs and revenue prior to expansion versus post expansion. Seright state that currently, inmate revenue is deposited into the debt service fund until the bond payments have been made, then it will be deposited into the general fund unless the Board determines it should continue to be deposited into the debt service fund to cover next year's payments. Watkins stated he feels there should be enough in the debt service fund in March at budget time to cover the next two payments. Kelly agreed. Howard stated he also likes the idea of a comparison of the old revenue and costs versus the new revenue and costs of the Jail. Seright stated that the jail maintenance fund is a new fund developed to allow for future repairs for the Jail without bonding. Kelly asked why the commissary is not paying for itself. Seright stated that the expenditures reflect a transport vehicle that was purchased out of reserves at the beginning of the fiscal year. Sheriff Dave White stated that the Jail is currently housing 106 federal inmates and 85 Johnson County inmates. White stated that current operating expenses are 4 million dollars with revenue from Johnson County and federal inmates of 3 million dollars versus the 3 million dollars of operating cost and 1 million dollars of revenue prior to the expansion, so the County is already saving approximately 1 million dollars a year since the expansion. White stated that the County is also in a much better position because the work release center was going to be closed no matter what and the expansion enabled the move of the inmates into the new expanded jail. White stated that the infrastructure of the Jail is being paid by someone other than Muscatine County taxpayers and that utilities are about half of what they were prior to the expansion.

Discussion was held with Budget Coordinator Sherry Seright regarding funding for proposed FY11/12 capital improvements. Seright stated they have \$1,200,000 available with possible projects totaling \$1,162,956. Maintenance Supervisor Troy Sievert was directed to move forward with some minor roof repairs on the Community Services, Maintenance and DHS buildings. Sievert stated he would also take care of the check valve for the Jail geothermal as soon as weather allows. Board consensus was that the Houser Street facility needs some work and that the Associate Court judge's chambers project needs to be discussed in the near future. Kelly stated that she talked to the historic preservation commission and a genealogy group about possibly using the Historic Jail for storage of their records after it is rehabilitated, assuming the groups find the funding to rehabilitate the Historic Jail. Watkins stated the Board needs to discuss the Old Sheriff's House/ Jail and what to do with it in the near future. Sorensen stated that the historic preservation commission may be willing to take on that project.

The meeting was adjourned at 9:54 A.M.

ATTEST:

Leslie A. Soule, County Auditor

David H. Watkins, Chairperson
Board of Supervisors