

Muscatine County Board of Supervisors
Monday, March 19, 2018

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

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

On a motion by Sorensen, second by Mather, the Board approved Resolution #03-19-18-01 Granting a 90-day Extension for Filing the Final Plat of Sacred Savanna Subdivision. Roll call vote: Ayes: All.

The Board reviewed variances granted by the Muscatine County Board of Adjustment on Friday, March 9, 2018. Case #18-03-01 is an application filed by Gary A. McCormick, Record Owner. This property is located in Moscow, Lots 1-4, Block 10 & S½ Alley Adjacent, 1601 Cedar Street, Moscow, containing approximately .83 acres and is zoned R-2 Residential District. This request, if approved, would allow the Zoning Administrator to issue a Variance to build an outbuilding in line with the existing dwelling and approximately 23 feet back from the front lot line instead of the required 35 foot setback. Case #18-03-02 is an application filed by MidAmerican Energy Company, Record Owners, and Northern Border Pipeline Company, Applicant. This property is located in Goshen Township, in the NW ¼ of Sec. 13-T78N-R3W, East of Penn Avenue Road, containing approximately 0.92 acres and is zoned A-1 Agricultural District. This request, if approved, would allow the Zoning Administrator to issue a Variance to allow a four foot (4') variance from the required 40 foot setback. On a motion by Bonebrake, second by Sorensen, the Board accepted the variances. Ayes: All.

The Board reviewed Special Use Permits granted by the Muscatine County Board of Adjustment on Friday, March 9, 2018. Case #18-03-02 is an application filed by MidAmerican Energy Company, Record Owners, and Northern Border Pipeline Company, Applicant. This property is located in Goshen Township, in the NW ¼ of Sec. 13-T78N-R3W, East of Penn Avenue Road, containing approximately .92 acres and is zoned A-1 Agricultural District. This request, if approved, would allow the Zoning Administrator to issue a Special Use Permit in order to construct, operate and maintain a natural gas facility on this property. The Board of Adjustment approved this request.

Discussion was held regarding a revised Fee Schedule for the Muscatine County Building-Zoning-Environmental Office. Planning and Zoning Administrator Eric Furnas presented a proposed revised schedule which adds fees per square foot for commercial and industrial construction. Sorensen asked if there should be a cap to the fee schedule for very large buildings. Furnas stated he did not feel there should be a cap because square footage directly relates to how much time is spent on the ground by the inspector. Furnas stated this is a new program and may be subject to change upon future review. Mather asked how this fee schedule compares to other counties. Furnas stated Linn and Scott use value based programs which are more revenue driven. Furnas stated he believes the square footage method fee schedule is fairer. Sauer stated this program is pro-growth and pro-development. Sauer stated the Board needs to

revisit the program in a year to ensure costs of the Zoning Office are covered with this fee schedule. Furnas proposed adding a complete dwelling remodel rate under the residential portion of the fee schedule which would be lower than the new dwelling rate as there would not need to be as many inspections on a remodel of an existing dwelling.

On a motion by Sorensen, second Howard, the Board adopted a revised Fee Schedule for the Muscatine County Building-Zoning-Environmental Office. Ayes: All.

Discussion was held regarding commercial and industrial plan reviews in rural Muscatine County. Furnas stated he currently does not have an employee on staff to handle the commercial and industrial inspections. Furnas stated he would like to develop a contract with Terry Goerdt to provide plan review service for the County. Furnas stated Goerdt carries his own insurance as an independent plan reviewer. Furnas stated Goerdt charges \$75 per hour. Furnas stated Goerdt will not do onsite review unless requested. Furnas stated he will develop a 12-month contract since the Board is going to review the program in a year. Board consensus was to proceed with the development of a contract for approval by the Board.

County Engineer Keith White reviewed the Five - Year Secondary Roads Construction Program and FY2019 Secondary Roads Budget. White reviewed the projects currently in the Muscatine County Five -Year program. White explained the program for FY2019 will include bridge replacements on both 155th Street and North Isett Avenue, a PCC Overlay on 231st Street (G28) between the Muscatine City limits and Independence Avenue, and various culvert replacement projects.

Mather left the meeting at 9:53 A.M.

White continued with an explanation of roads and bridges on the Five - Year plan for FY2020-FY2023. In response to a question from Sorensen, White stated about 20 bridges are embargoed and one bridge is fracture critical out of approximately 100 bridges. In response to a question from Sauer, White stated the standards for a smaller box bridge are based on hydraulics and grade and can be as large as a twin of 12' X 12'.

Mather returned to the meeting at 10:09 A.M.

On a motion by Sorensen, second by Howard, the Board approved the Five -Year Secondary Roads Construction Program and the FY2019 Secondary Roads Budget for submission to the Iowa Department of Transportation. Ayes: All.

County Engineer Keith White updated the Board on current Secondary Road projects.

On a motion by Sorensen, second by Bonebrake, the Board approved an Ordinance Establishing a Local Option Sales and Services Tax Applicable to Transactions within Certain Incorporated and Unincorporated Areas of Muscatine County for the period July 1, 2019 through June 30, 2034 on the second of three readings. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Howard, minutes of the March 12, 2018 regular meeting were approved as written. Ayes: All.

Correspondence:

Bonebrake reported a call from a resident concerned with the condition of gravel roads in the County.

Committee Reports:

Sauer attended a Muscatine County Fair Board meeting March 15th.

On a motion by Howard, second by Sorensen, the County Sheriff was authorized to execute a Midwest HIDTA Sub Award Recipient Agreement in the amount of \$23,324.35. Ayes: All.

On a motion by Howard, second by Sorensen, the Board approved Resolution #03-19-18-02 Suspending the Collection of Taxes. Roll call vote: Ayes: All.

The Board reviewed applications from Jim Meredith and Carl Kleppe Jr. for a vacancy on the Muscatine County Zoning Board of Adjustment.

The Board reviewed the health/dental fund balance as of February 28, 2018.

The Board recessed at 10:23 A.M. and reconvened at 10:29 A.M.

On a motion by Sorensen, second by Mather, the Board went into non-public session at 10:29 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 Howard, second by Bonebrake, the Board returned to open session at 10:47 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 10:47 A.M.

ATTEST:

Betty L. Wamback
First Deputy Auditor

Scott Sauer, Chairperson
Board of Supervisors