

The Muscatine Conference Board was called to order by Scott Sauer, Chairperson at 6:00 p.m., January 25, 2022.

Roll Call was taken with members present either in person or by utilizing GoToMeeting, due to COVID19:

<u>Mayors</u>	<u>Board of Supervisors</u>	<u>School Board</u>
Brad Bark	Scott Sauer	Edward A. Moreno
Jeremiah J. Davis	Jeff Sorensen	Denny Schuur
Katherine McCullough		Robert Metzger

Mayor Keith W. Stanley arrived shortly thereafter. School Board Member Denny Schuur left the meeting at 6:30.

Board Clerk, Randy Spies, Chief Deputy Delaine Clark and Nancy Schreiber were present.

Agenda item #3: A motion was made by Jeff Sorensen, Supervisor and second by Jeremiah J. Davis, Mayor to approve the September 7, 2021 minutes as mailed. Motion carried unanimous vote by all voting units.

Agenda item #4: Randy gave a brief summary of the 2021 assessment year regarding the Muscatine County Assessor's Office as presented in the Annual Report.

Agriculture – In 2021, Muscatine County had 66 county wide ag sales with an average sale price of \$7,077/acre. One farm sold for \$13,150/acre. For timber ground the range is \$2,500 to \$4,500/acre.

Agriculture land value is based on productivity value not market. Productivity value is a 5 year average of the landlords net income capped at 7%. That value is multiplied by total number of acres / CSR, which equals average CSR price.

Residential: For 2021 we had 1,476 sales, of those, 607 were considered normal arm's length sales with a ratio of 97%. If a sale is considered to be a distressed sale, it will not be in the sale ratio analysis calculation.

Please contact Randy, Assessor, if you have any questions on the annual report, budgeting or valuation report.

Budget: Jim Barry, County Attorney and Randy have decided to hire outside counsel for the Hy-Vee and Cargill appeals, which will affect budget line item legal expense fee. Line item for software increased due to Vanguard, our appraisal software company. The 2022 budget is down 8% from last year because the GPC, Gerda and SSAB industrial appraisal projects have been completed and were under budget. Supervisor Jeff Sorensen asked if there is any legislation in the works to help with the cost incurred with appeals to PAAB or District Court. Randy has been working with Mark Lofgren. Mark has some legislation in the works to limit how many times an individual or company would be able to appeal.

With no further discussion, Jeff Sorensen, Supervisor moved to approve the Annual Report. Motion was seconded by Keith Stanley, Mayor. Motion carried unanimously by all voting units.

Agenda item #5: Discussion and possible action on the salary recommendations by the Ad Hoc Committee. Chairperson Scott Sauer had some points and personal thoughts to share with the Conference Board members in regard to the recommendations by the Ad Hoc Committee for salaries and to eliminate the committee and to have the salary presentation given to the Board. Jeff Sorensen would like the salary increase to be reported by position with salary amount for July 1st.

Jeff Sorensen, Supervisor moved to not accept the Ad Hoc Committee recommendation of 6% increase and direction given to Assessor by the board in the next agenda items. Motion was seconded by Jeremiah Davis, Mayor. No vote on motion.

Agenda item #6: Discussion and possible action to approve the proposed 2022-2023 Appraisal Expense, Board of Review and Examining Board budgets for publication. Randy went through line items. Below are some highlights.

Telephone line item has been deleted and combined with Data Processing Services reimbursement line item.

Data Processing line item increased 1.96%. Have not received the reimbursement amount for 2021-2022 as of today.

Appraisal Projects and Equipment, decreased because of Industrial Appraisals projects completed. An increase in case we do a Downtown commercial appraisal project.

Operating budget is down 22%. Depending on salaries the budget will be between \$741,000 and \$743,000.

Voted for motion on floor. Motion and 2nd on floor to not accept recommendation by Ad Hoc Committee. Motion carried unanimously by all voting units.

Salary line item was discussed and Jeff Sorensen, Supervisor proposed and motioned that salaries be increased 3% for the Assessor's office across the board for this budget.

Motion was seconded by Edward Moreno, School Board Member. After no discussion. Motion carried unanimously by all voting units.

An updated budget sheet will be sent out to Conference Board Members.

Agenda item #7: Discussion & possible action to set date for public hearing for discussion and adoption of final 2022-2023 budgets. A motion was made by Jeff Sorensen, Supervisor to set date for February 2nd 22nd at 6:00 p.m. The motion was seconded by Brad Bark, Mayor. Motion carried unanimously by all voting units.

Agenda item #8, Appointment of Ad Hoc committee members for the 2022 calendar year. After some discussion, Jeff Sorenson, Supervisor made the motion to eliminate the Ad Hoc Committee. The motion was seconded by Jeremiah Davis, Mayor. Motion carried unanimously by all voting units.

Agenda item #9, The Chair then opened discussion for other business. With no other business, Chair Scott Sauer adjourned the meeting at 6:58 p.m.

Randy A. Spies, Assessor

Scott Sauer, Chairperson Date