

Muscatine County Board of Supervisors
Monday, May 2, 2022

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

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

On a motion by Sorensen, second by Saucedo, claims dated April 18, 2022 were approved in the amount of \$383,429.31. Ayes: All.

On a motion by Sorensen, second by Saucedo, Drainage District #13 stamped warrants dated May 2, 2022 were approved in the amount of \$33,961.13. Ayes: All.

A Public Hearing was called to order by Chairperson Sauer at 9:01 A.M. on a request from Simply-Lean Enterprises Inc., Record Owner, Michael J. Birkinbine, to rezone approximately 6.0 acres in Fulton Township, located in the SW $\frac{1}{4}$ of Sec.36-T78N-R1E, Parcel K which sits on the corner of Hwy 61, Zachary Avenue and 160th Street, from A-1 Agricultural District to C-2 Commercial District. Planning and Zoning Administrator Eric Furnas stated the Muscatine County Zoning Commission voted unanimously to recommend the rezoning request on April 1, 2022. Furnas stated the applicant is requesting to rezone a portion of the property to C-2 Commercial in order to construct a commercial outside storage facility and is applying to rezone only a portion of the property in order to leave a buffer from the two residential properties to the south. Furnas stated the intersection of Zachary Avenue and Highway 61 is already designed to accommodate heavy traffic flows. Record Owner, Michael Birkinbine, 3957 Hwy 61, Blue Grass, Iowa stated to the Board he resides next door to the 6.0 acres proposed for rezoning. Birkinbine stated the proposed outside storage facility will have soft lighting and he plans to plant trees on the property. Kent Wichelt, 1610 Zachary Avenue, Blue Grass, Iowa addressed the Board stating he lives to the south of the property proposed for rezoning. Wichelt expressed his concern with the C-2 Commercial rezoning which would allow another commercial business, such as a gas station, to be constructed if the property were sold in the future. Wichelt also stated he is not in favor of the proposed outside storage facility in his direct view with the possibility of bright lighting at the facility in this residential area. The Board consensus was this property is not viable for future commercial development such as a gas station or residential development. On a motion by Sorensen, second by Mather, the public hearing was closed at 9:39 A.M. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Saucedo the Board approved an ordinance rezoning approximately 6.0 acres in Fulton Township from A-1 Agricultural District to C-2 Commercial District on the first of three readings. Roll call vote: Ayes: All.

Discussion was held with Historic Preservation Commission member Lynn Pruitt regarding the agreement with Price Preservation Research to prepare a National Register Nomination of the Benjamin F. and Susan M. Nichols House, in the amount of \$4,356.00. Pruitt stated the owners of the historic house have paid the matching funds and a CLG Grant Project #202212-11562 has been approved.

On a motion by Sorensen, second by Holliday, the Board authorized the Chair to sign an agreement with Price Preservation Research to prepare a National Register Nomination of the Benjamin F. and Susan M. Nichols House, in the amount of \$4,356.00. Ayes: All.

Pruitt reviewed the Phase 2 Historic Jail Services During Bidding and Construction (HRDP) grant application stating the grant provides funding for a portion of the Phase 2 Historic Jail remodel project which will include remodeling the backside of the building for meeting rooms, offices, restrooms and open display area. Saucedo questioned the remodel project in keeping with the historic jail preservation. Pruitt stated the remodel plan has been approved by the Iowa State Historic Preservation office as an adapted reuse of the building. Saucedo requested the Phase 2 remodel floor plan be sent by email to him. Pruitt stated the remodel floor plan will be sent to all board members by email.

On a motion by Sorensen, second by Holliday, the Board authorized the Historic Preservation Commission to submit a Phase 2 Historic Jail Services During Bidding and Construction (HRDP) grant application request in the amount of \$6,160.00, with a cash match of \$4,000.00 and in-kind services of \$2,160.00, for a total project cost of \$12,320.00. Ayes: All

On a motion by Saucedo, second by Mather, the Board approved the following utility permit: Muscatine Power and Water, Muscatine, Iowa – install 2” High Density Polyethylene (HDPE) conduit starting at northeast intersection of Hwy 61 and Tipton Road, running north to Canterbury Road to existing communication structure, Section 22-T77N-RO2W. Ayes: All.

On a motion by Mather, second by Sorensen the Board approved Resolution #05-02-22-01 Setting a Public Hearing for Proposed Road Vacations. Roll Call Vote: Ayes: All.

**RESOLUTION #05-02-22-01
SETTING A PUBLIC HEARING ON PROPOSED ROAD VACATIONS**

WHEREAS, a request (or petition, or memorandum from the County Engineer) has been filed with the Muscatine County Board of Supervisors asking that action be taken to vacate and close sections of Muscatine County Secondary Roads, described as follows:

Bancroft Avenue in Waspsinoc Township

All of an existing roadway easement, originally established Birketts Road (currently named Bancroft Avenue), recorded in Establishment Record Book “PB”, Page 290, in the Office of the Muscatine County Engineer, 50 feet wide over a parcel of land located in the East Half of Sections 6 and 7, Township 78 North, Range 4 West, of the 5th Principal Meridian, Muscatine County, Iowa, the centerline of which is described as follows:

The west line of the East 330 feet of Sections 6 and 7, Township 78 North, Range 4 West, of the 5th Principal Meridian, Muscatine County, Iowa, which lies southerly of the southerly right of way line of U.S. Highway 6 and northerly of the northerly right of way line of 120th Street. The sidelines of said 50-foot easement to be

extended or shortened to meet at angle points and to terminate at the southerly right of way line of U.S. Highway 6 and northerly right of way line of 120th Street.

Said easement contains 7.80 acres, more or less, and is subject to all easements and other restrictions of record.

And also,

Un-named Road in Lake Township

All of an existing roadway easement, originally established Hopper's Relocation of part of Dickinson Road (currently an un-named secondary road), recorded in Establishment Record Book "B", Page 68, in the Office of the Muscatine County Engineer, 66 feet wide over a parcel of land located in part of the South One-Half of Section 15, Township 77 North, Range 3 West, of the 5th Principal Meridian, Muscatine County, Iowa, the centerline of which is described as follows:

Commencing at the South Quarter Corner of Section 15, Township 77 North, Range 3 West, of the 5th Principal Meridian, Muscatine County, Iowa; thence north 33.00 feet along the quarter section line of said Section 15 to the north right of way line of Bayfield Road and Point of Beginning; thence continuing north 627 feet along said quarter section line to the end of the roadway as established in said record book. The sidelines of said 66-foot easement to be extended or shortened to meet at angle points and to terminate at the north right of way line of Bayfield Road and the end of the roadway as established.

Said easement contains 0.95 acres, more or less, and is subject to all easements and other restrictions of record.

NOW, THEREFORE BE IT HEREBY RESOLVED that a hearing on the proposed vacation will be held in the Board Room, Muscatine County Administration Building, 414 East Third Street, Suite 101, Muscatine, Iowa, at 9:00 a.m. on Monday, May 16, 2022, in accordance with Iowa Code Chapter 306.

PASSED AND APPROVED this 2nd day of May, 2022.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Scott Sauer, Chair
Muscatine County Board of Supervisors

County Engineer Keith White updated the Board on secondary road projects.

Wellmark Executive Account Representative Devonne Harford and Wellmark Health and Well-Being Consultant Cory Jackson gave presentations of the 2022 Renewal Report and Wellness package options. Harford reviewed various health claim statistics with the Board and stated the

current allowed per member per year (PMPY) for county employees is \$5,882 with a .7% change from the prior period. Jackson stated the PMPY variance is 13.2% below the Wellmark benchmark. Jackson stated the PMPY pharmacy trend has increased which is due to specialty drugs usage which is expected with new drugs being introduced in the market. Jackson stated the PMPY medical trend has decreased which is due to decreased services during the pandemic. Jackson reviewed the enrollment by membership by age band with the greatest age band population being ages 5-18 with an average membership count of 95. Administrative Services Director Nancy Schreiber stated the increase in spouse and dependents membership coverage is due to the hiring of younger families. Jackson stated in the current period 73% of the members had no claims or claims paid at less than \$2,501. Jackson stated these figures indicate that members are not utilizing their 100% paid routine services and encouraged education for the importance of routine services.

Cory Jackson, Wellmark, Inc. presented information on a recommended Wellmark program called meQuilibrium Emotional Well-being Package (meQ) which can help build employee resilience for increased productivity and lower turnover rates. The Board consensus was to review the well-being package to possibly offer a program to employees which will also allow for data and trend analysis for future renewals.

On a motion by Sorensen, second by Mather, the Board approve renewal of an Iowa Retail Cigarette/Tobacco/Nicotine/Vapor Permit for Casey's Marketing Co., dba Casey's General Store #2472, 1334 Hwy 22, Nichols, Iowa. Ayes: All.

On a motion by Sorensen, second by Saucedo, minutes of the April 25, 2022 regular meeting were approved as written. Ayes: All.

Correspondence:

Saucedo emailed Lori Elam, CEO Eastern Iowa Mental Health Region to notify her he will attend the all supervisor meeting on May 16, 2022 electronically by Zoom.

Saucedo received a letter from West Liberty Economic Area Development regarding \$200,000.00 received from Iowa Development Economic Authority for housing.

Saucedo received an email from Planning and Zoning Administrator Eric Furnas with an update on the Johnson Controls systems at the Muscatine County Jail.

Saucedo had a conversation with Muscatine Mayor Brad Bark regarding the transfer station and identifying areas on a map to allow the diversion team access to dispose debris at no charge under a 28E Agreement.

Saucedo received an email update regarding conditions on 245th Street, Conesville, Iowa.

Saucedo had a conversation with a local landscape company regarding the City of Muscatine is no longer accepting rock disposal. Saucedo contacted County Engineer Keith White to learn the county does not accept rock disposal.

Holliday received an email from Muscatine County Fair Board Director Kelsey Meyer and Muscatine County Emergency Manager Chris Jasper regarding discussions for an emergency evacuation plan in the event of a chemical or ammonia leak at the West Liberty Foods.

Mather reported the Muscatine County Veterans Affairs Commission has voted to hire a new director. Mather stated more information will be presented at a future meeting.

Committee & Meeting Reports:

Holliday attended the Wilton Development Corporation meeting on April 20, 2022.

Holliday attended the Muscatine County Joint Communications Commission meeting on April 21, 2022.

Holliday attended the Muscatine County Fair Board meeting on April 21, 2022.

Saucedo attended the Muscatine County Board of Health meeting on April 25, 2022.

Saucedo attended the West Liberty Economic Area Development meeting on April 28, 2022.

Sauer attended the Bi-State Regional Planning Commission meeting on April 27, 2022.

On a motion by Sorensen, second by Saucedo, the Board set a public hearing on proposed FY21/22 Muscatine County budget amendments for Monday, June 6, 2022 at 9:00 a.m. Ayes: All.

On a motion by Saucedo, second by Sorensen to accept a proposal from Lovewell Fencing, Inc. with Montage Plus ornamental fence in the amount of \$23,000.00 to replace the fence around the County Administration Building back parking lot and dispose of the existing chain link fence on the wall of the parking lot. Ayes: All.

On a motion by Saucedo, second by Mather, the Board approved Resolution #05-02-22-02 Adopting the ISAC Group Benefits Program 28E Agreement. Roll Call Vote: Ayes: All.

**RESOLUTION #05-02-22-02
ADOPTING THE ISAC GROUP BENEFITS PROGRAM 28E AGREEMENT**

WHEREAS, the Iowa State Association of Counties (ISAC) Group Benefits Program, a Chapter 28E organization, has adopted a 28E Agreement for its group health and related benefits program for the purpose of providing group health and related benefits for employees of participating entities; and

WHEREAS, Muscatine County wishes to adopt the 28E Agreement for health and related benefits for eligible employees.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors has taken formal action on May 2, 2022 to adopt the 28E Agreement to participate in the ISAC Group Benefits Program.

Passed and approved this 2nd day of May, 2022.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Scott Sauer, Chair
Muscatine County Board of Supervisors

The meeting was adjourned at 11:00 A.M.

ATTEST:

Susan Schnedler
Second Deputy Auditor

Scott Sauer, Chairperson
Board of Supervisors