

MUSCATINE COUNTY BOARD OF SUPERVISORS

Danny Chick, District One

Kurt Kirchner, District Two

Scott Sauer, District Three

Nathan Mather, District Four

Jeff Sorensen, District Five

AGENDA

Monday, August 24, 2026

9:00 a.m.

You can watch the meeting live from your computer, laptop, or smartphone at

<https://www.youtube.com/user/MuscatineCounty/>

1. Call to order.
2. Review agenda.
3. Public hearing on proposed plans, specifications, form of contract and cost estimate for the Muscatine County Community Services Building Repairs Project Phase 2. **(roll call vote to close public hearing)**

Discussion and possible action to approve Resolution #08-24-26-01 Approving Plans, Specifications, Form of Contract and Cost Estimate for the Muscatine County Community Services Building Repairs Project Phase 2. **(roll call vote)**
4. Discussion and possible action to approve Resolution #08-24-26-02 Assigning Tax Sale Certificate – Parcel # 0825276025, with of the City of Muscatine Planner April Limburg. **(roll call vote)**
5. Items with County Engineer Bryan Horesowsky:
 - a. Discussion and possible action to approve Resolution #08-24-26-03 Accepting a bid and awarding a contract for project FM-C070(78)--55-70, PCC Pavement - Grade and Replace on 230th street G28, from Louisa County line to Iowa 70 in Muscatine County, Iowa, and authorizing the County Engineer to electronically execute the contract documents.
 - b. Discussion and possible action to approve various utility permits.
 - c. Other.
6. Discussion and possible action to approve the minutes of the August 17, 2026 regular meeting.
7. Correspondence.
8. Committee Reports.
9. Items with the Administration Office:
 - a. Action to accept August 2026 payroll claims.
 - b. Other.

10. Receive information from County employees.
11. Receive comments from the public.
12. Adjournment.

August 24, 2026

Agenda Packet

Item #3

- Resolution # 08-24-26-01 Approving Plans, Specifications, Form of Contract and Cost Estimate for the Muscatine County Community Services Building Repairs Project Phase 2

RESOLUTION #08-24-26-01
APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND COST
ESTIMATE FOR THE MUSCATINE COUNTY COMMUNITY SERVICES BUILDING
REPAIRS PROJECT PHASE 2

WHEREAS, the Muscatine County Board of Supervisors has retained Horizon Architecture to provide consulting architectural/engineering services for the Muscatine County Community Services Building Repairs Project Phase 2; and

WHEREAS, Horizon Architecture has prepared plans, specifications, form of contract and estimated cost for the project, which documents have been on file and available for public inspection in the Muscatine County Zoning Office since Wednesday, August 12, 2026; and

WHEREAS, following notice of public hearing published in accordance with the law, a public hearing was held on Monday, August 24, 2026 at 9:00 a.m. in the Muscatine County Administration Building at which members of the public were allowed to be heard on the issue of the Muscatine County Community Services Building Repairs Project Phase 2, and on the documents prepared in connection therewith.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors:

1. That the plans, specifications, form of contract and estimated cost of the Muscatine County Community Services Building Repairs Project Phase 2 are hereby approved.
2. That Muscatine County shall solicit sealed bids for the proposed improvement in accordance with the law.
3. That bids must be received as described in the Notice to Bidders on or before the 10th day of September, 2026.
4. That bids shall be publicly announced at 9:00 a.m. on Monday, September 14, 2026 at the Muscatine County Board of Supervisors meeting.
5. That the sealed bids must be accompanied by a bid security equal to ten (10) percent of the bid.

PASSED AND APPROVED this 24th day of August, 2026.

ATTEST:

Tibe Vander Linden
Muscatine County Auditor

Danny Chick, Chairperson
Muscatine County Board of Supervisors

August 24, 2026 Agenda

Packet

Item #3

- Community Services Building Maintenance Project Phase 2
 - Notice to Bidders

NOTICE TO BIDDERS

ARCHITECT:

Horizon Architecture
3116 Alpine Court
Iowa City, IA 52245
michael@horizon-architecture.com

PROJECT ADDRESS:

Muscatine County Community Services Building
315 Iowa Avenue
Muscatine, IA 52761

OWNER:

Muscatine County
414 East Third Street, Suite 101
Muscatine, IA 52761

PROJECT DESCRIPTION

- 1.1 The work to be performed consists of masonry maintenance including repointing, selective consolidation and sealant installation on exterior masonry. Install new steel coping at chimney cap. Reattach existing flashing at roof level. Patch and seal spalling concrete masonry at loading dock. Sitework includes installation of sealant at perimeter concrete paving to building and).

A. Single Prime Contract.

PROJECT TIMELINE

- A. Pre-Bid Conference: A pre-bid conference will be held at 10 am, Thursday, August 27th, 2026; meet at the lower lobby of the Muscatine County Community Services Building (door on lower level, south side of building), 315 Iowa Avenue, Muscatine, IA 52761. **All Contract Bidders are encouraged to attend. Representatives of the Architect and the Owner will be in attendance.**
1. A primary focus of the conference is to review project requirements, ask questions, and permit Bidders' inspection of the existing conditions.
- B. The date for Award of Contracts for construction is anticipated on Monday, September 14th, 2026, with the Notice to Proceed being issued no later than September 28th, 2026.
- C. Construction Activities at the site:
1. The contractor will have full access to the site during the project. The owner will maintain continuous occupancy and operation of adjacent spaces and the remainder of the facility and phased construction may be required to maintain egress during

construction. No date is set for substantial completion but a Fall 2026 completion is highly desired. No winter conditions are included so work may extend to Spring 2027 for completion if required.

SUBMITTAL:

- A. Submit a **digital PDF containing Bid form, bid bond and qualifications statement with optional password protection to michael@horizon-architecture.com and administration@co.muscatine.ia.us** no later than 2:00 p.m. on Thursday, September 10th, 2026. Transmit the password (optional) to open the document at or after 2:00 p.m. on Thursday, September 10th, 2026. An informal bid opening will take place beginning at 2:00 p.m. on Thursday, September 10th, 2026 via Zoom meeting. The meeting can be attended by all interested using the following:

<https://us02web.zoom.us/j/87039885260?pwd=faU8b27gaPqjVz4bmMbEqWASKqJrhQ.1>

Meeting ID: 870 3988 5260

Passcode: 955693

BID ANNOUNCEMENT:

- A. Bids will be publicly announced at 9 a.m. on Monday, September 14th, 2026 at the Muscatine County Board of Supervisors Meeting. Bid results will not be official until all information is reviewed, tabulated, and presented to and approved by the Muscatine County Board of Supervisors

BID SECURITY:

- A. Bid Security shall be made payable to the Muscatine County Iowa, in the amount of 10 percent (10%) of the Base Bid sum. Security shall be CERTIFIED CHECK, BANK CASHIERS CHECK or AIA A310 BID BOND issued by the Surety licensed to conduct business in the state in which the Project is being constructed. The Owner reserves the right to approve the sufficiency of the required bid security.
- B. The successful bidder's Security will be retained until it has signed the Contract and furnished the required PAYMENT and PERFORMANCE BONDS. The Owner reserves the right to retain the Security of the next three (3) lowest bidders until the lowest Bidder enters into a Contract or until sixty (60) days after bid opening, whichever is the shorter. All other Bid Security will be returned as soon as practical. If any Bidder refuses to enter into a Contract, the Owner will retain its Bid Security as liquidated damages, but not as a penalty.
- C. The Bid Security is to be submitted and attached to the BID FORM at the time of submission of Bids.

Please review the bid drawings and project manual for complete project details and bidding instructions.

August 24, 2026 Agenda

Packet

Item #3

- Community Services Building Maintenance Project Phase 2
 - Drawings

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MUSCATINE COUNTY COMMUNITY SERVICES BUILDING REPOINTING

BUILDING INFORMATION

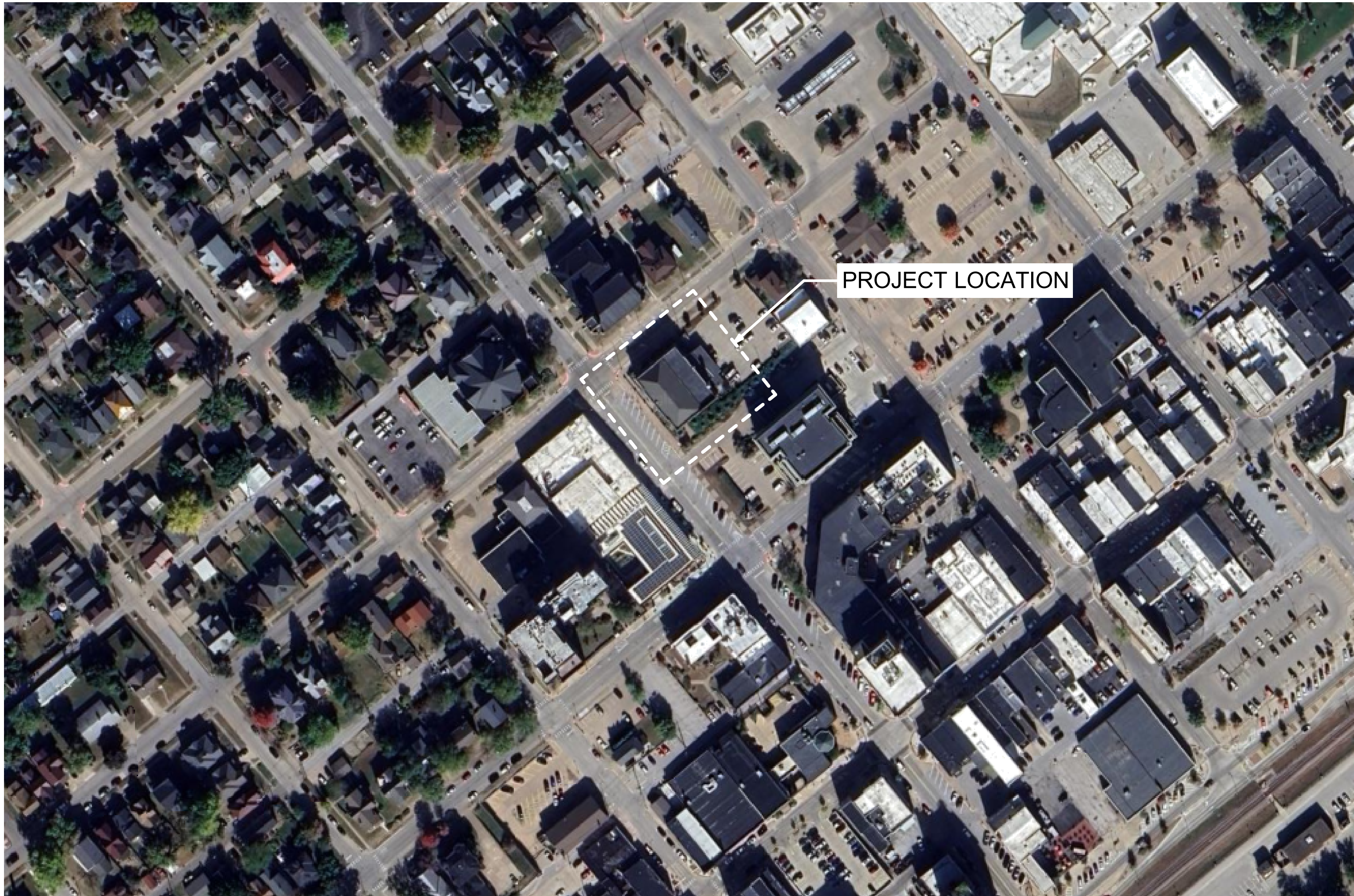
APPLICABLE BUILDING CODE - 2015 IEBC
CLASSIFICATION OF WORK - REPAIRS

REPAIRS OF CONCRETE & MASONRY

PROJECT DIRECTORY

OWNER
MUSCATINE COUNTY
414 EAST THIRD STREET
MUSCATINE, IA 52761
CONTACT: ERIC FURNAS
PHONE: (563)-263-0482
EMAIL: ERIC.FURNAS@MUSCATINECOUNTYIOWA.GOV

ARCHITECT
HORIZON ARCHITECTURE
3116 ALPINE COURT IOWA CITY IA 52245
PHONE: (563) 506-4965
CONTACT: MICHAEL NOLAN, AIA
EMAIL: MICHAEL@HORIZON-ARCHITECTURE.COM

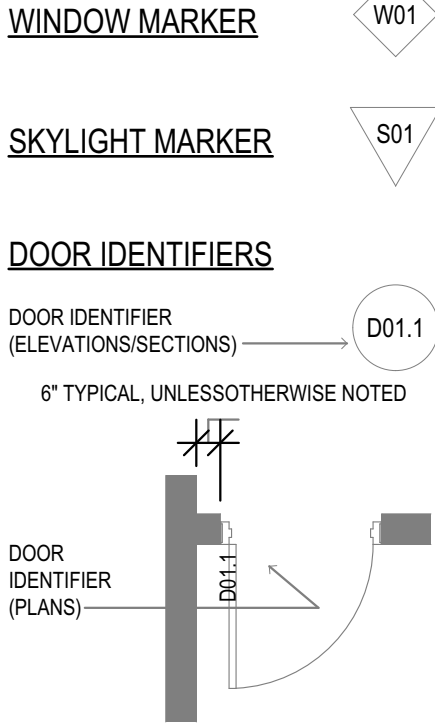


COVER SHEET & GENERAL INFO	
G-101	COVER SHEET
PLANS	
A-101	MAIN FLOOR PLAN
A-102	ROOF PLAN
ELEVATIONS AND DETAILS	
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-204	DETAILS

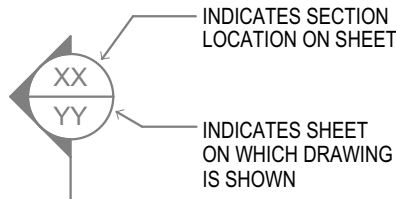


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315 IOWA AVENUE
MUSCATINE, IA 52761

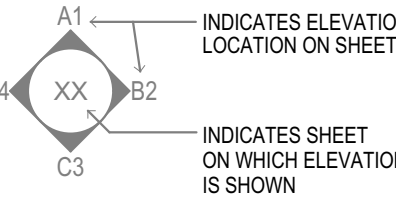
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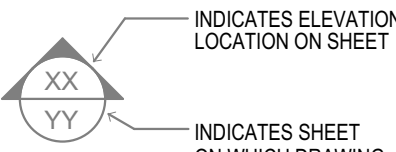
SECTION / DETAIL MARKER



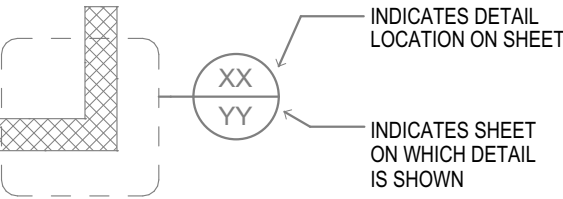
INTERIOR ELEVATION MARKER



ELEVATION / SECTION MARKER



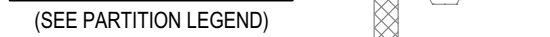
DETAIL / ENLARGED PLAN MARKER



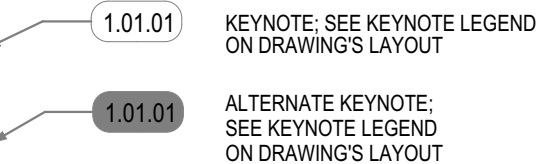
SPACE DESIGNATION



WALL TYPE MARKER



KEYNOTE IDENTIFIER



ABBREVIATIONS

A.D.	AREA DRAIN	DN	DOWN	HORIZ.	HORIZONTAL	PL. LAM	PLASTIC LAMINATE	U.L.	UNDERWRITERS
ABV.	ABOVE	DWG.	DRAWING	HT.	HEIGHT	QTY.	QUANTITY	LABORATORIES	
ADA	ACCESSIBLE / AMERICANS	DEPT.	DEPARTMENT	INSUL.	INSULATION / INSULATING	R	RISER	VEST.	VESTIBULE
WITH DISABILITIES ACT		DBL.	DOUBLE	LD	INSIDE DIAMETER	R.W.C.	RAIN WATER CONDUCTOR	V.C.T.	VINYL COMPOSITION
ADJ.	ADJUSTABLE	DIM.	DIMENSION	INCAND.	INCANDESCENT	REINF.	REINFORCING / REINFORCED	REFL.	REFLECTED
A.O.R.	AREA OF REFUGE	DR.	DOOR	JAN.	JANITOR	REQ.	REQUIRED	W/	WITH
ALUM	ALUMINUM	EXIST.	EXISTING	JT.	JOINT	R.O.	ROUGH OPENING	W.C.	WATER CLOSET
ALT.	ALTERNATE	EQ.	EQUAL	LBS.	POUNDS	REV.	REVISED / REVISION	WD	WOOD
A.F.F.	ABOVE FINISHED FLOOR	E.C.	ELECTRICAL CONTRACTOR	LAV.	LAVATORY	REFL.	REFLECTED		
AC	ACOUSTIC / ACOUSTICAL	EL.	ELEVATION	LAM.	LAMINATE	REC.	RECESSED	&	AND
A.F.F.	ALUMINUM FACE	ELEV.	ELEVATOR	L.P.	LOW POINT	RAD.	RADIUS	@	AT
APFX	APPROXIMATE /	ELEC.	ELECTRIC / ELECTRICAL	MAX.	MAXIMUM	S.S.	STAINLESS STEEL	±	PLUS OR MINUS
APPROXIMATELY		EXP.	EXPANSION	MFR.	MANUFACTURER /	ST.	STREET	°	DEGREE
BD.	BOARD	EXT.	EXTERIOR	MANUFACTURED		SIM.	SIMILAR	∠	ANGLE
BLK.	BLOCK / BLOCKING	EA.	EACH	MTL.	METAL	STL.	STEEL	I	CHANNEL
BLDG.	BUILDING	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SQ.	SQUARE	#	NUMBER
B.O.	BOTTOM OF	F.E.	FIRE EXTINGUISHER	MIRR.	MIRRORED	SAN.	SANITARY	□	SQUARE
B.O.S.	BOTTOM OF STEEL	F.E.C.	FIRE EXTINGUISHER	MTD.	MOUNTED	SUSP.	SUSPENDED	Ø	ROUND / DIAMETER
CAB.	CABINET	FIN.	FINISH / FINISHED	M.O.	MASONRY OPENING	STD.	STANDARD	¢ / C.L.	CENTER LINE
C.C.	CENTER-TO-CENTER	FLR.	FLOOR	MISC.	MISCELLANEOUS	SPEC.	SPECIFICATION	PL.	PLATE
CLG.	CEILING	FIN.	FINISH / FINISHED	MECH.	MECHANICAL	TEL.	TELEPHONE	U-BAR	U-BAR
CLOS.	CLOSET	F.O.	FACE OF	N.L.C.	NOT IN CONTRACT	T.O.	TOP OF	L	LEG-BAR
C.M.	CONSTRUCTION MANAGER	FT.	FEET / FOOT	NO.	NUMBER	T.O.S.	TOP OF STEEL		
C.M.U.	CONCRETE MASONRY UNIT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.O.W.	TOP OF WALL		
C.J.	CONTROL JOINT	GYP.	GYPSUM	O.C.	ON CENTER	TOIL.	TOILET		
CONC.	CONCRETE	GALV.	GALVANIZED	O.D.	OUTSIDE DIAMETER	TYP.	TYPICAL		
CORR.	CORRIDOR	GA.	GAUGE	OPP.	OPPOSITE	THK.	THICK		
COLL.	COLUMN	G.C.	GENERAL CONTRACTOR	OPG.	OPENING	TMP.	TEMPERED		
CONT.	CONTINUE / CONTINUOUS	HR.	HOUR	P.C.	PLUMBING CONTRACTOR	T.S.G.	TEMPERED SAFETY		
CONTR.	CONTRACTOR	H.P.	HIGH POINT	P.F.	PANEL FACE	GLASS			
DIA.	DIAMETER	HVAC	HEAT, VENTILATION, AIR-CONDITIONING	PR.	PAIR	U.O.N.	UNLESS OTHERWISE NOTED		
DTL.	DETAIL			P.T.	PRESSURE TREATED				

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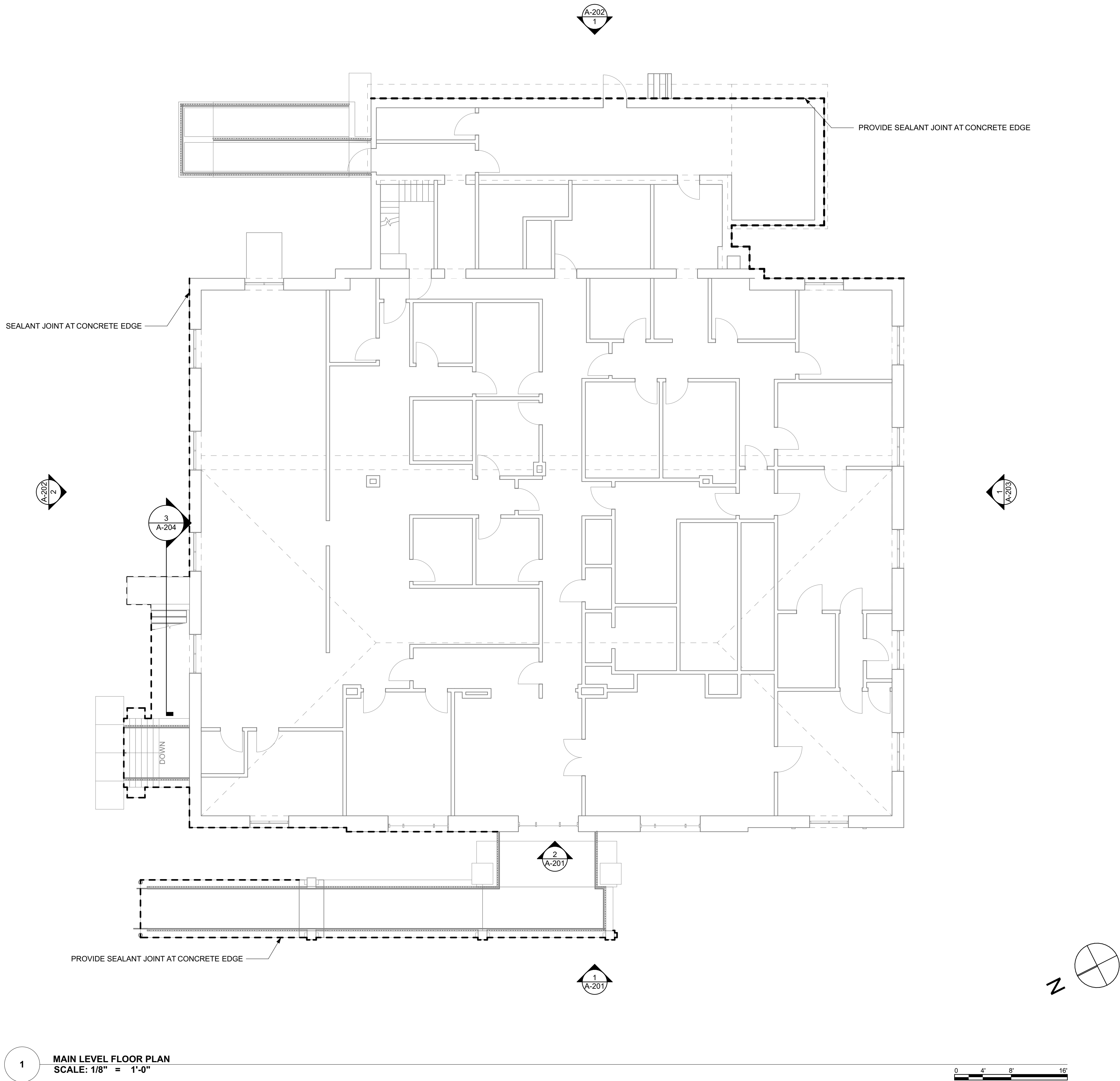
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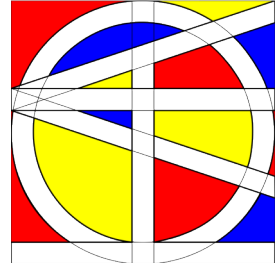
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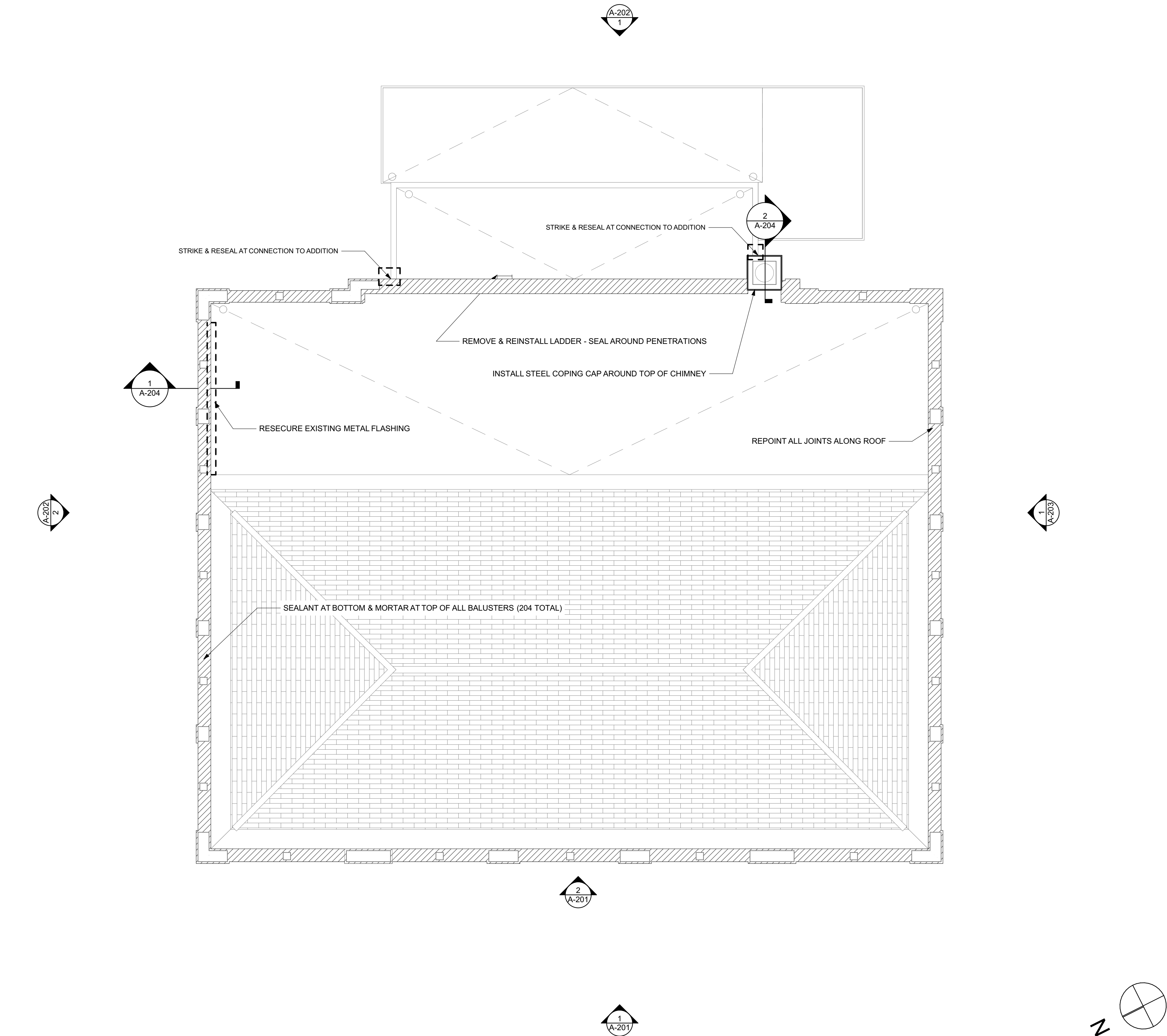
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MAIN FLOOR
PLAN

A-101

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1 ROOF PLAN
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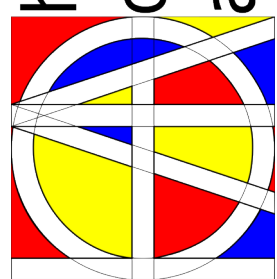
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ROOF PLAN

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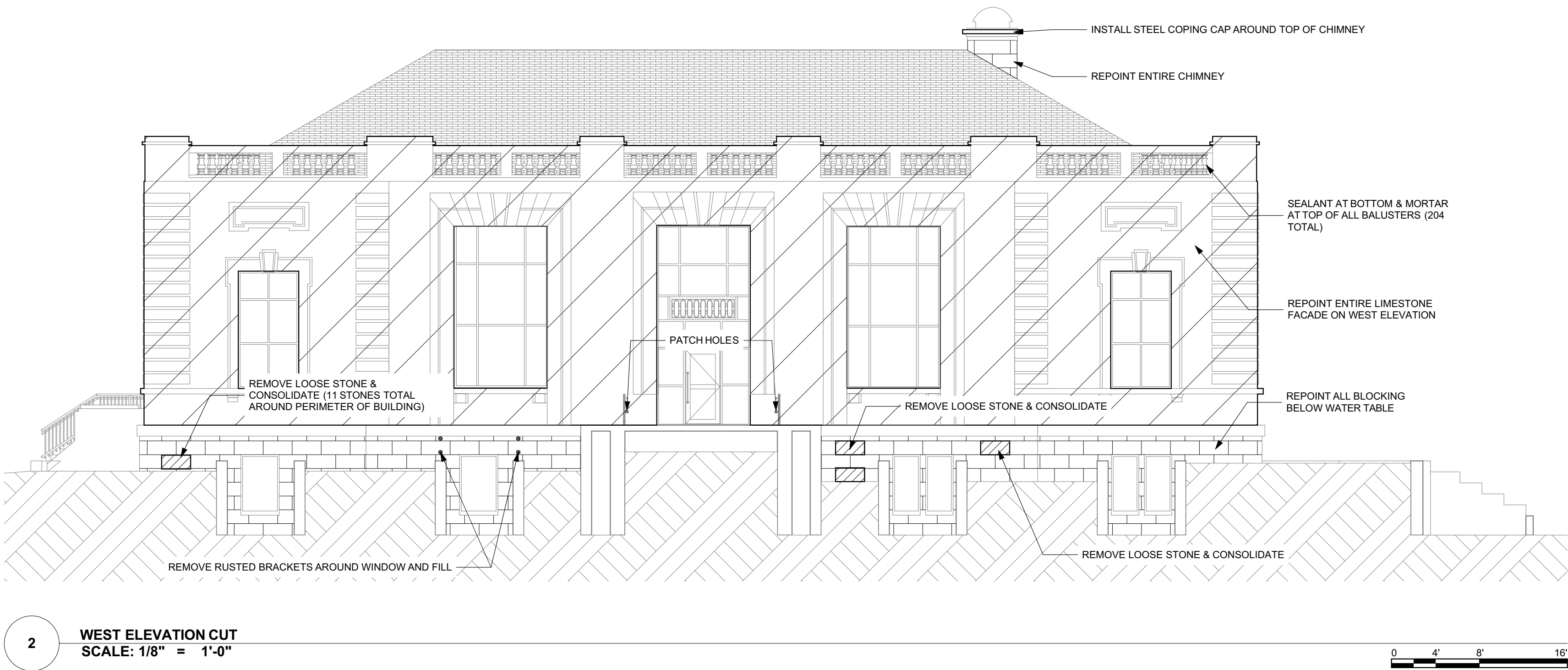
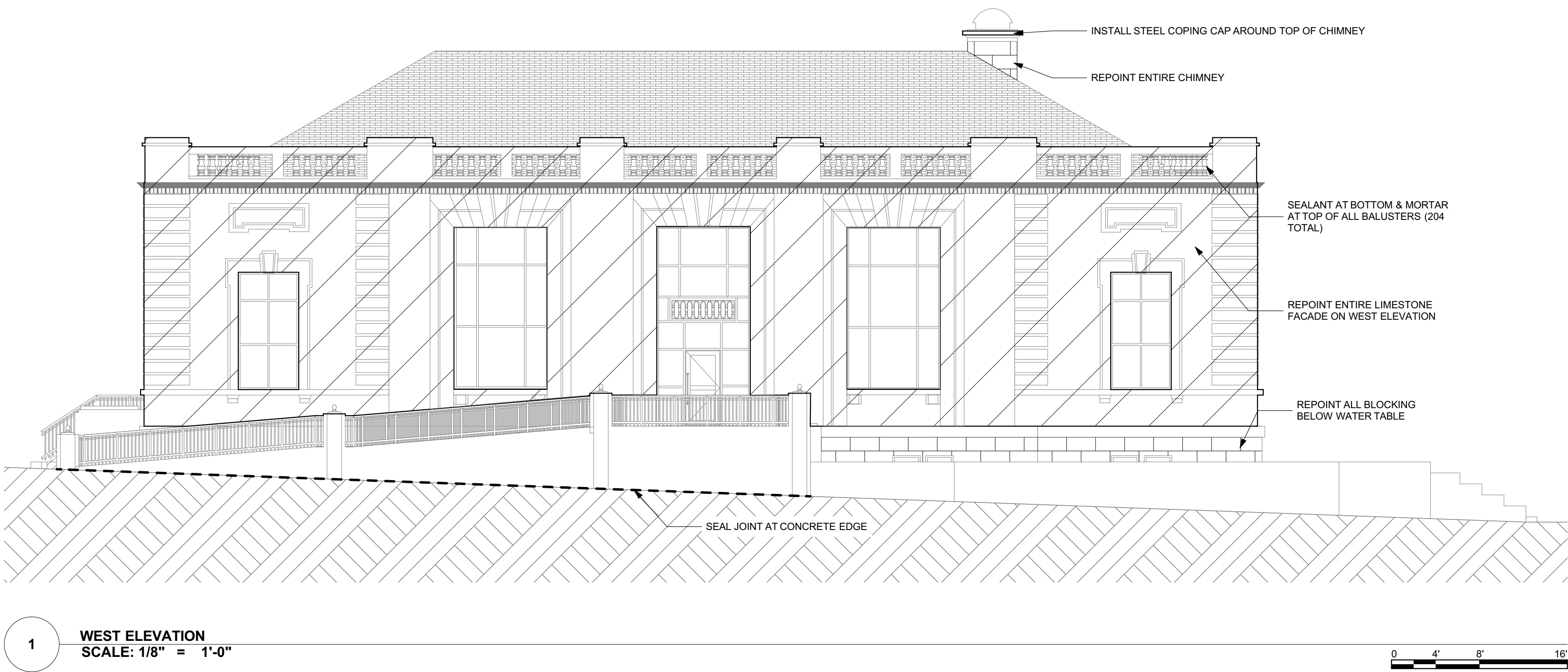


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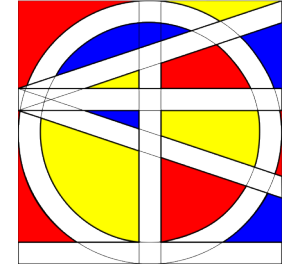
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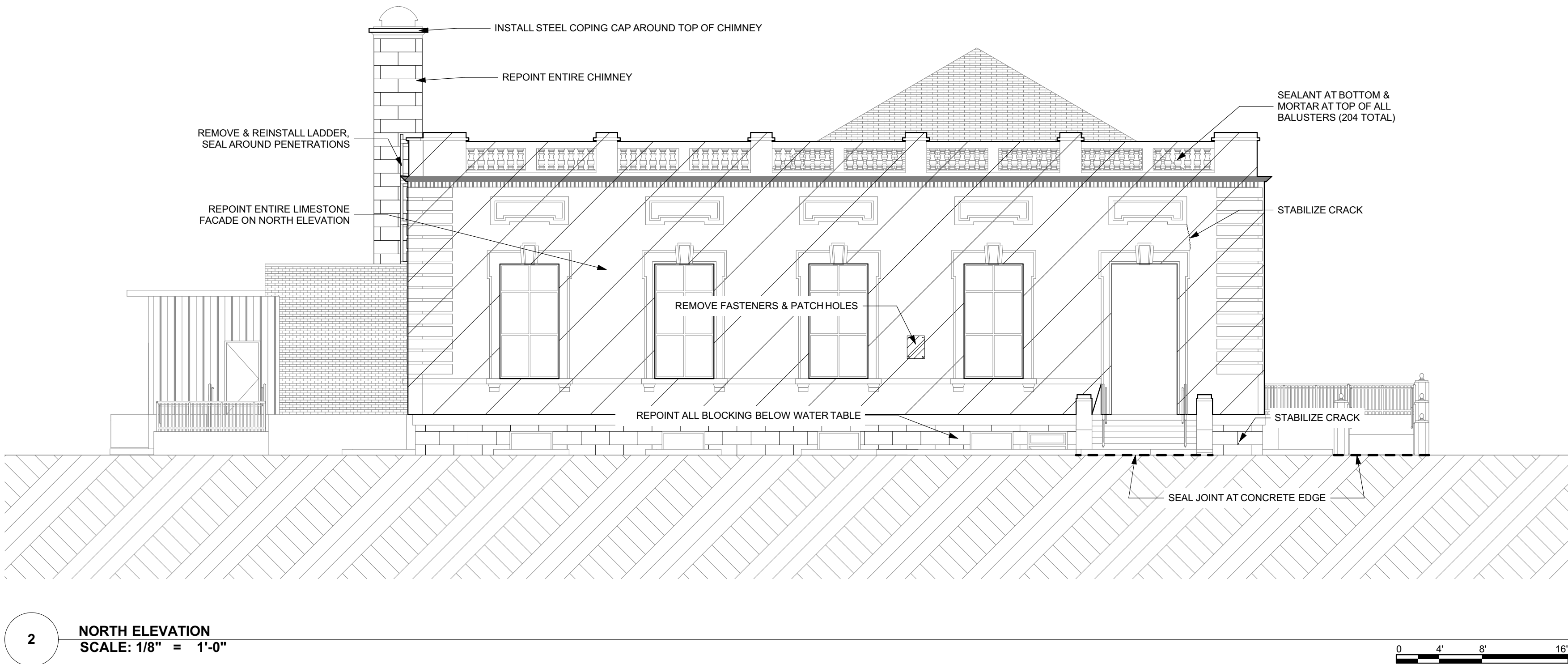
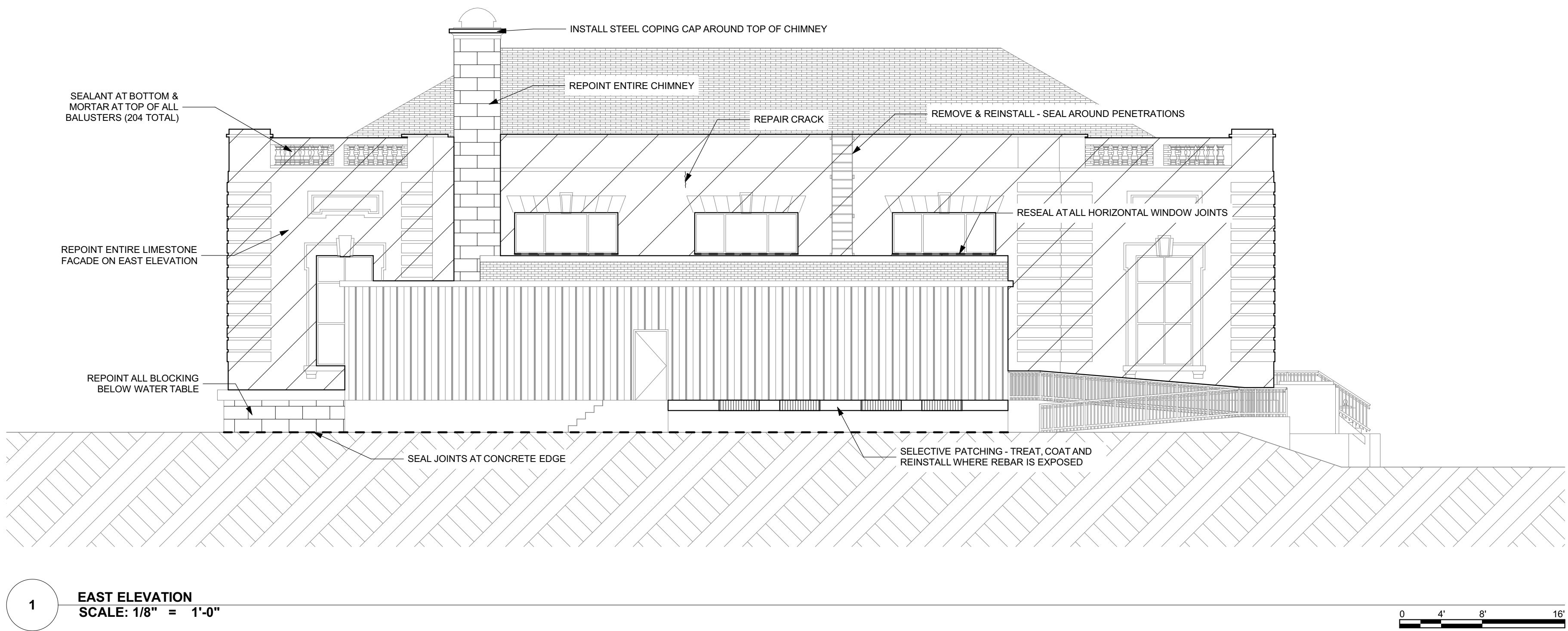
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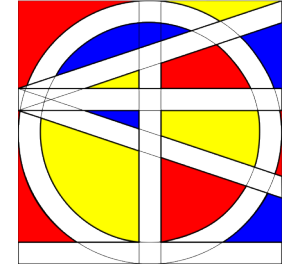
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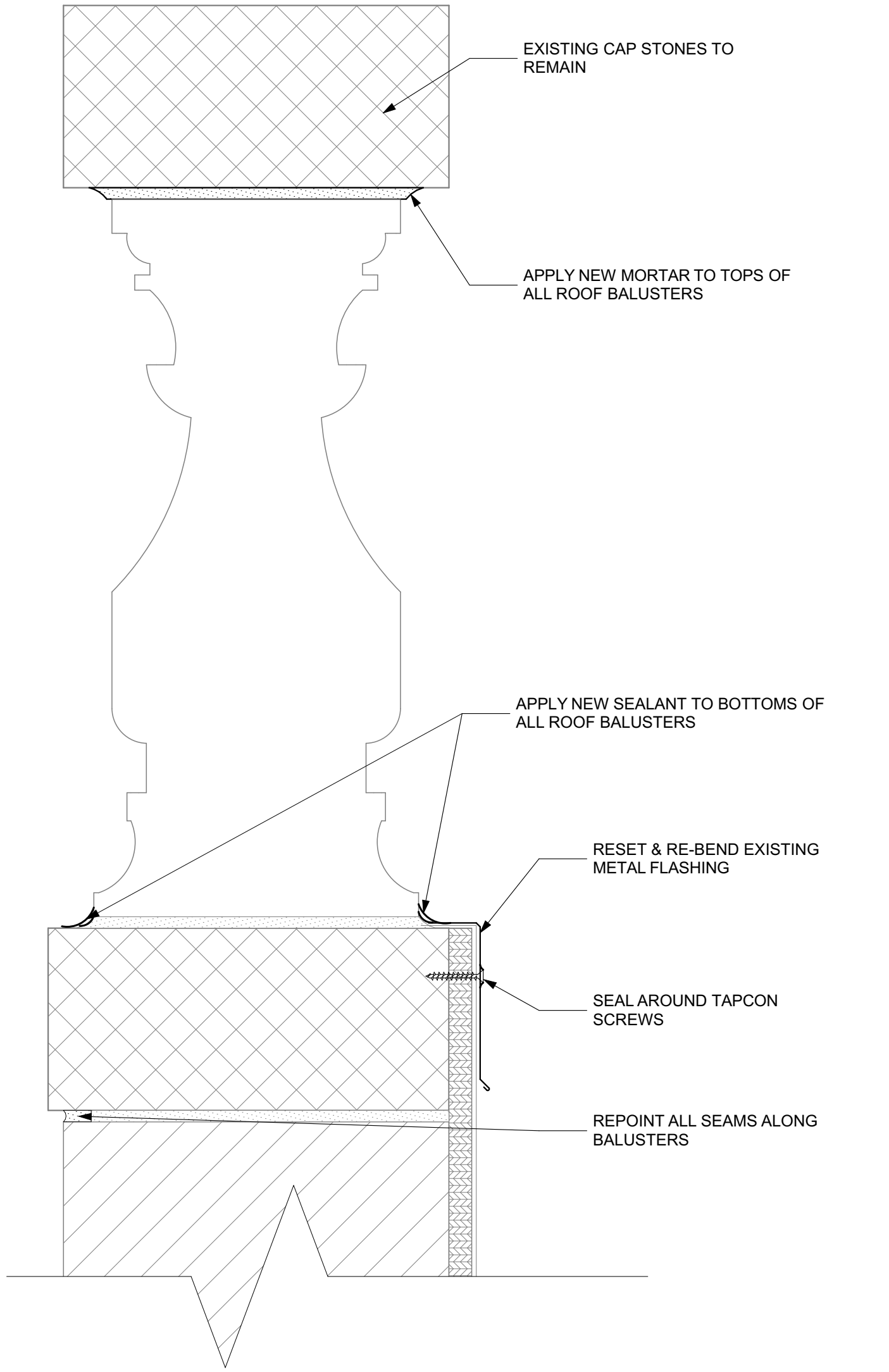
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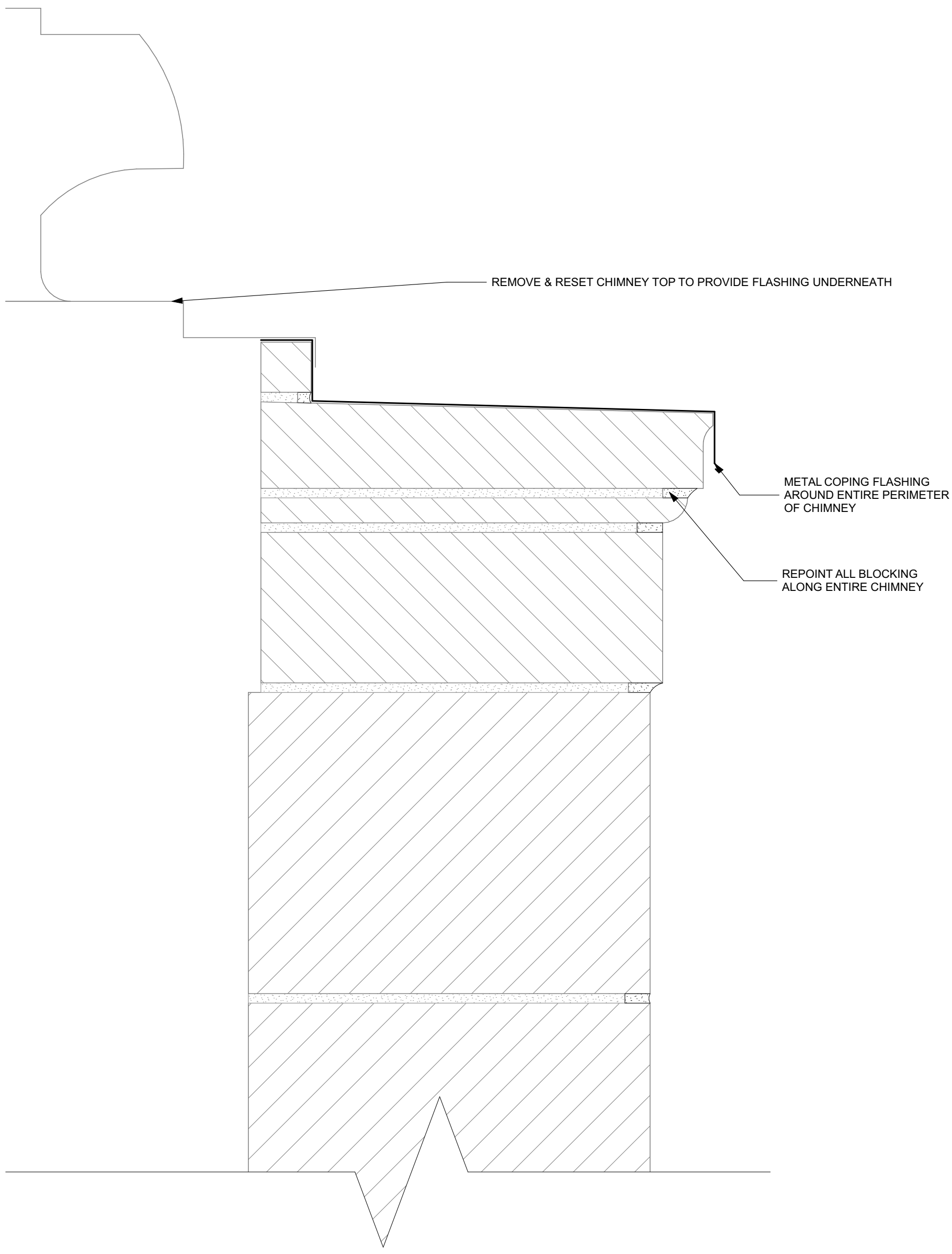
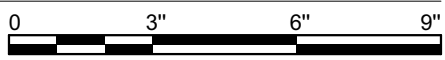
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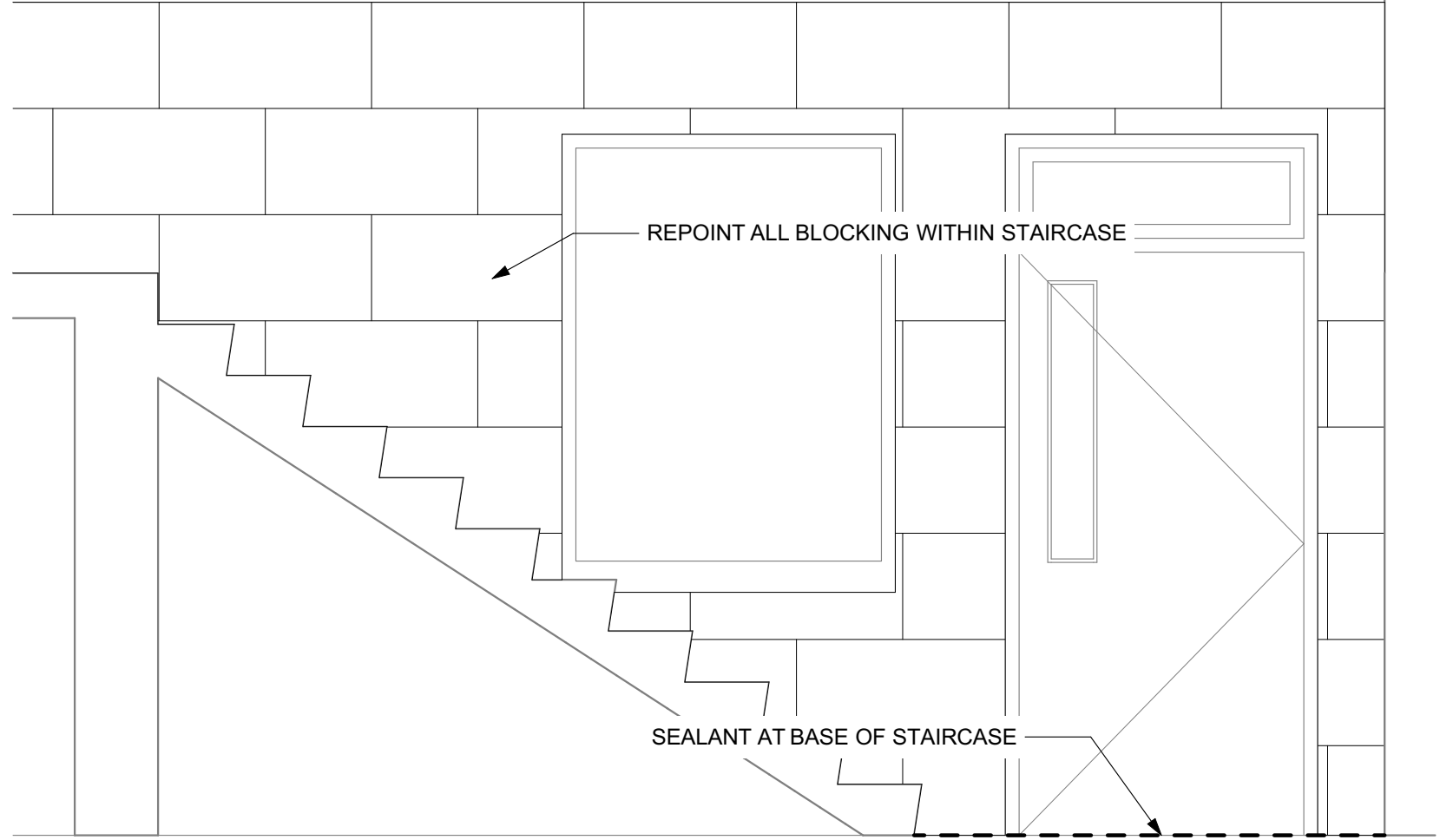
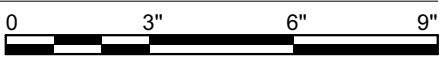
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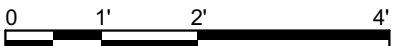
1 BALUSTER FLASHING/REPOINTING DETAIL
SCALE: 3" = 1'-0"



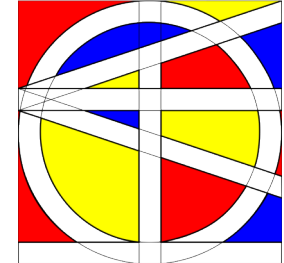
2 CHIMNEY FLASHING DETAIL
SCALE: 3" = 1'-0"



3 STAIR SECTION
SCALE: 1/2" = 1'-0"



ISSUED FOR PERMITTING



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3116 ALPINE COURT
IOWA CITY, IA 52245
(563) 506-4965
MICHAEL@HORIZON-ARCHITECTURE.COM
WWW.HORIZON-ARCHITECTURE.COM

MUSCATINE COUNTY
COMMUNITY SERVICES
BUILDING REPOINTING

315 IOWA AVENUE
MUSCATINE, IA 52761

MARK	DATE	DESCRIPTION

PROJECT NO: 17-001
DATE: 7/26/2026
DRAWN BY: MSN
COPYRIGHT

SHEET TITLE
DETAILS

A-204

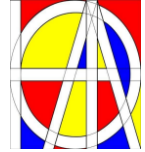
August 24, 2026 Agenda

Packet

Item #3

- Community Services Building Maintenance Project Phase 2
 - Cost Estimate

Muscatine County Community Services Building Repointing



Bidding Opinion of Probable Costs
8/20/2026

Quantity	Description	Unit	Unit Cost	Line Total	Notes
General Conditions					
4	Misc. Equipment Rental	Weeks	\$ 600.00	\$ 2,400.00	
4	Lift Rental	Weeks	\$ 2,000.00	\$ 8,000.00	
Subtotal				\$ 10,400.00	

Exterior Work					
352	Chimney Cleaning, Repointing and Water Repellent	S.F.	\$ 19.00	\$ 6,688.00	
11000	Limestone Cleaning, Repointing and Water Repellent Treatment	S.F.	\$ 19.00	\$ 209,000.00	
886	Sealant (Balusters, Concrete Edge, Addition)	L.F.	\$ 18.00	\$ 15,948.00	
22	Veneer Consolidation	S.F.	\$ 125.00	\$ 2,750.00	
5	Hole Repair	S.F.	\$ 60.00	\$ 300.00	
33	Sheet Metal Flashing Bending	L.F.	\$ 10.00	\$ 330.00	
16	Stainless Steel Coping Cap	L.F.	\$ 25.00	\$ 400.00	
Subtotal				\$ 235,416.00	

Subtotal \$ 245,816.00
 General Conditions (15%) \$ 36,872.40
 Contractor Overhead and Profit (10% Min) \$ 24,581.60
Total Opinion of Probable Cost \$ 307,270.00

August 24, 2026

Agenda Packet

Item #4

- Tax Sale City Memo
- Resolution # 08-24-26-02 Assigning Tax Sale Certificate -
Parcel #0825276025



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Environmental Health Services • Housing Inspections • Code Enforcement

August 19, 2026

Muscatine County Board of Supervisors
414 E 3rd Street – Ste 101
Muscatine, IA 52761

Re: Parcel No. 0825276025
25-77-2W OL 1 COBBLESTONE PLACE PART I 10 PL 270

Dear Muscatine County Board of Supervisors,

The City of Muscatine, Iowa ("City"), hereby requests the assignment of Tax Sale Certificate No. CH250001 (Parcel #0825276025) by the Board of Supervisors of Muscatine County, Iowa ("County") to the City for the referenced parcel addressed Parcel No. 0825276025.

The property has went back and forth between development names since 1994.

In January 1994, the property was part of a large scale development which has changed hands over the past several years. The current development company owning the property is Oak Creek Development. This parcel has been undeveloped since 2009. Since that time, the City has repeatedly addressed numerous ongoing nuisances, including junk removal, weed and grass abatement, and snow and ice removal from the adjoining public sidewalk. Until this property is returned to responsible, private ownership, Muscatine residents will continue to bear the annual maintenance costs of approximately \$1,000 to prevent it from becoming a neighborhood nuisance.

While formal notices and invoices for these abatements were sent to the heir, they remain unpaid, and were ultimately assessed to the property. Consequently, the tax certificate for the property failed to sell at the June 2025 tax sale and is now held by the County. A detailed breakdown of the special assessments for these nuisance abatements is attached for your review.

The City now seeks to secure the title through a Tax Deed—following the completion of the notice of right of redemption—with the ultimate goal of returning the property to the tax rolls and productive use via a public auction.

Financially, the burden of this property on public resources is significant. The grand total of unpaid charges currently stands at \$6,689, a figure that encompasses regular taxes, special assessments, tax certificates, fees, and accumulated interest.

This debt is particularly staggering when compared to the property's assessed value of only \$15,109. Given that the amount owed is nearly five times the value of the land, it is highly improbable that a private party will ever purchase the tax certificate. As long as the property remains in its current legal limbo, the community continues to lose future tax revenue while City taxpayers shoulder the ongoing costs of maintenance and mowing to prevent the site from deteriorating further.



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
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Planning • Zoning • Building Safety • Construction Inspection Services • Environmental Health Services • Housing Inspections • Code Enforcement

By assigning this tax certificate to the City, the Board will facilitate a resolution that benefits the County, the City, the School District, and the neighborhood as a whole. Our primary objectives are to transition the parcel to a tax-paying entity that will maintain the land—ideally resulting in the construction of a new home—while ending the drain on public resources and allowing local government entities to recover as much of the expended public funds as possible. To ensure a fair outcome, the City agrees that upon any future sale of the property, it will remit to the County any proceeds that exceed the costs nuisance abatement activities, and the actual expenses incurred in acquiring and selling the property.

Thank you for your consideration,

April Limburg, City Planner
City of Muscatine

Property Location



RESOLUTION #08-24-26-02
RESOLUTION ASSIGNING TAX SALE CERTIFICATE

WHEREAS, through the operation of Section 446.19, Code of Iowa, Muscatine County has become the holder of a certain Tax Sale Certificate to real estate in Muscatine County; and

WHEREAS, in obtaining the Tax Sale Certificate, the Muscatine County Treasurer has complied in all respects with the requirements of Chapters 446 and 447 of the Code; and

WHEREAS, Section 446.31, Code, grants to the County Board of Supervisors the authority to compromise the taxes owing and assign the Certificate to another; and

WHEREAS, Parcel No. 0825276025, described more fully as follows:

Legal Description: 25-77-2W OL 1 Cobblestone Place Part I 10 PL 270
Street Address: N/A
Deed/Title Holder: Oak Creek Development Inc.

Was bid by Muscatine County tax sale held on June 16th, 2025 at a cost of \$1,551 and is currently held by the County as Tax Sale Certificate No. CH250001; and

WHEREAS, the City of Muscatine, Iowa has expressed an interest in acquiring the Tax Sale Certificate from the County; and

WHEREAS, the total amount of taxes owing is \$9,579, which includes tax, interest, cost and special assessments, and

WHEREAS, the Muscatine County Treasurer has recommended that this Tax Sale Certificate be assigned as described herein; and

WHEREAS, the Board of Supervisors finds the assignment of the Tax Sale Certificate under the conditions described herein to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED by the Muscatine County Board of Supervisors:

Section 1. That the Tax Sale Certificate #CH250001 is hereby assigned to the City of Muscatine, Iowa; consideration for the assignment is ten dollars, provided, however, if sold in the future, the City will render to the County any proceeds of a sale that exceed the cost of nuisance abatement activities plus the actual cost incurred in acquiring title and selling the property.

Section 2. That such assignment shall be deemed effective upon payment by the assignee of the amount of \$10.00, to the Muscatine County Treasurer, whereupon the Treasurer is authorized and directed to indicate the assignment of Tax Sale Certificate and to take those further steps mandated in Chapter 447 and 448, Code of Iowa.

Section 3. Upon issuance of Tax Sale Deed to the assignee, the Treasurer is authorized to abate all current and delinquent taxes outstanding on the parcel at the time of transfer.

PASSED AND APPROVED this 24th day of August, 2026.

ATTEST:

Tibe Vander Linden
Muscatine County Auditor

Danny Chick, Chairperson
Muscatine County Board of Supervisors



Muscatine County, IA - Treasurer
414 E. 3rd St.
Suite 102
Muscatine, IA 52761
(563) 263-6764

Tax Charge Information Sheet

Amount Due if Paid By: 08/31/2026

OAK CREEK DEVELOPMENT INC
1331 ST ANDREWS RD
LAKE GENEVA, WI 53147-4944

Parcel Number: 0825276025

Owner: OAK CREEK DEVELOPMENT INC

Situs:

Legal: 25-77-2W OL 1 COBBLESTONE PLACE PART I 10 PL 270

Taxes Due

Year	Type	Bill Number	1st Half Tax	1st Half Interest	2nd Half Tax	2nd Half Interest	Additional Costs	Total Due
2024	Tax	052591	\$122.00	\$20.00	\$122.00	\$9.00	\$4.00	\$277.00
2025	Special 20240822 MUSA	039000	\$206.00	\$34.00	\$0.00	\$0.00	\$5.00	\$245.00
2025	Special 20240927 MUSA	039052	\$283.00	\$47.00	\$0.00	\$0.00	\$5.00	\$335.00
2025	Special 20241125 MUSA	039157	\$564.00	\$93.00	\$0.00	\$0.00	\$5.00	\$662.00
2025	Special 20250122 MUSA	039221	\$1,331.00	\$220.00	\$0.00	\$0.00	\$5.00	\$1,556.00
2025	Special 20241031 MUSA	039358	\$321.00	\$53.00	\$0.00	\$0.00	\$5.00	\$379.00
2025	Tax	056264	\$128.00	\$0.00	\$128.00	\$0.00	\$0.00	\$256.00
2026	Special 20250930 MUSA	039479	\$1,545.00	\$0.00	\$0.00	\$0.00	\$5.00	\$1,550.00
2026	Special 20251211 MUSA	039538	\$1,205.00	\$0.00	\$0.00	\$0.00	\$5.00	\$1,210.00
2026	Special 20260416 MUSA	039676	\$1,088.00	\$0.00	\$0.00	\$0.00	\$5.00	\$1,093.00
Total Taxes Due for Parcel Number 0825276025:			\$6,793.00	\$467.00	\$250.00	\$9.00	\$44.00	\$7,563.00

Tax Sale

	Date	Certificate#	Tax	# of Months	Interest	Service Fee	Total Due
County Held	06/16/2025	CH250001	\$1,551.00	15	\$465.00	\$0.00	\$2,016.00
Total To Redeem for Certificate Number CH250001:			\$1,551.00		\$465.00	\$0.00	\$2,016.00

Total Due for Parcel Number 0825276025:

\$9,579.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$7,304.00
Second Half Due:	\$259.00
Total Due:	\$7,563.00
Total Unpaid Tax Sale Certificates:	\$2,016.00
Grand Total Unpaid:	\$9,579.00

\$994 tax

\$7293 SA

\$1292 interest + fees

Certificate Number: CH250001

Parcel Number: 0825276025

Situs Address:

Certificate Date: 6/16/2025

Owner At Sale:

Legal Description: 25-77-2W

Investor: Muscatine Court

Current Owner: OAK CREEK DEVELO

OL 1 COBBLESTONE...

Certificate

Assignments

Investor

Payments

Drag a column header here to group by that column										
Bill Number	Subsequent	Tax Type	Assessme	Date	▽	First Half	Second H	Interest	Misc	Total
007301	☐	Special	2023	6/17/2025		176.00	0.00	55.00	5.00	236.00
008137	☐	Special	2024	6/17/2025		173.00	0.00	23.00	5.00	201.00
008230	☐	Special	2024	6/17/2025		202.00	0.00	27.00	5.00	234.00
002021	☐	Tax	2023	6/17/2025		117.00	117.00	21.00	4.00	259.00
287919	☐	Tax	2022	6/17/2025		130.00	130.00	70.00	4.00	334.00
007435	☐	Special	2023	6/17/2025		199.00	0.00	63.00	5.00	267.00

Charges included in tax sale



Muscatine County, IA Iowa

Certificate of purchase at tax sale number CH250001 Treasurer's Office, Muscatine County, IA, State of Iowa

I, Amy Zybarth, Treasurer, do hereby certify that on 16 June 2025, at the Public Bidder tax sale publicly held on that date, the following property situated in Muscatine County, IA was sold to:

Muscatine County

For the amount of taxes, interest and costs due and remaining unpaid.

Taxed To: OAK CREEK DEVELOPMENT INC

Tax District: MCMUU - MUSC IN MUSC MUSC
FD

Address:

Legal: 25-77-2W OL 1 COBBLESTONE PLACE
PART I 10 PL 270

Parcel: 0825276025

BILL NUMBER	TYPE	YEAR	FIRST HALF	SECOND HALF	INTEREST	COSTS	TOTAL
287919	Tax	2022	\$130.00	\$130.00	\$70.00	\$4.00	\$334.00
002021	Tax	2023	\$117.00	\$117.00	\$21.00	\$4.00	\$259.00
007301	Special	2023	\$176.00	\$0.00	\$55.00	\$5.00	\$236.00
007435	Special	2023	\$199.00	\$0.00	\$63.00	\$5.00	\$267.00
008137	Special	2024	\$173.00	\$0.00	\$23.00	\$5.00	\$201.00
008230	Special	2024	\$202.00	\$0.00	\$27.00	\$5.00	\$234.00
TAX SALE SUBTOTAL:							\$1,531.00
CERTIFICATE FEE:							\$20.00
TAX SALE TOTAL:							\$1,551.00

This bid was for a 100.00% interest in the property.

Witness my hand
June 16, 2025

Amy L. Zybarth

Amy Zybarth, Treasurer
Muscatine County, IA, Iowa

Assignment: For the payment of \$ _____ As per agreement, I hereby assign all rights, title and interest in this certificate to:

Assignee: _____

Tax ID _____

Assignor: _____

Date: _____

Subsequent Tax Payments:

Bill	Type	Year	Payment Date	Amount	Interest	Costs	Total

Notice of expiration filed on _____ Issued deed on _____

Additional Costs _____ Deed Recorded Date _____ BK _____ Page _____

August 24, 2026

Agenda Packet

Item #5a

- Resolution # 08-24-26-03 Accepting and Awarding a Contract for Project FM-C070(78)--55-70, PCC Pavement - Grade and Replace on 230th street G28, from Louisa County line to Iowa 70 in Muscatine County, Iowa, and Authorizing the Engineer to Execute Documents

RESOLUTION # 08-24-26-03
ACCEPTING A BID AND AWARDING A CONTRACT FOR PROJECT
FM-C070(78)--55-70, PCC PAVEMENT – GRADE AND REPLACE ON 230TH
STREET G28, FROM LOUISA COUNTY LINE TO IOWA 70
IN MUSCATINE COUNTY, IOWA AND AUTHORIZING THE COUNTY
ENGINEER TO ELECTRONICALLY EXECUTE THE CONTRACT DOCUMENTS

WHEREAS, the Board of Supervisors, hereafter referred to as “the Board”, believes that the 230th Street G28 PCC Pavement, hereafter referred to as “the project” is in the best interest of Muscatine County, Iowa, and the residents thereof. The project is defined as a PCC Pavement – Grade and Replace on 230th Street G28, from Louisa County Line to Iowa 70; and

WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Muscatine County, Iowa, to accept the bid from Metro Pavers, Inc. in the amount of \$1,980,629.64 and awards the associated contract to the same; and

BE IT FURTHER RESOLVED, that after receiving the necessary contract documents, including but not limited to, the contractor’s bond and certificate of insurance, that Bryan Horesowsky, PE, the Muscatine County Engineer for Muscatine County, Iowa, is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the afore awarded construction project let through the DOT for this county.

PASSED AND APPROVED this 24th day of August, 2026.

ATTEST:

Tibe Vander Linden
Muscatine County Auditor

Danny Chick, Chairperson
Muscatine County Board of Supervisors

August 24, 2026

Agenda Packet

Item #6

- Board of Supervisors Meeting Minutes 08-17-26

Muscatine County Board of Supervisors
Monday, August 17, 2026

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

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

On a motion by Sauer, second by Sorensen, the Board approved claims dated August 17, 2026 in the amount of \$1,197,410.19. Ayes: All.

Bonnie Reeb, 2600 Bayfield Road, Muscatine, requested the use of the County Courthouse lawn near the corner of East 3rd Street and Mulberry Avenue for September 11, 2026, for an oral reading of parts of the Bible from 7:00 a.m. to 7:00 p.m. Reeb stated the Governor signed a 2026 Iowa 99 County Bible Reading Marathon proclamation and has encouraged all Iowans to participate in this historic occasion. Reeb stated the area selected is under a tree and there is no impeding of the public entering or exiting the building. Reeb stated a canopy for shelter and a table and chairs for readers will be set up. Discussion was held with the Board, County Development Director Eric Furnas and Sheriff Quinn Riess stating all citizens have the right to freedom of speech on public property however the setting up of a tent and furniture raises some concerns with setting a precedence for future groups. The Board consensus was to allow Reeb's request as the tent will be limited to a 10-foot by 10-foot (approximate size) canopy tent and 10-15 chairs.

On a motion by Sorensen, second by Sauer, the Board authorized use of the County Courthouse lawn on September 11, 2026, for a Bible Reading Marathon with the understanding to allow up to a 10 foot by 10-foot canopy tent (approximate size) and 10-15 chairs. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board authorized the Chair to execute a FY26/27 Methamphetamine Drug Hot Spots Grant Program (CAMP) agreement in the amount of \$10,000, with County Sheriff Quinn Riess. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved the amended agenda item (corrected date) for publication of the Muscatine County Treasurer's Semi-Annual Report for the period January 1, 2026, through June 30, 2026. Ayes: All.

County Development Director Eric Furnas reviewed variance request Case #26-08-01: An application filed by Misty Hills LLC, Record Owner, requesting a variance to build a new single-family dwelling approximately 15 feet from the front lot line and 20 feet from the side lot line. The affected property is in the Moscow Township, in parts of the NE ¼ of Section 9-T78M-R2W, Moscow Block 12, Lots 9 & 10, and the adjacent vacated alley, containing approximately 0.47 acres, and is zoned R-2 Residential. Furnas stated the Board of Adjustment has approved the variance as the request meets the requirements for practical difficulty due to the lot size. The plat from years ago left very small lots and the road right-of-way is substantial, and the variance does not alter the character of the neighborhood.

On a motion by Sorensen, second by Sauer, the Board accepted the variance Case#26-08-01 granted

by the Muscatine County Board of Adjustment on August 7, 2026. Ayes: All.

Furnas reviewed proposed Resolution #08-17-26-01 regarding Brookside Addition Subdivision. The application was filed by Tim Imhoff, POA for Joann Imhoff, Record Owner and Greg Shoppa, Record Owner, requesting approval of the combined preliminary/final plat of a three-lot subdivision, Brookside Subdivision. The proposed subdivision would be in Lake Township, Section 17-T77N-R2W, 1827 & 1849 Lindle Avenue, zoned A-1 Agricultural District, and would contain a combined 98.30 acres. The Board of Adjustment approved the request as the proposed lots would meet the lot area and width requirements for the A-1 Agricultural District and all lots would remain zoned A-1 and would be subject to the land use restrictions of the A-1 District.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #08-17-26-01 Approval of the Combined Preliminary and Final Plat of Brookside Addition Subdivision. Roll call vote: Ayes: All.

RESOLUTION #08-17-26-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
BROOKSIDE ADDITION SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision “Brookside Addition”; and

WHEREAS, said plat has heretofore been approved by the Zoning Commission of Muscatine County, Iowa; and

WHEREAS, said dedication and plat fully conform with all laws of the State of Iowa and all ordinances of Muscatine County, Iowa, applicable thereto; and

WHEREAS, the platting of said subdivision is conducive to orderly development within Muscatine County, Iowa, is not in conflict with any extensions of the established road systems of Muscatine County, Iowa, and is in harmony with the comprehensive plan of zoning now in effect within Muscatine County, Iowa; and

WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on August 17, 2026.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

- Section 1. The said subdivision is hereby designated as “Brookside Addition”, a subdivision in Muscatine County, Iowa, and that the descriptions of lots and parcels of land located therein shall be according to the number and designation thereof as set forth on said plat.
- Section 2. The Chairperson of the Board of Supervisors and the Auditor of Muscatine County, Iowa, are hereby authorized and directed to certify this Resolution in order that the same and all other matters material to said subdivision may be recorded in the Office of the Recorder of Muscatine County, Iowa.

PASSED and APPROVED this 17th day of August 2026.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Danny Chick, Chairperson
Muscatine County Board of Supervisors

On a motion by Sorensen, second by Sauer, the Board authorized the chair to sign an updated 28E agreement between the Iowa Department of Natural Resources and Muscatine County wherein the IDNR delegates private water well construction, reconstruction and abandonment permitting authority to Muscatine County. Ayes: All.

County Engineer Bryan Horesowsky presented three utility permits: 1.) Eastern Iowa Light & Power, Wilton, Iowa: bore 2 -inch innerduct for 1/0 primary cable under the road onto the property. Section 13-T77N-R01E. 2.) Eastern Iowa Light & Power, Wilton, Iowa: move an anchor from an existing electric pole into the back of the ROW- 12 feet from the pole. Section 8-T77N-R01E. 3.) Alliant Energy, Cedar Rapids, Iowa: overhead to underground electric to alleviate a grain bin violation near the intersection of Lange Avenue and Mohawk Avenue. Section 7-T78N-R02W.

On a motion by Sorensen, second by Sauer, the Board approved the various utility permits.
Ayes: All.

Horesowsky stated there have been discussions with Iowa Interstate Railroad regarding the railroad crossing in Moscow, Iowa, for safety improvements to upgrade the crossing to include gates as it is currently flashing lights. Horesowsky stated this would be federally funded and is a good improvement. Horesowsky stated a grant is being pursued to upgrade and improve pavement for the Moscow Road and Stockton (Iowa Avenue) area. Horesowsky updated the Board on secondary road projects.

On a motion by Sorensen, second by Sauer, the Board approved the minutes of the August 10, 2026 regular meeting. Ayes: All.

Correspondence:

Chick stated Steve Kraklio contacted him regarding a request for gravel in Moscow, Iowa.
Horesowsky stated he is reviewing the request.

Committee & Meeting Reports:

Sauer attended a River Bend Transit Board of Directors meeting on August 13, 2026.

Chris Brase, Muscatine County Historic Preservation Commission, reviewed the proposed grants for Mississippi Courts and a historic district in West Liberty, Iowa.

On a motion by Sorensen, second by Sauer, the Board authorized the Chair to sign a proposal with Price Preservation Research in the amount of \$6,528 for consulting services on the Mississippi Courts NRHP Nomination HRDP Grant. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board authorized the Muscatine County Historic Preservation Commission to submit a CLG Grant application in the amount of \$21,080, for the survey of East Third Street, a potential historic district in West Liberty. Ayes: All.

Sorensen asked if the Friends Groups for the Historic Commission is still active. Lynn Pruitt with Muscatine County Historic Preservation Commission, stated the Friends Group for the Fairport State Fish Hatchery is very active however the Friends Group with the City of Muscatine Historic Society has not met regularly, as he is a member of that group.

On a motion by Sauer, second by Sorensen, the Board authorized Secondary Roads to replace one Highway Maintenance Worker I (Grade 1) position with one newly created position titled Traffic Control Technician (Grade 2). Ayes: All.

On a motion by Sorensen, second by Sauer, the Board authorized the Chair to execute a Memorandum of Understanding with Chauffeurs, Teamsters and Helpers, Local Union #238 regarding the Traffic Control Technician Classification. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved placement of a current Building, Zoning and Environmental Inspector II (Grade 14, Step 3) into a Building, Zoning and Environmental Inspector I position (Grade 15, Step 3), effective August 8, 2026. Ayes: All.

The meeting was adjourned at 9:40 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Danny Chick, Chairperson
Board of Supervisors