

Muscatine County Board of Supervisors
Monday, September 8, 2025

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

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

On a motion by Sorensen, second by Kirchner, the Board approved claims dated September 8, 2025, in the amount of \$1,136,771.34. Ayes: All.

A Public Hearing was called to order by Chairperson Mather at 9:00 A.M. on a request filed by LRBC 1 LLC, Proposed Developer, and Courtney Herrold, Record Owner, to rezone approximately 75.57 acres in Moscow Township in the SW ¼ of Sec. 8-T78N-R2W, from A-1 Agricultural District to I-2 Heavy Industrial District.

Development Director Eric Furnas reviewed the zoning request from property owner Courtney Herrold, Greenearth Holdings LLC, 2321 Highway 6, Atalissa, and Applicant – LRBC 1 LLC-Sam Evans, 515 N. State Street, 14th Floor, Chicago, Illinois, located in Moscow Township, Parcel #03-08-300-029 (2321 Highway 6, Atalissa) and Parcel #03-08-300-030, in the SW ¼ of Section 8, T78N-R2W, containing approximately 75.57 total acres. The request is to have two parcels rezoned from the existing A-1 Agricultural District to I-2 Heavy Industrial District for Liferaft to build a facility.

William Cowell de Gruchy of Liferaft, presented information and provided a handout to the Board regarding the proposed rezoning request. Cowell de Gruchy stated Liferaft converts local crop and wood waste into a charcoal-like soil additive that stores carbon and boosts soil health. Liferaft is focused on creating 50 local jobs, improving the land, and producing high-quality biochar. Furnas explained the rezoning process and special use permit process regarding the recently updated county land use plan. Cowell de Gruchy explained the materials that Liferaft will use, such as corn stalks from local farmers, tree debris from municipal waste transfer stations and local businesses with compost. The Board noted that there was no feedback from the public regarding the public notice hearing. Cowell de Gruchy requested the Board waive the 2nd and 3rd public hearing readings. Mather noted the 2nd reading of three readings will be on the September 15, 2025 agenda and at that time the Board will discuss and possibly approve to waive the 3rd reading. Phil Wiese, Economic Development Director for WELEAD voiced his support of this project and the 50 jobs it will bring to the area. Wiese stated Liferaft has set the standard of how development should occur with involving the districts and neighbors during the development proposal and process.

On a motion by Sorensen, second by Sauer, the public hearing was closed at 9:24 A.M. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved an ordinance rezoning approximately 75.57 acres in Moscow Township from A-1 Agricultural District to I-2 Heavy Industrial District on the first of three readings. Roll call vote: Ayes: All.

County Development Director Eric Furnas presented the bids for the Downtown Parking Lot and Sidewalks project from the following: Heuer Construction - \$155,344.25; All-American Concrete, Inc - \$178,661.00; Hybrand Industrial Contractors- \$214,446.00; Eastern Iowa Excavating & Concrete, LLC - \$192,526.90. The bid sheet also showed the Engineer's Estimate of \$223,117.00. Furnas recommended accepting the low bid with Heuer Construction, Muscatine, Iowa, in the amount of \$155,344.25.

On a motion by Sorensen, second by Chick, the Board accepted a bid from Heuer Construction in the amount of \$155,344.25 for the Downtown Parking Lot and Sidewalks project. Ayes: All.

On a motion by Chick, second by Sorensen, the Board set a letting date of October 6th, 2025, at 9:00 a.m. for project L-(MO-7) --73-70, a twin 12'x 9'x88' RCB Culvert on 180th St, near N ¼ Corner of Section 17 - T77N - R01E. Ayes: All.

County Engineer Bryan Horesowsky presented a quote for a 2026 Motor Grader from Altorfer CAT, Cedar Rapids, Iowa, in the amount of \$467,575.00, with a potential trade of \$92,500.00.

On a motion by Sorensen, second by Sauer, the Board approved the purchase of one 2026 Motor Grader from Altorfer CAT, Cedar Rapids, Iowa, in the amount of \$467,575.00, with a potential trade of Unit #39 – 2019 140M3- S/N N9M00571 of \$92,500.00 for a net if trades are applied, in the amount of \$375,075.00. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved a utility permit with Eastern Iowa Light & Power REC, Wilton, Iowa, to bore 2-inch duct 75 feet across Geneva Road and install meter pedestal. Section 20, T77N-RIW. Ayes: All.

County Engineer Bryan Horesowsky updated the Board on secondary road projects.

On a motion by Sauer, second by Sorensen, the Board approve the minutes of August 25, 2025, regular meeting. Ayes: All.

Correspondence.

Sauer received a call from a resident regarding a driveway culvert issue. Sauer met with the resident and will discuss the issue with the County Engineer Bryan Horesowsky.

Sorensen had several communications with Nora Dwyer and Community Services Director Jessica Bopes regarding food pantry and availability for citizens.

Mather received an email from a veteran who was thankful for the services and benefits they received from the Veterans Affairs Department. Mather thanked Veteran Affairs Director Eric Sanders and his department for their excellent work.

Committee and Meeting Reports.

Kirchner attended an Open House in West Liberty, Iowa, for renewable energy. Kirchner stated the proposed area map was available to view.

Kirchner and Sorensen attended a MUSCOM meeting on August 27, 2025.

Kirchner attended a West Liberty Economic Area Development (WELEAD) meeting on

August 28, 2025.

Chick attended a Housing Accelerator meeting on August 27, 2025.

Mather attended a Veterans Affairs Commission meeting on August 27, 2025.

Sorensen attended an EMS meeting on August 20, 2025.

Sorensen attended an Eastern Iowa Mental Health region meeting on August 18, 2025.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #09-08-25-01 Abating Taxes on a Parcel Owned by Muscatine County. Roll call vote: Ayes: All.

RESOLUTION # 09-08-25-01
ABATING TAXES ON A PARCEL OWNED BY MUSCATINE COUNTY

WHEREAS, Muscatine County holds deed to parcel #1322300007 located at 2570 Pettibone Avenue, Muscatine, IA; and

WHEREAS, the property was acquired by Muscatine County on November 11, 2024 and is exempt from property taxation; and

WHEREAS, taxes were prorated and collected from the seller through November 11, 2024 and the remaining amount of taxes owing is \$6,164.35 and

WHEREAS, the Board of Supervisors, pursuant to Section 445.63, Code of Iowa, has the authority to abate prior owing taxes on parcels acquired by a political subdivision of the state.

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

1. That the taxes shown as owing against the parcel listed above are hereby abated.
2. That the Muscatine County Treasurer is directed to enter this action upon the appropriate records maintained in the office of the Treasurer.

Passed and approved this 8th day of September, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Nathan Mather, Chairperson
Muscatine County Board of Supervisors

Furnas updated the Board on the completion of the Phase I and II of the Administration Building Project, County Jail Insulated Panel Project wrap up and landscape work, Community Services Building project has been begun with Wolfe Contracting and Deep Lakes Park Campground update.

Horesowsky introduced the newly hired Assistant County Engineer, Jaime Benitez, to the Board.

The meeting was adjourned at 9:43 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors