

Muscatine County Board of Supervisors  
Monday, May 18, 2026

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Mather, Sauer and Sorensen present. Chairperson Chick 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 May 18th, 2026, in the amount of \$1,854,686.59. Ayes: All.

A Public Hearing was called to order at 9:01 A.M. by Chairperson Chick on a request filed by JDSD Farms LLC, Record Owner, to rezone approximately 12.44 acres in Wapsie Township in the NW ¼ of Sec. 10-T78N-R4W, from A-1 Agricultural District to R-1 Residential District. County Development Director Eric Furnas stated the Zoning Commission started the review of this application in March 2026 and met on April 10, 2026, with a split vote of Ayes: 2 and Opposed: 2, Abstain: 1, at that meeting. Jason Dumont, Record Owner, reviewed the application filed by JDSD Farms LLC. The affected parcels are in Wapsie Township, Parcel #01-10-100-002 and Parcel #01-10-1000-004, containing combined 54.26 acres. Dumont stated the re-zoning concept is for 12.44 acres for four residential lots on a farm he owns just west of West Liberty. The location will soon be within 1.5 miles of West Liberty, as the City of West Liberty is in the process of extending their town boundaries right now. Dumont stated the LESA score is in the 60's range, which is not very good farm ground with steep slopes and an average CSR rating. Dumont stated the location is off a paved road and would provide much wanted country living with larger lots close to town and schools. Dumont stated a lot of people want a few acres with an outbuilding, without having to purchase an entire farm. Dumont stated the proposed lots would be a one cul-de-sac with a well and sewers would be septic systems installed by the homeowners.

Mike Deahr, owner of parcel on Davis Avenue, West Liberty, Iowa, stated he has served on the Zoning Commission and is aware there is a need for more housing however he has concerns of developed subdivisions in that someone gains landowner rights and others lose rights. Deahr recommended that the County incorporate something into their rules and regulations to preserve property rights of current owners when people move into agricultural areas. He also stated concerns with hunting rights. Deahr stated his opposition today is that his current property rights should remain intact without someone else gaining profit.

Greg Hall, 1072 130<sup>th</sup> Street, West Liberty, Iowa, stated as a resident of the county, he does not want this re-zoning approved. Hall questioned where the people that Dumont has stated want this type of development are, as they are not here today. Hall stated he does not believe the proposed development will only be four developed lots and stated concerns that Dumont is not building the homes. Hall stated there are other developments that are more appropriate. Hall stated if this proposal went to a ballot, it would never pass.

Ray Allen, 1349 Highway 6, West Liberty, Iowa, stated his concerns with the somewhat blind intersection on Davis Avenue and the semi traffic. Allen stated he does not believe it will only

be four houses. Allen stated the terraces on the land were taken out and stated concerns with erosion. Allen stated at this time the neighborhood is peaceful but stated concerns with it changing. Allen stated Dumont has threatened if this development doesn't pass, he will put up a hog confinement.

Ryan Deahr, 1773 115<sup>th</sup> Street, West Liberty, Iowa, stated his parents are landowners across the road from the proposed development. Deahr stated his concerns from the agriculture side with drift from spraying, erosion that can occur with land development and stated his concern that the Board may approve this to increase the tax base for a few extra dollars with four houses.

Emily Daufeldt, 1176 Davis Avenue, West Liberty, Iowa, stated there are other areas in West Liberty that make more sense for this type of rezoning or development. Daufeldt stated Dumont lives in Johnson County. Daufeldt urged the Board to listen to the constituents and not an out-of-town developer.

Mather held discussion with Deahr on other land options in the area that have city utilities nearby to develop other land parcels. Deahr stated he has property that could be developed but has chosen not to. Deahr stated recently the Board did not approve a gun range due to property owner concerns.

Dumont stated the Board would have to approve development of more than four lots. Dumont stated he has not said a hog lot would be built if this was not approved. Several citizens in the meeting stated Dumont did say that he would put up a hog confinement more than once in a zoning commission meeting. Dumont stated he has not torn out terraces but made them backside tillable. Dumont stated his concept with the four proposed lots would allow landowners to have animals. Dumont stated the Iowa Department of Natural Resources (DNR) rule from the DNR website regarding noise ordinance with target shooting on private property. Dumont stated this is an opportunity for families to be involved with agriculture.

On a motion by Mather, second by Sorensen, the Board closed the public hearing at 9:55 A.M.  
Roll call vote: Ayes: All.

Furnas stated he does not have a recommendation to the Board as both sides have valid reasons for approval or denial of the proposed re-zoning of the 12.44 acres. The Board held discussion with Furnas with the LESA scoring system, possible nuisance issues and the lots being portrayed as agriculture lots with only one outbuilding sided like the house.

On a motion by Sorensen, second by Mather, the Board moved to approve an ordinance rezoning approximately 12.44 acres in Wapsie Township from A-1 Agricultural District to R-1 Residential District on the first of three readings. Roll call vote: Ayes: Sorensen; Nays: Kirchner, Mather, Chick, Sauer. The motion did not pass.

Prosody Group Consultant Charles "Bob" Brettell plus Kyle Carlson, Roger Baker and John Stineman of CHS, Inc., presented through Zoom meeting to enter into a public-private partnership to apply under Muscatine County for a Port Infrastructure Development Program

Federal Grant (PIDP) in the amount of \$11,250,000.00. Discussion was held with the Board on this public federal funding opportunity and the proposed Resolution to approve a Memorandum of Understanding with CHS, Inc. and approving a letter of support for the proposed project.

On a motion by Mather, second by Sorensen, the Board approved to authorize the parties to move forward with the application process subject to the county staff reviewing and approving the eventual Memorandum of Understanding with CHS, Inc.; Sponsoring and Authorizing the Submission of a Port Infrastructure Development Program Grant Application (NOFO MA PID-26-001) on Behalf of CHS, Inc.; and to authorize any necessary documents to bring it into effect and authorizing the Chair to sign it. Roll call vote: Ayes: All.

On a motion by Mather, second by Sorensen, the Board approved a resolution declaring Emergency Medical Services (EMS) an essential service in and for Muscatine County on the second of three readings. Roll call vote: Ayes: All.

The Board consensus was to approve appointment recommendations for the Muscatine County Emergency Medical Services System Advisory Council, as presented by Emergency Manager Chris Jasper, to be established when/if EMS is declared an essential service.

County Development Director Eric Furnas reviewed Case #26-05-01: An application filed by Nick Garretson, Applicant, and Shirley Allchin, Record Owner. If approved, the request would allow the Zoning Administrator to issue a Variance to allow a residential addition to be built approximately 15' from the front lot line and 7.5' from the side lot line. The affected property is in Sweetland Township, in parts of the SW ¼ of Sec. 25-T77N-R1W, at 2115 Vantage Point Rd, containing approximately 1.85 acres, and is zoned R-1 Residential. The Board of Adjustment determined that the variance request meets the requirements for practical difficulty due to the unique lot shape and the topography (slope in the rear yard space). The impact to surrounding property owners would be minimal and will not alter the essential character of the neighborhood. The house was granted a variance for its current location.

On a motion by Sorensen, second by Sauer, the Board accepted a variance granted by the Muscatine County Board of Adjustment as Case #26-05-01. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved the renewal of an Iowa Retail Cigarette/Tobacco/ Nicotine/Vapor Permit for Reif Oil Company dba Stewart Road Fast Break, 2418 Stewart Road, Muscatine, Iowa. Ayes: All.

On a motion by Sauer, second by Kirchner, the Board approved the minutes of May 11, 2026, regular meeting. Ayes: All.

Correspondence:

Sauer received a call from a resident regarding a fallen tree on a gravel road. Sauer instructed the caller that the county road department would remove it.

All Supervisors received several emails regarding a rezoning concern on Davis Avenue

and several emails on the public-private partnership to submit an application for the PIDP grant.

All Supervisors received an email from Melissa McCollam in favor of the Olympus Solar Project.

Chick received an email from Emily Daufeldt regarding the re-zoning request on Davis Avenue.

Chick received an email from Adrienne Towe of Community Foundation of Greater Muscatine regarding the scheduling of a Joint Meeting for the County, School and City of Muscatine for a tentative date of June 22, 2026. Administrative & Finance Director Kala Naber stated the tentative date has been changed to June 30, 2026. Sorensen stated Towe has indicated the Community Foundation is interested in heading the joint meetings in the future.

Mather received an email from a county resident regarding an issue on 180<sup>th</sup> Street. The County Engineer Department has been notified.

Chick stated there is a tree down on a Highway 22 on Wyoming Hill with branches covering part of the road. County Engineer Bryan Horesowsky will notify the correct department.

#### Committee & Meeting Reports:

Kirchner attended a Lower Cedar Watershed Management Authority meeting and toured an oxbow on a farmer's field near Mechanicsville, Iowa, on May 12, 2026.

Sorensen attended a Ports of Eastern Iowa Authority Board meeting on May 13, 2026.

The Board has indicated they will support and are willing to sponsor the public-private partnership for the proposed PIDP grant.

Sauer attended a Muscatine County Board of Health meeting on May 13, 2026.

On a motion by Sorensen, second by Kirchner, the Board set the FY26/27 health and dental premiums. Ayes: All.

On a motion by Sorensen, second by Mather, the Board set the health and dental insurance annual open enrollment period for FY26/27 for June 1 – 15, 2026. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board authorized the execution of the Wellmark third party administration documents for FY26/27. Ayes: All.

County Engineer Bryan Horesowsky reviewed the proposed County Engineer Satellite Facility on Independence Avenue regarding project cost limits (the project letting was done in April 2026). Naber stated the county bonded for this project in 2023 when project cap limits were at \$750,000 however new legislation has increased the cap to \$975,000. The Board held discussion with Naber regarding the bid process, the bonding process and the estimated cost and funding for the project.

Horesowsky updated the Board on secondary road projects.

Emergency Manager Chris Jasper stated this week is National Emergency Services (EMS) week. Jasper thanked the EMS workers and volunteer workers throughout the county for their service.

County Auditor Tibe Vander Linden stated today is the pre-voter registration deadline and the deadline to submit an Official Absentee Ballot Request form. The Auditor's office will be open until 5:00 p.m. today.

The meeting was adjourned at 11:25 A.M.

ATTEST:

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Tibe Vander Linden  
County Auditor

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Danny Chick, Chairperson  
Board of Supervisors