

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, May 18, 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. Discussion and possible action to approve claims dated May 18th, 2026, in the amount of \$1,854,686.59.
4. Public hearing 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. **(roll call vote to close the public hearing)**

Discussion and possible action 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)**

5. Items with Prosody Group Consultant Charles “Bob” Brettell and CHS, Inc. representatives:
 - a. Discussion regarding Muscatine County and CHS Inc. entering into a public-private partnership to submit an application under Muscatine County for a Port Infrastructure Development Program Federal Grant (PIDP) in the amount of \$11,250,000.00.
 - b. Discussion and possible action to approve Resolution #05-18-26-01 Approving a 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 Approving a Letter of Support for the Project.
6. Discussion and possible action to approve a resolution declaring Emergency Medical Services (EMS) an essential service in and for Muscatine County on the second of three readings. **(roll call vote)**

Review appointment recommendations for the Muscatine County Emergency Medical Services System Advisory Council, to be established when/if EMS is declared an essential service.

7. Items with County Development Director Eric Furnas:
 - a. Discussion and possible action to accept a variance granted by the Muscatine County Board of Adjustment on May 8, 2026.
 - b. Other.

8. Discussion and possible action to approve renewal of an Iowa Retail Cigarette/Tobacco/Nicotine/Vapor Permit for Reif Oil Company dba Stewart Road Fast Break, 2418 Stewart Road, Muscatine, Iowa.
9. Discussion and possible action to approve the minutes of the May 11, 2026 regular meeting.
10. Correspondence.
11. Committee Reports.
12. Items with the Administration Office:
 - a. Discussion and possible action to set the FY26/27 health and dental premiums.
 - b. Action to set the health and dental insurance annual open enrollment period for FY26/27. (June 1 – 15, 2026)
 - c. Action authorizing the execution of the Wellmark third party administration documents for FY26/27.
 - d. Other.
13. Receive information from County employees.
14. Receive comments from the public.
15. Adjournment.

Hirings approved:

Nicholas Sturdevant
Dustin Turner

Deputy Sheriff
Correctional Officer

Sheriff's Office
Sheriff's Office/Jail

May 18, 2026
Agenda Packet
Item #3

- 05-18-26 Claims



Muscatine County, IA

Pending Expense Approval Report

By Segment (Select Below)

Post Dates 05/18/2026 - 05/18/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Depart: 01 - BOARD/ADMINISTRATION					
ADVOCATE NEWS	192495	05/18/2026	PH PROPOSED BUDGET MINUTES	0001-01-9000-000-40000	282.87
ADVOCATE NEWS	192496	05/18/2026	BOS MINUTES 3/23/26	0001-01-9000-000-40000	105.97
ADVOCATE NEWS	192497	05/18/2026	BOS SPECIAL MEETING MINUTES 3/23/26	0001-01-9000-000-40000	110.46
ADVOCATE NEWS	192498	05/18/2026	BOS MINUTES 3/30/26	0001-01-9000-000-40000	244.26
ADVOCATE NEWS	192499	05/18/2026	BOS MINUTES 4/6/26	0001-01-9000-000-40000	98.78
ADVOCATE NEWS	192500	05/18/2026	BOS MINUTES 4/13/26	0001-01-9000-000-40000	201.15
ADVOCATE NEWS	192501	05/18/2026	BOS MINUTES 4/20/26	0001-01-9000-000-40000	125.72
QUAD CITY TIMES	216140	05/18/2026	NOTICE OF PH 4-13-26 FY 26-27	0001-01-9000-000-40000	208.14
MUSCATINE COMMUNITY CO...	JBL781	05/18/2026	4TH QTR FEES VIDEO/TV PRODUCTION SERVICES	0001-01-9000-000-42077	3,151.25
Depart 01 - BOARD/ADMINISTRATION Total:					4,528.60
Depart: 02 - AUDITOR					
CROSSROADS INC	2605-SH21	05/18/2026	SHREDDING	0002-02-8000-000-47510	44.00
MUSCATINE COUNTY TREASU...	AUD 4/26	05/18/2026	AUDITOR POSTAGE APRIL 2026	0001-02-9010-000-41200	29.66
MUSCATINE COUNTY TREASU...	AUD 4/26	05/18/2026	ELECTION POSTAGE APRIL 2026	0002-02-8000-000-41200	50.00
Depart 02 - AUDITOR Total:					123.66
Depart: 03 - TREASURER					
CROSSROADS INC	2605-SH24	05/18/2026	SHREDDING	0001-03-8100-000-47510	44.00
Depart 03 - TREASURER Total:					44.00
Depart: 04 - COUNTY ATTORNEY					
PEORIA COUNTY SHERIFFS OFF...	26-05234	05/18/2026	RETURN OF SERVICE FECR061704	0001-04-1100-000-42618	49.00
JOHNSON COUNTY SHERIFF	26-01342	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	158.08
STORY COUNTY SHERIFF	26001314	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	14.50
CROSSROADS INC	2605-SH20	05/18/2026	SHREDDING	0001-04-1100-000-47510	50.99
DES MOINES COUNTY SHERIFF	26-000868	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	35.50
DES MOINES COUNTY SHERIFF	26-000868	05/18/2026	MILEAGE	0001-04-1100-000-42618	4.35
MUSCATINE COUNTY SHERIFF	26-000687	05/18/2026	MILEAGE	0001-04-1100-000-42618	8.00
MUSCATINE COUNTY SHERIFF	26-000687	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	35.00
WASHINGTON COUNTY SHERI...	26-01915	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	30.00
WASHINGTON COUNTY SHERI...	26-01915	05/18/2026	MILEAGE	0001-04-1100-000-42618	8.00
CEDAR COUNTY	26-000234	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	35.00
CEDAR COUNTY	26-000234	05/18/2026	MILEAGE	0001-04-1100-000-42618	66.70
MUSCATINE COUNTY SHERIFF	26-000707	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	35.00
OFFICE EXPRESS OFFICE PRO...	170066	05/18/2026	WIRELESS KEYBOARD, MOUSE & BATTERIES	0001-04-1100-000-26000	57.38
MUSCATINE COUNTY SHERIFF	26-000709	05/18/2026	SERVICE/ATTEMPTED SERVICE OF PAPERS	0001-04-1100-000-42618	35.00
MUSCATINE COUNTY SHERIFF	26-000709	05/18/2026	MILEAGE	0001-04-1100-000-42618	11.33
Depart 04 - COUNTY ATTORNEY Total:					633.83
Depart: 05 - SHERIFF					
ALLIANT ENERGY	0791341000 4/26	05/18/2026	DTF 3/25-4/24/26	0029-05-1010-000-26700	33.03

The payables contained in this report are in an open packet, and have not posted to the General Ledger

Pending Expense Approval Report

Post Dates: 05/18/2026 - 05/18/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
UNIFORM DEN INC	120184	05/18/2026	NEW HIRE UNIFORMS (1)	0001-05-1000-000-48030	960.40
MUSCATINE COUNTY ENGINE...	SO-JAIL 4/26	05/18/2026	FUEL APRIL 2026 SO	0001-05-1000-000-25000	7,675.83
MUSCATINE COUNTY ENGINE...	SO-JAIL 4/26	05/18/2026	FUEL APRIL 2026 DTF HIDTA	0001-05-1011-000-25000	151.64
MUSCATINE COUNTY ENGINE...	SO-JAIL 4/26	05/18/2026	FUEL APRIL 2026 DTF ODPC	0001-05-1012-000-25000	150.94
UNIFORM DEN INC	120198-01	05/18/2026	BRAID ON PANTS, TAG, SERVING SINCE PIN	0001-05-1000-000-48030	51.40
UNIFORM DEN INC	120198-01	05/18/2026	HEM INSEAM	0001-05-1000-000-48030	69.50
JOHNSON COUNTY SHERIFF	26-0161 26-015666	05/18/2026	PHONE EXTRACTIONS CASE #26-0161 & 26-015666	0029-05-1010-000-26700	225.00
HYVEE	12240262	05/18/2026	LAW ENFORCEMENT ACADEMY MEALS	0001-05-1000-000-48030	2,865.00
IOWA PRISON INDUSTRIES	390854	05/18/2026	BLANK PANT (2)	0001-05-1000-000-48030	77.98
IOWA PRISON INDUSTRIES	700713	05/18/2026	ILEA BASIC PACKAGE SPRING- FALL (1)	0001-05-1000-000-48030	152.02
Depart 05 - SHERIFF Total:					12,412.74
Depart: 06 - JAIL					
ROTO-ROOTER SEWER CLEAN...	3333420	05/18/2026	GREASE TRAPS 8000 GALLONS	0001-06-1050-000-23200	2,680.00
ANDERSON ERICKSON DAIRY	79390	05/18/2026	MILK & OJ	0001-06-1052-000-23084	393.11
ANDERSON ERICKSON DAIRY	80799	05/18/2026	MILK	0001-06-1052-000-23084	341.67
ANDERSON ERICKSON DAIRY	75174	05/18/2026	MILK & OJ	0001-06-1052-000-23084	393.11
PHELPS THE UNIFORM SPECIA...	262319	05/18/2026	TATICAL POLOS (2)	0001-06-1050-000-29400	79.40
ANDERSON ERICKSON DAIRY	83633	05/18/2026	MILK	0001-06-1052-000-23084	252.54
ANDERSON ERICKSON DAIRY	85048	05/18/2026	MILK	0001-06-1052-000-23084	341.67
ULINE	207416406	05/18/2026	KITCHEN TRASH CAN	0001-06-1052-000-63800	579.81
LANGUAGE LINE SOLUTIONS	11923954	05/18/2026	EQUIPMENT MAINTENANCE	0001-06-1050-000-41418	11.50
FSS INC	4216	05/18/2026	CAMERA CHAGES TO IMPROVE COVERAGE	0001-06-1050-000-27210	1,160.00
FSS INC	4216	05/18/2026	CAMERA CHAGES TO IMPROVE COVERAGE	0001-06-1050-000-27210	2,844.85
JUSTICEPOINT	5914	05/18/2026	SPARE UNIT COST	0030-06-1053-000-63800	132.00
JUSTICEPOINT	5914	05/18/2026	ANKLE MONITORING	0030-06-1053-000-63800	14.85
ANDERSON ERICKSON DAIRY	86493	05/18/2026	MILK & OJ	0001-06-1052-000-23084	393.11
MUSCATINE COUNTY ENGINE...	SO-JAIL 4/26	05/18/2026	FUEL APRIL 2026 JAIL	0001-06-1050-000-25000	1,276.37
ANDERSON ERICKSON DAIRY	77991	05/18/2026	MILK & OJ	0001-06-1052-000-23084	393.11
KELLY HEATING COOLING & P...	41003	05/18/2026	REBUILD GARBAGE DISPOSAL	0001-06-1050-000-44600	540.00
KELLY HEATING COOLING & P...	41003	05/18/2026	REBUILD GARBAGE DISPOSAL	0001-06-1050-000-44600	1,373.80
KEEFE SUPPLY COMPANY	2056744	05/18/2026	COMMISSARY ITEMS FOR RESALE	0030-06-1053-000-23087	4,190.52
JOHNSON DISTRIBUTING INC	7279809	05/18/2026	WATER	0030-06-1053-000-63800	105.00
MUSCATINE POWER & WATER	109194 5/26	05/18/2026	JAIL 4/1-5/1/26	0001-06-1050-000-43000	14,162.80
MCKESSON MEDICAL-SURGIC...	25558950	05/18/2026	BANDAGES	0001-06-1050-000-42871	18.88
CITY OF MUSCATINE	0028641	05/18/2026	APRIL 2026 WASTE DISPOSAL	0001-06-1050-000-47500	21.00
MUSCATINE COUNTY SHERIFF ...	26-000575	05/18/2026	MILEAGE	0001-06-1052-000-23084	2.00
PRO LINE STRIPING INC	2864	05/18/2026	PARKING BUMPERS	0001-06-1050-000-44100	300.00
THOMS PROESTLER CO	8172091	05/18/2026	KITCHEN FOOD	0001-06-1052-000-23000	9,621.97
THOMS PROESTLER CO	8172091	05/18/2026	KITCHEN NONFOOD	0001-06-1052-000-63800	717.93
THOMS PROESTLER CO	8172092	05/18/2026	LAUNDRY	0001-06-1050-000-23200	15.79
THOMS PROESTLER CO	8172092	05/18/2026	E&S - FOR COMMISSARY	0001-06-1050-000-63800	1,551.88
THOMS PROESTLER CO	8172092	05/18/2026	COMMISSARY RESALE	0030-06-1053-000-23087	90.60
KEEFE SUPPLY COMPANY	2058230	05/18/2026	COMMISSARY ITEMS FOR RESALE	0030-06-1053-000-23087	36.00
GREENWOOD CLEANING SYST...	542955-000	05/18/2026	TOILET TISSUE	0001-06-1050-000-63800	1,021.50
KEEFE SUPPLY COMPANY	2058459	05/18/2026	COMMISSARY ITEMS FOR RESALE	0030-06-1053-000-23087	3,562.92
MCKESSON MEDICAL-SURGIC...	25576160	05/18/2026	SYRINGES	0001-06-1050-000-42871	170.37
MCKESSON MEDICAL-SURGIC...	25576160	05/18/2026	SALINE	0001-06-1050-000-42871	13.05
MCKESSON MEDICAL-SURGIC...	25576160	05/18/2026	ORASOL GEL	0001-06-1050-000-42871	33.98
MCKESSON MEDICAL-SURGIC...	25576160	05/18/2026	PPD TUBERSOL	0001-06-1050-000-42871	31.93
MCKESSON MEDICAL-SURGIC...	25576160	05/18/2026	COTTON BALLS	0001-06-1050-000-42871	22.18
MCKESSON MEDICAL-SURGIC...	25580848	05/18/2026	HYDROGEN PEROXIDE	0001-06-1050-000-42871	5.30
Depart 06 - JAIL Total:					48,896.50

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Pending Expense Approval Report

Post Dates: 05/18/2026 - 05/18/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Depart: 20 - ENGINEER					
EXCEL AUTO GLASS INC	8145868	05/18/2026	install window glass	0020-20-7210-621-44300	364.50
EXCEL AUTO GLASS INC	8145868	05/18/2026	install window glass	0020-20-7210-623-44300	170.00
ALTORFER INC	PC110432625	05/18/2026	door glass	0020-20-7210-621-44300	857.72
ALTORFER INC	PC110432635	05/18/2026	grease	0020-20-7210-634-25100	99.20
ALTORFER INC	WO100262438	05/18/2026	clean diesel particulate filter	0020-20-7210-621-44300	288.72
ALTORFER INC	WO100262438	05/18/2026	clean diesel particulate filter	0020-20-7210-623-44300	1,965.59
ALLIANT ENERGY	0201511000 4/24/26	05/18/2026	utilities	0020-20-7210-650-49500	86.46
ALLIANT ENERGY	7979880000 4/24/26	05/18/2026	utilities	0020-20-7210-650-49500	300.88
ALTORFER INC	PC110432718	05/18/2026	reducers	0020-20-7210-621-44300	120.00
ALTORFER INC	PC110432817	05/18/2026	handle	0020-20-7210-621-44300	139.12
MUSCATINE FIRE DEPT/AMBU...	1132	05/18/2026	building inspection	0020-20-7210-650-49500	95.00
EXCEL AUTO GLASS INC	8150010	05/18/2026	install door glass	0020-20-7210-623-44300	350.00
ALTORFER INC	WO100262669	05/18/2026	repair DEF line leak	0020-20-7210-621-44300	1,532.34
ALTORFER INC	WO100262669	05/18/2026	repair DEF line leak	0020-20-7210-623-44300	1,331.44
ALTORFER INC	WO100262670	05/18/2026	PM1 I-302	0020-20-7210-621-44300	243.67
ALTORFER INC	WO100262670	05/18/2026	PM1 I-302	0020-20-7210-623-44300	1,333.43
ALTORFER INC	WO100262671	05/18/2026	PM1 I-300	0020-20-7210-621-44300	243.67
ALTORFER INC	WO100262671	05/18/2026	PM1 I-300	0020-20-7210-623-44300	1,265.86
RDO Truck Centers, LLC	77197V	05/18/2026	belts	0020-20-7210-621-44300	102.34
RDO Truck Centers, LLC	77204V	05/18/2026	belts, pulley	0020-20-7210-621-44300	549.55
RAINBO OIL COMPANY	101849-IN	05/18/2026	DEF	0020-20-7210-649-25400	696.60
WENDLING QUARRIES INC	1096652	05/18/2026	rock	0020-20-7110-461-44800	31,639.63
SPRATT OIL SALES INC	143257	05/18/2026	diesel dist 5	0020-20-7210-632-25000	1,789.32
SPRATT OIL SALES INC	143258	05/18/2026	diesel dist 6	0020-20-7210-632-25000	1,535.43
CULLIGAN OF DAVENPORT	309375 4/30/26	05/18/2026	water	0020-20-7210-650-49500	111.95
ARNOLD MOTOR SUPPLY LLP	39NV385205	05/18/2026	oil-dri	0020-20-7210-621-44300	119.80
RDO Truck Centers, LLC	77278V	05/18/2026	belt tensioner	0020-20-7210-621-44300	310.21
S J SMITH WELDING	857663	05/18/2026	monthly tank rental	0020-20-7210-649-25400	93.60
A-1 QUALITY TIRE	I053214	05/18/2026	tire repair	0020-20-7210-623-44300	58.14
FASTENAL CO	IAMUS225577	05/18/2026	bin stock	0020-20-7220-680-24000	191.03
PHELPS THE UNIFORM SPECIA...	2311867	05/18/2026	restock towel rolls	0020-20-7210-650-49500	68.64
SPRATT OIL SALES INC	143157	05/18/2026	diesel dist 2	0020-20-7210-632-25000	2,465.01
SPRATT OIL SALES INC	143158	05/18/2026	diesel dist 3	0020-20-7210-632-25000	1,917.23
SPRATT OIL SALES INC	143160	05/18/2026	diesel dist 4	0020-20-7210-632-25000	2,936.46
EASTERN IOWA LIGHT & POW...	21135201 5/4/26	05/18/2026	utilities, light	0020-20-7130-595-44810	10.96
EASTERN IOWA LIGHT & POW...	21135201 5/4/26	05/18/2026	utilities, light	0020-20-7210-650-49500	121.96
LINWOOD MINING & MINERA...	493940	05/18/2026	rock	0020-20-7110-461-44800	1,561.56
ALLIANT ENERGY	5650451000 5/4/26	05/18/2026	utilities	0020-20-7210-650-49500	153.12
FORCE AMERICA DISTRIBUTIN...	IN001-2156280	05/18/2026	joystick	0020-20-7210-621-44300	441.94
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-310-62700	37.13
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-331-62200	10,381.25
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-351-62400	246.66
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-352-62400	1,827.30
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-361-62100	414.77
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-382-62600	41.95
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-384-62600	457.19
IOWA BRIDGE & CULVERT, LC	MO-7 voucher 11	05/18/2026	L-(MO-7)--73-70 voucher 11 final	0020-20-0201-390-62300	66.00
EASTERN IOWA TIRE INC	100190148	05/18/2026	tires	0020-20-7210-635-25300	1,518.92
MIDWEST SPRAY TEAM	16143	05/18/2026	chemicals	0020-20-7140-490-44800	2,470.00
MENARDS	32467	05/18/2026	test leads, toggle, pliers, cable tie gun	0020-20-7220-655-29000	72.97
CITY OF MUSCATINE	28620	05/18/2026	transfer station charges	0020-20-7210-650-49500	44.00

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Pending Expense Approval Report

Post Dates: 05/18/2026 - 05/18/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SYN-TECH SYSTEMS INC	333673	05/18/2026	LCD display	0020-20-7210-650-49500	194.90
LINWOOD MINING & MINERA...	494052	05/18/2026	rock	0020-20-7110-461-44800	2,779.12
Metro Pavers, Inc	FR-6 voucher 16	05/18/2026	LFM-(FR-6)--7X-70 voucher 16	0020-20-0201-352-62400	25,394.50
Metro Pavers, Inc	FR-6 voucher 16	05/18/2026	LFM-(FR-6)--7X-70 voucher 16	0020-20-0201-367-62100	89,110.00
Metro Pavers, Inc	FR-6 voucher 16	05/18/2026	LFM-(FR-6)--7X-70 voucher 16	0020-20-0201-384-62600	10,281.56
Advanced Traffic Control Inc	M26-1 voucher 1	05/18/2026	L-(M26-1)--73-70 voucher 1	0020-20-7130-593-44810	4,413.50
MIDWEST WHEEL CO	4633857-00	05/18/2026	filters	0020-20-7210-637-25400	260.32
MIDWEST WHEEL CO	4633863-00	05/18/2026	filters	0020-20-7210-637-25400	156.10
Depart 20 - ENGINEER Total:					207,830.22
Depart: 22 - CONSERVATION BOARD					
MUSCATINE POWER & WATER	117914 4/26	05/18/2026	DLP SHOP 3/27-4/20/26	0001-22-6110-000-43144	29.10
MUSCATINE POWER & WATER	117915 4/26	05/18/2026	CABINS 3/27-4/20/26	0001-22-6110-000-43143	190.75
IOWA NATURAL HERITAGE F...	2026	05/18/2026	ANNUAL DUES	0001-22-6100-000-48000	250.00
MUSCATINE POWER & WATER	779983 4/26	05/18/2026	41ST ST 3/19-4/20/26	0001-22-6110-000-43145	111.57
MENARDS	32418	05/18/2026	SCREWDRIVERS, PLIERS, TAPE MEASURE, HAMMER	0001-22-6110-000-29000	110.61
TRIPLE B CONSTRUCTION CORP	5700	05/18/2026	PUMPED SEPTIC TANK DLP CAMPGROUND	0001-22-6110-000-47500	375.00
MUSCATINE POWER & WATER	117921 5/26	05/18/2026	LEARNING CENTER 4/1-5/1/26	0001-22-6110-000-43197	1,124.20
MUSCATINE POWER & WATER	117922 5/26	05/18/2026	DP SHELTER RR 4/10-4/27/26	0001-22-6110-000-43197	22.28
MUSCATINE POWER & WATER	117924 5/26	05/18/2026	PLAYGROUND RR 4/10- 4/29/26	0001-22-6110-000-43197	25.93
MUSCATINE POWER & WATER	188433 5/26	05/18/2026	BARN 3/26-4/26/26	0001-22-6112-000-43000	50.47
MUSCATINE POWER & WATER	779451 5/26	05/18/2026	PETTIBONE 4/1-5/1/26	0001-22-6110-000-43144	52.14
MENARDS	32531	05/18/2026	BUG SPRAY	0001-22-6110-000-29300	33.60
MENARDS	32572	05/18/2026	CULVERT DRAINAGE PIPES & APRONS	0001-22-6110-000-21000	669.97
MENARDS	32572	05/18/2026	HAND CLEANER, APPLIANCE BULBS	0001-22-6110-000-44600	20.94
MENARDS	32573	05/18/2026	CABLE TIES, ZIPLOC BAGS, SAFFLOWER SEED	0001-22-6120-000-29200	80.60
MUSCATINE COUNTY ENGINE...	CONS 4/26	05/18/2026	CONSERVATION FUEL APRIL 2026	0001-22-6110-000-25000	97.44
MUSCATINE COUNTY TREASU...	TAX 4/26	05/18/2026	SALES TAX ON CABIN RENTALS APRIL 2026	0001-22-6110-000-49610	331.23
Depart 22 - CONSERVATION BOARD Total:					3,575.83
Depart: 24 - DHS					
THE SHREDDER	336598	05/18/2026	SHREDDING	0001-24-3100-000-26000	52.80
Depart 24 - DHS Total:					52.80
Depart: 25 - GENERAL ASSISTANCE					
WLMC LLC	726292	05/18/2026	RENT ASSISTANCE	0001-25-3110-000-34000	250.00
CITY OF WILTON	726293	05/18/2026	ELECTRIC ASSISTANCE	0001-25-3110-000-34200	116.63
CROSSROADS INC	2605-SH23	05/18/2026	SHREDDING	0001-25-3100-000-47510	67.98
CROSSROADS INC	2605-SH23	05/18/2026	SHREDDING	0001-25-3200-000-47510	17.00
ERIC SANDERS	REIM 4/26	05/18/2026	MILEAGE RIEM GAIN CONFERENCE	0001-25-3200-000-41300	194.04
MUSCATINE COUNTY ENGINE...	CS 4/26	05/18/2026	CS FUEL APRIL 2026	0001-25-3100-000-44000	29.59
MUSCATINE COUNTY SHERIFF ...	26-000575	05/18/2026	SERVICE OF PAPERS	0002-25-3500-000-30234	61.00
Depart 25 - GENERAL ASSISTANCE Total:					736.24
Depart: 51 - GENERAL SERVICES					
CROSSROADS INC	2604-SH18	05/18/2026	SHREDDING	0001-51-9100-000-47510	45.32
CROSSROADS INC	2605-SH18	05/18/2026	SHREDDING	0001-51-9100-000-47510	45.32
MUSCATINE POWER & WATER	105922 5/26	05/18/2026	CH UTILITIES 4/1-5/1/26	0001-51-9100-787-43000	1,886.40
MUSCATINE POWER & WATER	112443 5/26	05/18/2026	CS/DHS UTILITIES 4/1-5/1/26	0001-51-9100-751-43000	919.47
MUSCATINE POWER & WATER	112443 5/26	05/18/2026	CS/DHS UTILITIES 4/1-5/1/26	0001-51-9100-754-43000	956.99
MUSCATINE POWER & WATER	118558 5/26	05/18/2026	ADMIN UTILITIES 4/1-5/1/26	0001-51-9100-788-43000	2,662.31
WYNN HEAT AND AIR	803	05/18/2026	CS CHEMICAL LINES REPAIR FOR COOLING TOWER	0001-51-9100-751-44100	92.54

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Pending Expense Approval Report

Post Dates: 05/18/2026 - 05/18/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WYNN HEAT AND AIR	803	05/18/2026	CS CHEMICAL LINES REPAIR FOR COOLING TOWER	0001-51-9100-751-44100	485.10
WYNN HEAT AND AIR	803	05/18/2026	CS CHEMICAL LINES REPAIR FOR COOLING TOWER	0001-51-9100-754-44100	96.32
WYNN HEAT AND AIR	803	05/18/2026	CS CHEMICAL LINES REPAIR FOR COOLING TOWER	0001-51-9100-754-44100	504.90
MENARDS	32619	05/18/2026	AIR FILTERS	0001-51-9100-755-44100	39.84
MENARDS	32619	05/18/2026	ELECTRICAL WIRE CONNECTORS	0001-51-9100-782-44100	27.97
ALLIANT ENERGY	1936241000 5/26	05/18/2026	CS/DHS 4/8-5/8/26	0001-51-9100-751-43000	17.25
ALLIANT ENERGY	1936241000 5/26	05/18/2026	CS/DHS 4/8-5/8/26	0001-51-9100-754-43000	17.96
ALLIANT ENERGY	3064463608 5/26	05/18/2026	MAINT SHOP 4/8-5/8/26	0001-51-9100-758-43000	53.80
ALLIANT ENERGY	6597021000 5/26	05/18/2026	ADMIN 4/8-5/8/26	0001-51-9100-788-43000	35.21

Depart 51 - GENERAL SERVICES Total: 7,886.70

Depart: 52 - INFORMATION SERVICES

TECH DATA CORPORATION	S1734771	05/18/2026	AUTODESK RENEWALS - ENG	0001-52-9110-000-42163	7,647.23
MASTERS TELECOM LLC	81234	05/18/2026	JL FIRE ALARM AUTO DIALER	0001-52-9110-000-41400	25.70

Depart 52 - INFORMATION SERVICES Total: 7,672.93

Depart: 53 - PHYSICAL PLANNING-ZONING

COLUMN SOFTWARE PBC	28EE9089-0367	05/18/2026	PH ZONING COMMISSION 5/8/26	0011-53-6300-000-40000	26.68
COLUMN SOFTWARE PBC	28EE9089-0369	05/18/2026	PH BD OF ADJ 5/8/26	0011-53-6300-000-40000	28.04
COLUMN SOFTWARE PBC	28EE9089-0371	05/18/2026	PH BD OF ADJ 5/20/26	0011-53-6300-000-40000	28.73
VERIZON	6141872774	05/18/2026	MONTHLY SERVICE 3/24-4/23/26	0011-53-3020-000-41405	20.01
VERIZON	6141872774	05/18/2026	MONTHLY SERVICE 3/24-4/23/26	0011-53-6300-000-41405	20.00
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	PENS, GRAPH PAPER, PACKING TAPE	0011-53-3020-000-26000	14.32
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	RESPIRATORS & FILTERS, COVERALLS	0011-53-3020-000-29300	141.69
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	POSTAGE WELL TEST TO STATE HYGIENIC LAB	0011-53-3020-000-41200	19.99
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	POSTAGE WELL TEST TO STATE HYGIENIC LAB	0011-53-3020-000-41200	20.77
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	PENS, GRAPH PAPER, PACKING TAPE	0011-53-6300-000-26000	14.31
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	PLYWOOD & SCREWS	0011-53-6300-000-63800	51.56
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	PLYWOOD	0011-53-6300-000-63800	35.94
ELAN FINANCIAL SERVICES	7406 4/26	05/18/2026	SPRAY PAINT, ANT KILLER	0011-53-6300-000-63800	14.48
MUSCATINE COUNTY ENGINE...	ZON 4/26	05/18/2026	ZONING FUEL APRIL 2026	0011-53-6300-000-25000	474.13

Depart 53 - PHYSICAL PLANNING-ZONING Total: 910.65

Depart: 75 - MEDICAL

WELLMARK BCBS OF IA	APRIL 2026	05/18/2026	MED/DENTAL INS CLAIMS SETTLED APRIL 2026	8500-75-0420-000-11300	8,008.81
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Depart 75 - MEDICAL Total: 8,008.81

Depart: 99 - NONDEPARTMENTAL

CBI BANK & TRUST	LOAN #15047798; 6/1/26	05/18/2026	FY20/21 BUILDING IMPROVEMENTS PRINCIPAL	2000-99-0100-000-52110	200,000.00
CBI BANK & TRUST	LOAN #15047798; 6/1/26	05/18/2026	FY20/21 BUILDING IMPROVEMENTS INTEREST	2000-99-0110-000-52110	9,858.33
CBI BANK & TRUST	LOAN #15081623; 6/1/26	05/18/2026	FY23/24 VARIOUS REPAIRS PRINCIPAL	2000-99-0100-000-52113	300,000.00
CBI BANK & TRUST	LOAN #15081623; 6/1/26	05/18/2026	FY23/24 VARIOUS REPAIRS INTEREST	2000-99-0110-000-52113	49,800.00
COMMUNITY BANK OF MUSC...	LOAN #4215236; 6-1-26	05/18/2026	FY22/23 MLIL LEEVEE IMPROVEMENT PRINCIPAL	2000-99-0100-000-52112	335,000.00
COMMUNITY BANK OF MUSC...	LOAN #4215236; 6-1-26	05/18/2026	FY22/23 MLIL LEEVEE IMPROVEMENT INTEREST	2000-99-0110-000-52112	33,416.00
MUSCATINE COUNTY TREASU...	LOAN SERIES 2016B; 6/1/26	05/18/2026	SERIES 2016B JAIL EXPANSION PRINCIPAL	2000-99-0100-000-52102	595,000.00

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Pending Expense Approval Report

Post Dates: 05/18/2026 - 05/18/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MUSCATINE COUNTY TREASU...	LOAN SERIES 2016B; 6/1/26	05/18/2026	SERIES 2016B JAIL EXPANSION INTEREST	2000-99-0110-000-52102	28,298.75
Depart 99 - NONDEPARTMENTAL Total:					1,551,373.08
Grand Total:					1,854,686.59

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Report Summary

Fund Summary

Fund	Expense Amount
0001 - GENERAL BASIC	78,018.91
0002 - GENERAL SUPPLEMENTAL	155.00
0011 - RURAL SERVICES BASIC	910.65
0020 - SECONDARY ROAD	207,830.22
0029 - DTF ACCOUNT	258.03
0030 - JAIL COMMISSARY FUND	8,131.89
2000 - DEBT SERVICE	1,551,373.08
8500 - GROUP INSURANCE TRUST	8,008.81
Grand Total:	1,854,686.59

Account Summary

Account Number	Account Name	Expense Amount
0001-01-9000-000-40000	PUBLICATIONS & NOTIC...	1,377.35
0001-01-9000-000-42077	TV COVERAGE	3,151.25
0001-02-9010-000-41200	POSTAGE/MAILING	29.66
0001-03-8100-000-47510	RECYCLING/SHREDDING	44.00
0001-04-1100-000-26000	OFFICE SUPPLIES	57.38
0001-04-1100-000-42618	SERV OF PAPERS	525.46
0001-04-1100-000-47510	RECYCLING/SHREDDING	50.99
0001-05-1000-000-25000	FUELS	7,675.83
0001-05-1000-000-48030	CERT COSTS/ACADEMY	4,176.30
0001-05-1011-000-25000	FUELS	151.64
0001-05-1012-000-25000	FUELS	150.94
0001-06-1050-000-23200	CUSTODIAL SUPPLIES	2,695.79
0001-06-1050-000-25000	FUELS	1,276.37
0001-06-1050-000-27210	VIDEO & TECHNOLOGY	4,004.85
0001-06-1050-000-29400	UNIFORMS	79.40
0001-06-1050-000-41418	INTERPRET SERV/PHONE	11.50
0001-06-1050-000-42871	MEDICAL SUPPLIES	295.69
0001-06-1050-000-43000	UTILITIES	14,162.80
0001-06-1050-000-44100	BUILDING MAINT & REP...	300.00
0001-06-1050-000-44600	EQUIP MAINT-REPAIR	1,913.80
0001-06-1050-000-47500	WASTE DISPOSAL SERV	21.00
0001-06-1050-000-63800	EQUIPMENT	2,573.38
0001-06-1052-000-23000	FOOD & PROVISIONS	9,621.97
0001-06-1052-000-23084	MILK & DAIRY PRODUCTS	2,510.32
0001-06-1052-000-63800	EQUIPMENT/SUPPLIES	1,297.74
0001-22-6100-000-48000	DUES & MEMBERSHIPS	250.00
0001-22-6110-000-21000	CONSTR/MAINT SUPPLIES	669.97
0001-22-6110-000-25000	FUELS	97.44
0001-22-6110-000-29000	EQUIPMENT & HAND T...	110.61
0001-22-6110-000-29300	SAFETY/PROTECT SUPPL...	33.60
0001-22-6110-000-43143	Electricity-DLP Cabins	190.75
0001-22-6110-000-43144	Electricity (DLP Shop)	81.24
0001-22-6110-000-43145	Electricity (DLP Campgro...	111.57
0001-22-6110-000-43197	ELECTRIC-LEARNING CE...	1,172.41
0001-22-6110-000-44600	EQUIP MAINT-REPAIR	20.94
0001-22-6110-000-47500	WASTE DISPOSAL SERV	375.00
0001-22-6110-000-49610	HOTEL MOTEL TAXES	331.23
0001-22-6112-000-43000	UTILITIES	50.47
0001-22-6120-000-29200	RECREATIONAL SUPPLIES	80.60
0001-24-3100-000-26000	OFFICE SUPPLIES	52.80
0001-25-3100-000-44000	VEHICLE MAINT/REPAIR	29.59
0001-25-3100-000-47510	RECYCLING/SHREDDING	67.98
0001-25-3110-000-34000	RENT PAYMENTS	250.00
0001-25-3110-000-34200	UTILITY PMTS-ELECTRIC	116.63
0001-25-3200-000-41300	MILEAGE	194.04

Account Summary

Account Number	Account Name	Expense Amount
0001-25-3200-000-47510	RECYCLING/SHREDDING	17.00
0001-51-9100-000-47510	RECYCLING/SHREDDING	90.64
0001-51-9100-751-43000	UTILITIES-DHS	936.72
0001-51-9100-751-44100	BUILDING MAINT-DHS	577.64
0001-51-9100-754-43000	UTILITIES-CS	974.95
0001-51-9100-754-44100	BUILDING MAINT-CS	601.22
0001-51-9100-755-44100	BUILDING MAINT-JAIL	39.84
0001-51-9100-758-43000	UTILITIES-MAINT SHOP	53.80
0001-51-9100-782-44100	BUILDING MAINT-SO	27.97
0001-51-9100-787-43000	UTILITIES-CTHSE	1,886.40
0001-51-9100-788-43000	UTILITIES-ADMIN	2,697.52
0001-52-9110-000-41400	TELEPHONE SERVICE	25.70
0001-52-9110-000-42163	AUTODESK MAINT	7,647.23
0002-02-8000-000-41200	POSTAGE/MAILING	50.00
0002-02-8000-000-47510	RECYCLING/SHREDDING	44.00
0002-25-3500-000-30234	SUBSTANCE ABUSE TRE...	61.00
0011-53-3020-000-26000	OFFICE SUPPLIES	14.32
0011-53-3020-000-29300	SAFETY/PROTECT SUPPL...	141.69
0011-53-3020-000-41200	POSTAGE/MAILING	40.76
0011-53-3020-000-41405	DATA PLAN - TABLET	20.01
0011-53-6300-000-25000	FUELS	474.13
0011-53-6300-000-26000	OFFICE SUPPLIES	14.31
0011-53-6300-000-40000	PUBLICATIONS & NOTIC...	83.45
0011-53-6300-000-41405	DATA PLAN - TABLET	20.00
0011-53-6300-000-63800	EQUIPMENT	101.98
0020-20-0201-310-62700	RIGHT OF WAY	37.13
0020-20-0201-331-62200	PIPE CULVERTS	10,381.25
0020-20-0201-351-62400	CLEARING/GRUBBING	246.66
0020-20-0201-352-62400	EXCAVATION & ENTRAN...	27,221.80
0020-20-0201-361-62100	GRANULAR	414.77
0020-20-0201-367-62100	PCC	89,110.00
0020-20-0201-382-62600	EROSION CONTROL ROW	41.95
0020-20-0201-384-62600	EROSION CONTROL-STR...	10,738.75
0020-20-0201-390-62300	TRAFFIC CONTROLS	66.00
0020-20-7110-461-44800	GRANULAR	35,980.31
0020-20-7130-593-44810	PAVE MARKERS	4,413.50
0020-20-7130-595-44810	LIGHTING	10.96
0020-20-7140-490-44800	ROAD CLEARING	2,470.00
0020-20-7210-621-44300	PARTS	5,313.58
0020-20-7210-623-44300	OUTSIDE SERVICE	6,474.46
0020-20-7210-632-25000	DIESEL	10,643.45
0020-20-7210-634-25100	GREASE	99.20
0020-20-7210-635-25300	TIRES & TUBES	1,518.92
0020-20-7210-637-25400	FILTERS-OIL/AIR	416.42
0020-20-7210-649-25400	OTHER	790.20
0020-20-7210-650-49500	EQUIPMENT OPERATIO...	1,176.91
0020-20-7220-655-29000	EQUIPMENT & HAND T...	72.97
0020-20-7220-680-24000	HARDWARE	191.03
0029-05-1010-000-26700	DTF OPERATING ACCOU...	258.03
0030-06-1053-000-23087	ITEMS FOR RESALE	7,880.04
0030-06-1053-000-63800	EQUIPMENT	251.85
2000-99-0100-000-52102	09/10 9,200,000-20 YR	595,000.00
2000-99-0100-000-52110	FY 20/21 \$2,000,000 - 10...	200,000.00
2000-99-0100-000-52112	FY 22/23 \$3,350,000 - 10...	335,000.00
2000-99-0100-000-52113	FY23/24 \$3,000,000 - 10...	300,000.00
2000-99-0110-000-52102	09/10 \$9,200,000-20 YR	28,298.75
2000-99-0110-000-52110	FY 20/21 \$2,000,000 - 10...	9,858.33
2000-99-0110-000-52112	FY 22/23 \$3,350,000 - 10...	33,416.00

Account Summary

Account Number	Account Name	Expense Amount
2000-99-0110-000-52113	FY23/24 \$3,000,000 - 10...	49,800.00
8500-75-0420-000-11300	HEALTH INS	8,008.81
	Grand Total:	1,854,686.59

Project Account Summary

Project Account Key	Expense Amount
None	1,716,428.28
FR6-352	25,394.50
FR6-367	89,110.00
FR6-384	10,281.56
MO7-310	37.13
MO7-331	10,381.25
MO7-351	246.66
MO7-352	1,827.30
MO7-361	414.77
MO7-382	41.95
MO7-384	457.19
MO7-390	66.00
	Grand Total:
	1,854,686.59

May 18, 2026
Agenda Packet
Item #4

- BOS Public Hearing Packet - JDSD Farms Rezoning

Muscatine County Zoning Commission Meeting Summary – 4/10/2026

The Muscatine County Zoning Commission met in the Muscatine County Board of Supervisors Office, Administration Building on Friday, April 10, 2026, with Zoning Commission Members Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, and Ashley Spitler present. No members were absent. The following items were discussed and voted on:

- Request:** **Zoning Agenda Item #02** An application has been filed by JDSD Farms LLC, Record Owner, requesting to have approximately 12.44 acres rezoned from A-1 Agricultural District to R-1 Residential District. The affected parcels are in Wapsie Township, Parcel #01-10-100-002 and Parcel #01-10-100-004, in the NW ¼ of Sec. 10-T78N-R4W, containing a combined 54.26 acres. This case was tabled at the Public Hearing held on Friday, March 6, 2026.
- Attending: Pat Daufeldt, Ray Warren, Jason Dumont, Ryan Deahr, Mike & Susan Deahr, Brenda & Jerry Simon, Jared Deahr, Emily Daufeldt
- Motion: Ashley made a motion to recommend approval for the rezoning of approximately 12.44 acres from A-1 to R-1; Martha Peterson seconded the motion.
- Vote: Motion Denied. Ayes – 2; Opposed – 2; Absent – 0; Abstained - 1

Don & Pat Daufeldt

1307 Hwy 6

West Liberty, IA 52776

Phone: 319-627-4855

Fax: 319-343-1172

Cell: 319-631-0993

Email: scruffer@daufeldt.org

Muscatine County Board of Supervisors
3610 Park Ave West
Muscatine, IA 52761-5634

4/27/26

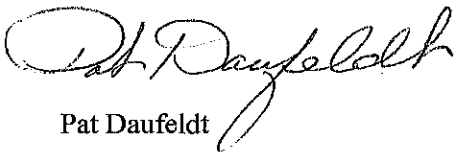
Board of Supervisors,

I attended a zoning meeting earlier this month involving JDSD Farms on rezoning some ground here in Muscatine county for a subdivision. I didn't have a problem with a subdivision, but since they were rezoning for 3 to 4 acre lots, my concern is if their covenants (if there are going to be covenants) were going to allow backyard chickens, animals etc. At this meeting it did not pass and they said next it would go to the Board of Supervisors.

Since we have been in the turkey business, lots of things have changed, one of the biggest being High Path Avian Influenza. Most people do not realize what is all involved with an outbreak of this avian influenza. The USDA has an automatic quarantine and surveillance area of at least a 6.2 mile radius of the infected area. We receive the nationwide map from the USDA outbreaks of this disease and approximately half are from backyard chickens. Other birds in the surrounding area are all euthanized and it is an ugly and very costly situation. If there would be an outbreak in our area, this would put the town of West Liberty, West Liberty Foods, and surrounding turkey farms in jeopardy. I'm sure 3 to 4 acre lots as proposed in this application proposal would invite this type of subdivision.

I would like you to keep these facts in mind at the upcoming meeting on May 18, 2026 for the JDSD Farms application.

Regards,



Pat Daufeldt

ZONING COMMISSION DEVELOPMENT REPORT

- **Zoning Agenda Item #01**
- **Public Hearing/Meeting Date:** March 6, 2026
- **Name and Address of Property Owner:** JDSD Farms LLC
- **Name and Address of Applicant (if different):** N/A
- **Request:** to have approximately 12.44 acres rezoned from A-1 Agricultural District to R-1 Residential District.
- **Property Description:** The affected parcels are in Wapsie Township, Parcel #01-10-100-002 and Parcel #01-10-100-004, in the NW ¼ of Sec. 10-T78N-R4W, containing a combined 54.26 acres.

General Description of Proposed Development

- **Introduction:** Applicant has proposed re-zoning approximately 12.44 acres for the future development of a small (four lot) residential subdivision.
- **Background:** This property consists of approximately 12.44 acres out of approximately 197.8 acres located east of Davis Ave and south of Hwy 6. It is approximately 1.5 miles from the City Limits of West Liberty and has frontage along Davis Ave, which is a paved County Road. The site proposed for re-zoning and development is some of the least productive ground of the property.
- **Recommendation/Rationale:** Staff believes that while establishing a residential district in this area could encourage additional requests for development, there are multiple factors that support it.
- **Backup Information**
 - LESA evaluation generated a score of 202.48/300. Land that Scores from 176 to 225 has a medium rating for protection.
 - Land with LESA scores from 176 to 225 have a medium rating for protection and the area may be retained in agriculture if the County Board of Supervisors determines that a need for conversion has not been clearly demonstrated.
 - Historically, there has been good demand for large lot rural subdivisions near municipalities.
 - The comprehensive land use plan encourages general development within two miles of municipal boundaries.
 - The closest state managed confined animal operation is approximately .5 mile southwest.
 - Because Davis Ave is paved and less than two miles from the municipal limits of West Liberty, much of the area east of the municipal limits of West Liberty south of Highway 6 has strong development potential.

APPLICATION TO THE MUSCATINE COUNTY ZONING OFFICE:

The undersigned: Jasan Dumant / JDSD Farms

Proposed Located in: 1/4 Sec. 10 T 78 N R 4 E/W

in Muscatine County, State of Iowa, more particularly described as follows:

Parcel #/District: 0110100002 and 016100004

Address of Property: _____

Current Zoning: A1

Total Acres: ~~12.44~~ 54.26 of total 230 acres

REQUEST:

Rezone Property

From Present: A1 District to R1

Proposed Use of property: 4 Residential Lots

Acres to be rezoned: 12.44

Subdivision Approval

Subdivision Name: _____

Preliminary and/or Final Plat: _____

Amount of lots: _____

Other

Request: _____

Subdivision: _____

This application together with a brief narrative regarding the submission is required.

That attached, hereto, is our non-refundable fee in the amount of \$250.00 made payable to the Muscatine County Treasurer, Zoning Office, Receipt # _____.

Respectfully submitted on this date: 1-4-2026 and signed by:

Sawe - Jasan Dumant
Proposed Buyer and/or Developer

X [Signature] - JDSD Farms
Record Owner Signature

Print Name

Jasan Dumant
Print Record Owner Name

Print Address

277 Oakdale Blvd - Suite - 4 Coralville IA, 52241
Print Record Owner Address

Telephone #

319-400-3509
Record Owner Telephone #

Email Address

Shelbybuilders@gmail.com
Email Address

1-4-26

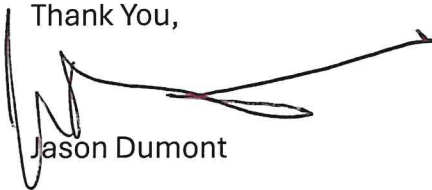
Attn: Eric Furnas and Muscatine County Zoning Officials

Re: Proposed re-zoning of 12.44 acres M/L

Attached is an application and re-zoning concept for 12.44 acres M/L for 4 residential lots on a farm I own just west of West Liberty. This location will soon be within 1.5 miles of West Liberty; they are in the process of extending their town boundaries right now. Please include this factor when you do a LESA score for this request. The piece proposed is not very good farm ground, it has steep slopes and an average CSR. The average CSR on each parcel is 70, but if you just look at the 12.44 acres that are being proposed, it's down in the low 60's.

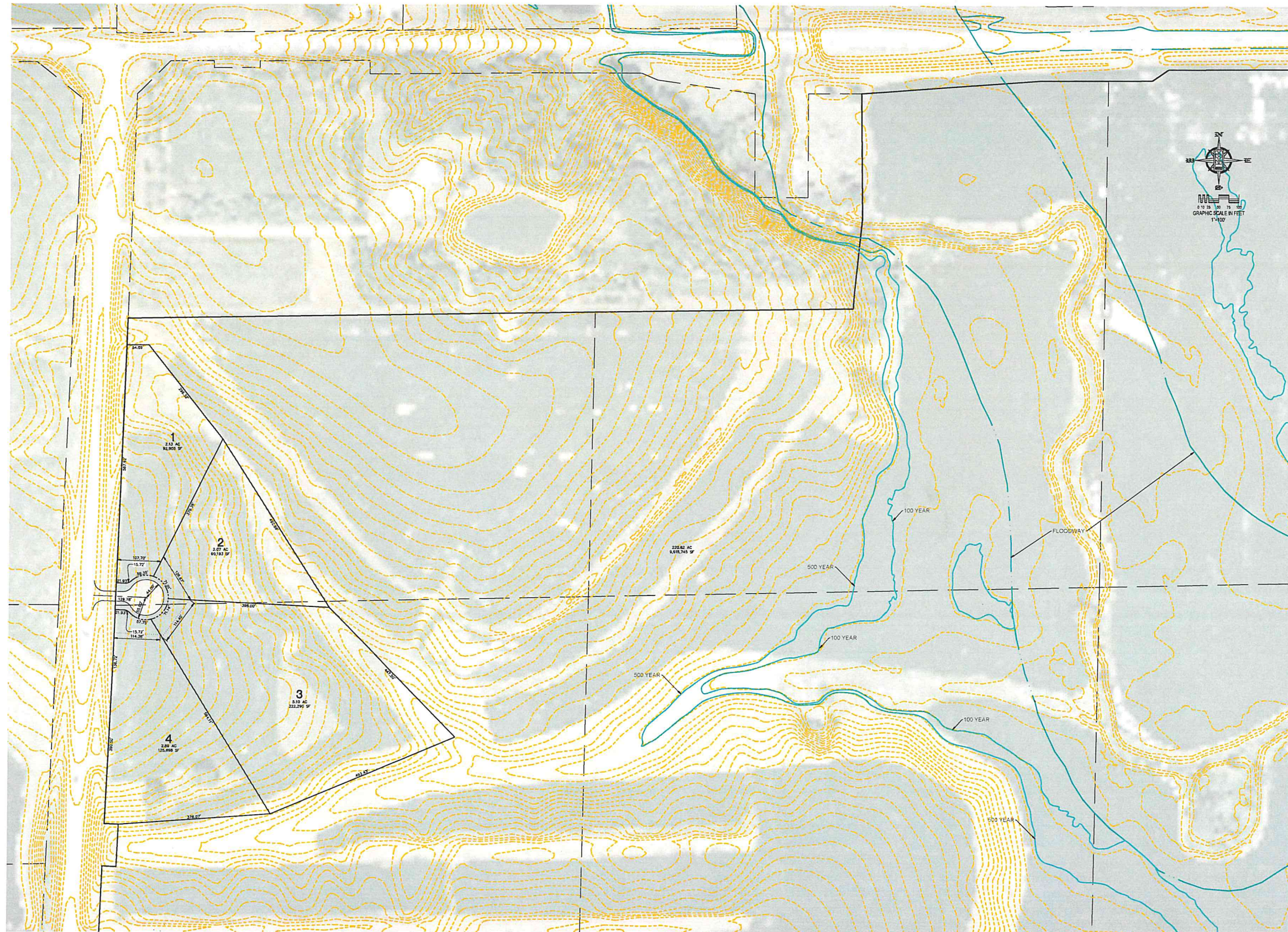
It is off a paved road and would provide much wanted country living with larger lots close to town and schools. A lot of people want a few acres with an outbuilding, without having to buy a whole farm. We would access this with one cul-de-sac and provide a well. All sewers would be septic systems installed by the homeowners. The final acres would vary slightly as we would add a water retention out lot at the bottom of, or as a piece of lot 3, but nothing major.

Thank You,

A handwritten signature in black ink, appearing to read 'Jason Dumont', with a long horizontal stroke extending to the right.

Jason Dumont

JDSF Farms



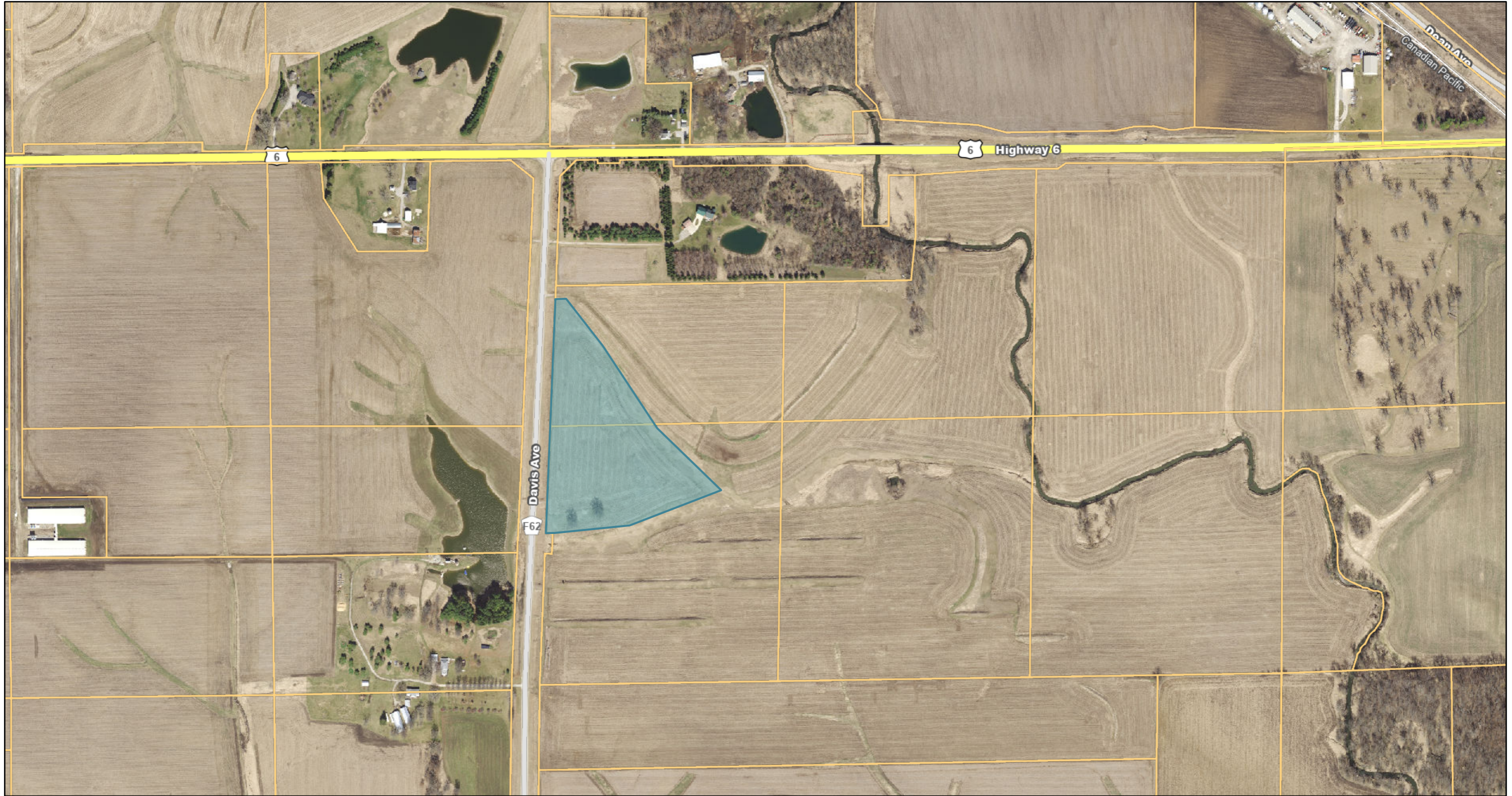
CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS
 1917 S. GILBERT ST.
 IOVA CITY, IOVA 52240
 (319) 351-8282
 www.mmsconsultants.net

Date: _____ Revision: _____


SITE CONCEPT

MMS CONSULTANTS, INC.
 Date: 12/19/25
 Designed by: JDA/T Field Book No:
 Drawn by: JDA/T Scale: 1"=100'
 Checked by: Sheet No:
 Project No: **1**

County Print



2/26/2026, 8:12:32 AM

 Muscatine County Parcels

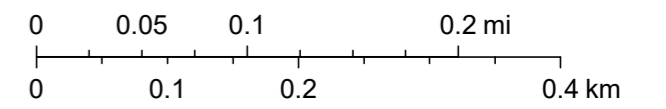
Image

 Red: Red

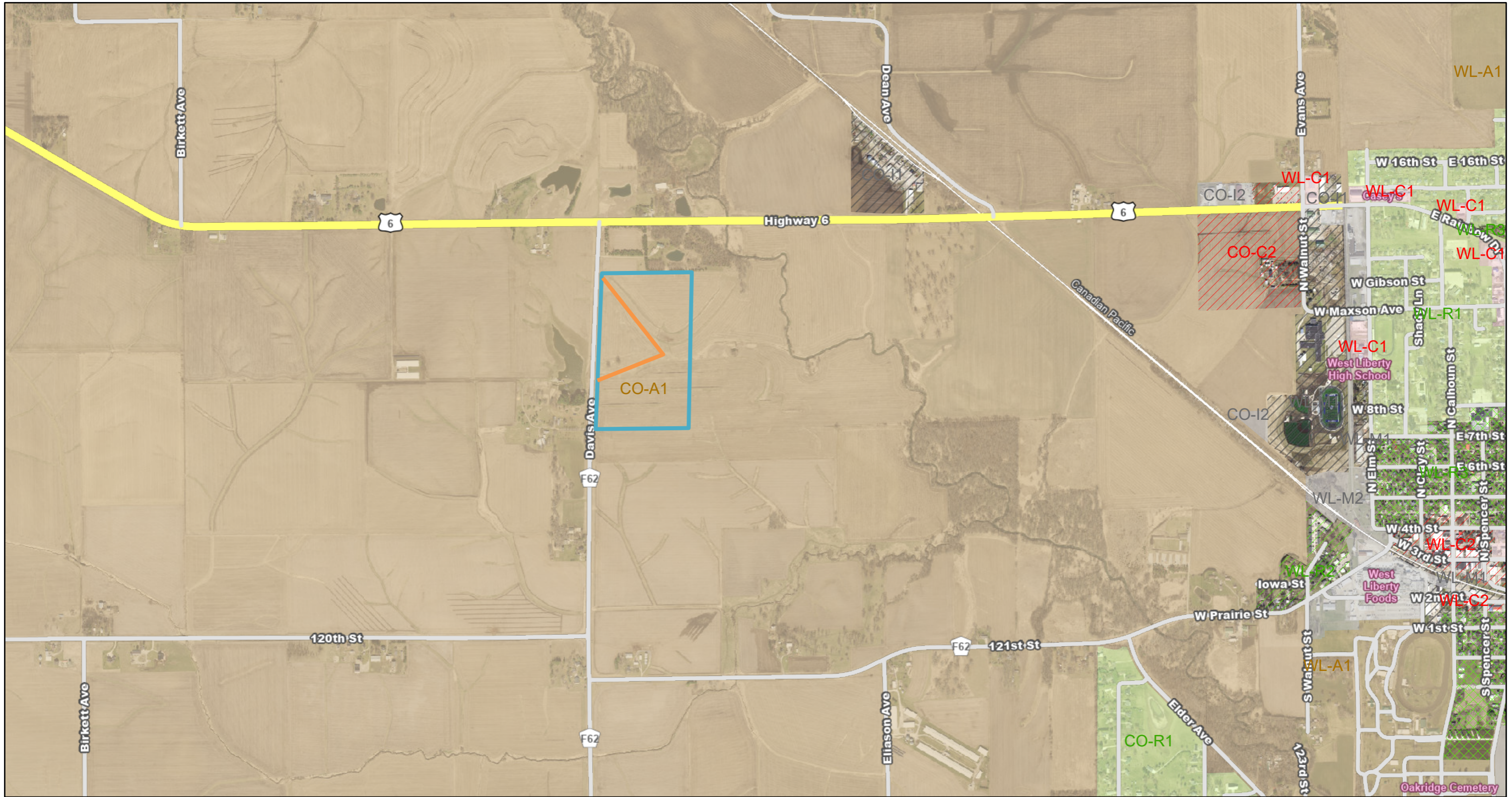
 Green: Green

 Blue: Blue

1:5,773

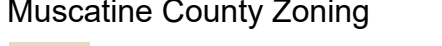
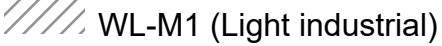
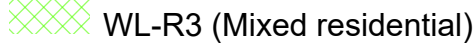
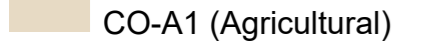
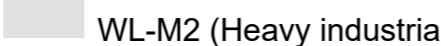

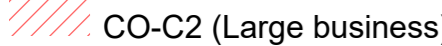


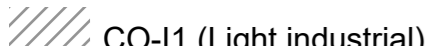
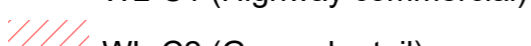


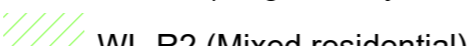
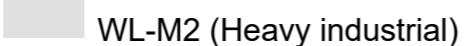



County Print

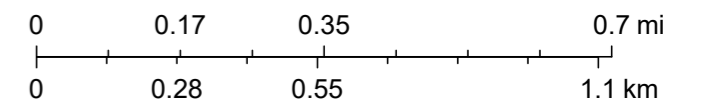


1/13/2026, 9:12:58 AM

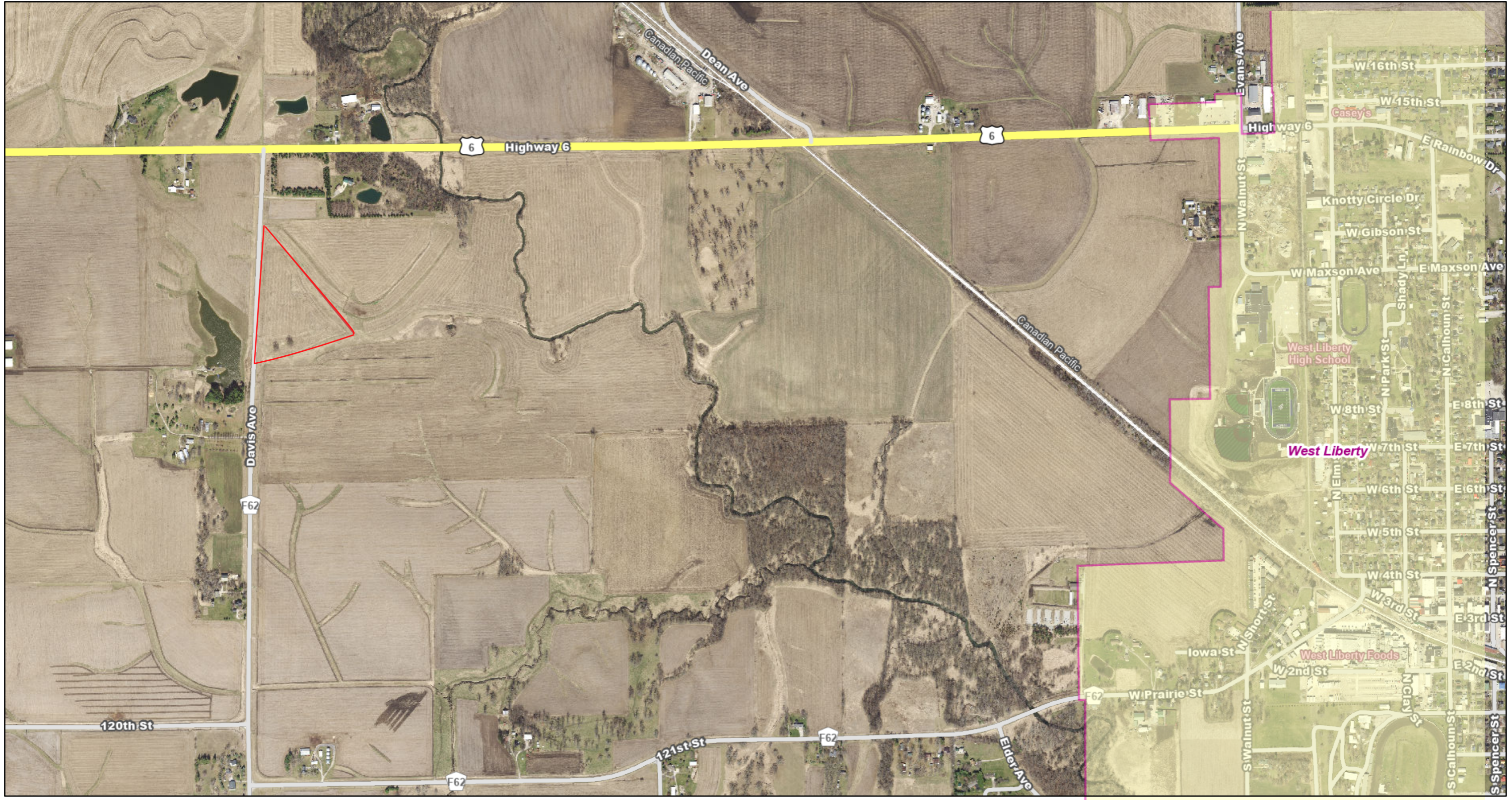
Muscatine County Zoning

- | | | |
|--|---|---|
|  CO-R1 (Single family-large lot) |  WL-M1 (Light industrial) |  WL-R3 (Mixed residential) |
|  CO-A1 (Agricultural) |  WL-A1 (Ag) |  Red: Red |
|  CO-C2 (Large business) |  WL-C1 (Highway commercial) |  Green: Green |
|  CO-I1 (Light industrial) |  WL-C2 (General retail) |  Blue: Blue |
|  CO-I2 (Heavy industrial) |  WL-R2 (Mixed residential) | |
| |  WL-M2 (Heavy industrial) | |
| |  WL-R1 (Single-family residential) | |

1:14,812



County Print




2/27/2026, 10:22:54 AM

 Incorporated Places

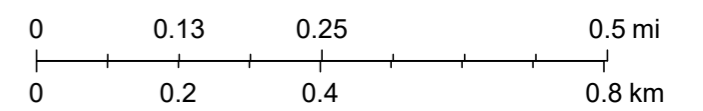
Image

 Red: Red

 Green: Green

 Blue: Blue

1:10,662



LESA System

Land Evaluation Score Sheet

Soil & Water Conservation District

Case: Dumont Farm Subdivision
 Reviewer: JB

These steps prorate the total Land Evaluation points according to the Agricultural Soils Groups represented on the area proposed for land use conversion. The SUM of prorated points is posted to the Score Sheet and transferred to the Site Assessment Factor Score Sheet. Both the Land Evaluation and Site Assessment subtotals are added together to determine the total score for the entire proposal.

Soil Group #	Relative Value (CSR)	X	# of Acres Considered	% of Acres Considered	=	Points/100 Max	
AG Soils Group 1	57	X	4.976	0.40	=	<u>22.65</u>	points
AG Soils Group 2	82	X	4.34	0.35	=	<u>28.42</u>	points
AG Soils Group 3	90	X	0.19	0.02	=	<u>1.37</u>	points
AG Soils Group 4	36	X	3.014	0.24	=	<u>8.67</u>	points
AG Soils Group 5		X		0.00	=	<u>0.00</u>	points
AG Soils Group 6		X		0.00	=	<u>0.00</u>	points
AG Soils Group 7		X		0.00	=	<u>0.00</u>	points
AG Soils Group 8		X		0.00	=	<u>0.00</u>	points
AG Soils Group 9		X		0.00	=	<u>0.00</u>	points
AG Soils Group 10		X		0.00	=	<u>0.00</u>	points
AG Soils Group 11		X		0.00	=	<u>0.00</u>	points
AG Soils Group 12		X		0.00	=	<u>0.00</u>	points
AG Soils Group 13		X		0.00	=	<u>0.00</u>	points
AG Soils Group 14		X		0.00	=	<u>0.00</u>	points
AG Soils Group 15		X		0.00	=	<u>0.00</u>	points
AG Soils Group 16		X		0.00	=	<u>0.00</u>	points
AG Soils Group 17		X		0.00	=	<u>0.00</u>	points
AG Soils Group 18		X		0.00	=	<u>0.00</u>	points
AG Soils Group 19		X		0.00	=	<u>0.00</u>	points
AG Soils Group 20		X		0.00	=	<u>0.00</u>	points
AG Soils Group 21		X		0.00	=	<u>0.00</u>	points
AG Soils Group 22		X		0.00	=	<u>0.00</u>	points
AG Soils Group 23		X		0.00	=	<u>0.00</u>	points
AG Soils Group 24		X		0.00	=	<u>0.00</u>	points
AG Soils Group 25		X		0.00	=	<u>0.00</u>	points
Totals			12.52	acres		<u>61.11</u>	<u>points/100</u>

LESA Factors Review Score Sheet

Site Assessment Factors

Factor	Value	Comments
<u>A. Land Use/Agriculture</u>		
1 Percent of the area within 1.5 mile radius of the cent of the site that is agriculture.	<u>20</u>	JB - Greater than 91% There is some C2,R1,R2,I1 in the 1.5 Mile radius
2 Percent of the area in agriculture uses 660 feet wide band adjacent to the site	<u>20</u>	JB - 100% in Ag
3 Percent of the site under consideration that is suitable to be economically row-crop farmed	<u>16</u>	JB - 76% has a CSR above 52 and contours are not too steep
<u>B. Agricultural Economic</u>		
4 Size of site for an economically feasible farm operation	<u>12</u>	JB - 76% or more tillable and adjacent to other tillable parcels
<u>C. Land-Use Regulations</u>		
5 Percent of the area zoned for agricultural uses in 660 feet wide band adjacent to site	<u>20</u>	NAM - All parcels surrounding the proposed change are zoned for agricultural uses
6 Degree to which the site is not compatible with the applicable zoning district classification requested	<u>3</u>	NAM -There is some degree of nuisances related to rural living. Consider a buffer between uses
<u>D. Alternatives to Proposed Uses</u>		
7 Number of comparable tracts zoned for proposed use within a radius of 5 miles of the site that occupy less productive land and may serve as an alternative site.	<u>5</u>	NAM - Some small parcels of residential are adjacent to agriculture. The parcel is within five miles of low-density residential zoned parcels in the City of West Liberty
8 Site Limitations that would restrict the development of the proposed site	<u>0</u>	JB - No Limitations
<u>E. Impact of Proposed Site</u>		
9 Environmental Impact of proposed use on adjacent lands, historic or cultural features	<u>3</u>	NAM - Parcel is not in floodplain, although portions of the tract to the east are in a Special Flood Hazard Area. Due to steep slope, proper stormwater protection should be taken during construction to protect river from runoff.
10 Compatibility of proposed use with surrounding area	<u>5</u>	NAM - The parcel is surrounded by agriculture zoned parcels.
11 Degree to which the affected local units of government cannot bear the costs that the proposed use may generate	<u>1</u>	NAM - The City of West Liberty would not have to provide water or sewer. The sewers would be a septic system and there will be a well – all installed by the homeowners. Four residential lots will be added.
<u>F. Compatibility with Comprehensive Development Plans</u>		
12 Consistency of proposed use with county land use plan.	<u>5</u>	NAM - Future Land Use Plan for Muscatine County indicated this parcel is zoned for Agriculture. The parcel is outside of the City of West Liberty's one-mile extraterritorial boundary in the adopted Comprehensive Plan.
13 Consistency with municipal plan when parcel is within 1.5 mile zone	<u>0</u>	NAM - N/A Our office says 0 since it is within the 2 Mile zone of current city limits
<u>G. Urban Infrastructure</u>		
14 Distance from city, village, fire station or emergency services	<u>15</u>	NAM - Parcel is within the West Liberty Fire Protection district – station is two miles away. Mercy Iowa City and Iowa Health Care are approximately 13 miles away and Unity Pointe Muscatine is approximately 16 miles away.
15 Availability of central sanitary sewer and water with capacity	<u>9</u>	NAM - The closest corporate boundary to West Liberty is approximately 1.4 miles away.
16 Transportation accessibility	<u>5</u>	NAM - Parcel is within one mile of U.S. Route 6.
Comments:		
Site Assessment Total	139	Score > 225 recommends the parcel to be retained as an agricultural unit for the foreseeable future.
Land Evaluation Total	61.11	
Total Parcel Value/300	200.11	This parcel scores: <u>200</u> /300

From: [Bryan Daufeldt](#)
To: [Zoning-Staff-Email](#)
Subject: Rezoning request JDSD Farms
Sent: 2/27/2026 12:26:00 PM

Parcel #01-10-100-002
#01-10-100-004

With regards to the rezone request, I simply asking to deny it.
-These parcels are considered highly productive farmland
-They do not border city limits
-They do not border existing subdivision
I believe in keeping agriculture land agriculture as long as we can. Once it's gone it's gone.
I believe in keeping residential zones where it makes sense.
Thank you for your consideration

Bryan & Emily Daufeldt

From: simonlogs
To: Zoning-Staff-Email
Subject: Rezoning
Sent: 3/4/2026 7:25:45 PM

Zoning commission,

I am writing to share my concerns regarding the rezoning of 12.44 acres in wapsi township on davis ave in west liberty. We are the adjoining property to the north and it would definitely have an adverse effect on our way of life. I know all of our neighbors enjoy the quiet country life, having neighbors, but not too close. We come from a farming family and hate the idea of losing farm ground to development.

We are also outdoor enthusiasts. We enjoy outdoor activities. We love seeing the wildlife, deer, turkey, pheasants, ect. My husband and daughter also hunt on our property. They also have a shooting range on our property. I believe there is a law that a house must be 600 feet from our property line so it doesn't take away our rights to hunt on our property.

We also just planted our fields to become a wildlife meadow with seeds we bought from the county. Having more housing would have a negative impact our future meadow. Had there been an impact study done yet on the wildlife we have here?

I'm concerned about increase traffic on davis Avenue also. West liberty foods as had a huge increase in traffic and then to add more I think would increase the accidents turning onto hwy 6.

My husband had lived here his whole life, our children were raised here, and west liberty is our home. We do want our community to flourish. The developer doesn't live here and is only interested in making money. I'm worried this is only his "1st stage" for this development and there will be more to come after.

Also there is a board member that is the realtor for this project and I believe he should recuse himself from voting on this.

Brenda Simon
1117 davis ave
West liberty, iowa
Simonlogs@lcom.net

Sent from my Galaxy

From: [Tom & Carolyn Probst](#)
To: [Zoning-Staff-Email](#)
Subject: JSDS zoning request
Sent: 3/4/2026 10:32:36 PM

[Some people who received this message don't often get email from tcprobst@lcom.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

In regard to JSDS seeking to rezone agricultural land to build a subdivision on Davis Avenue, I have some concerns.

I realize there are a number of subdivisions around West Liberty, but so far they have been placed adjacent to City of West Liberty property or very close. Putting a subdivision 2 +/- miles out of town does not lend itself well to utility access, meaning wells and sewage treatment will be needed on site. The land at this location is HEL (highly erodible land) which could cause flooding and erosion issues for land downstream from there. The west Wapsi creek runs at the base of this hill and from time to time leaves the creek bank and floods the bottom ground. Additional runoff water from the flashy flow of heavy rains from a subdivision covered with concrete and large roof tops will only add to the flooding issues down stream.

120th street that extends west from Prairie Street in West Liberty to Eliason Ave. has always been very narrow. With the narrow roadway, the hills that make it difficult to see, and the intersection with Elder Ave. that carries a lot of traffic for two other subdivisions, it is difficult to drive farm equipment, large trucks, and even pickups with trailers down this stretch of road. The shoulders are gravel, and narrow as well, and then the ditches are steep and deep. There is very little room for error on this stretch of road. Increasing the amount of traffic on this stretch of road as a possible route to the proposed new subdivision is not going to improve the safety of this stretch of road. This stretch of road is where rural and urban meet and cross paths. Honestly, there are many people who do not understand that farm equipment does not move as fast as their vehicles do, that they are difficult to see around, and do not stop in the way a small vehicle does. People are in much more of a hurry now than they used to be, and are impatient with anyone who slows them down.

If accessing the proposed subdivision on Davis Ave. by way of highway 6 there is again, the issue of being able to see and being able to turn. Five years ago I was rear-ended on the hill east of Davis Ave. because a string of farm equipment was traveling slowly up the hill and waiting to turn onto Davis Avenue. Had it not been for the gates used as fencing between the road and the farm pond on the north side of Highway 6, I would have been in the pond. My vehicle was totaled. For 22 years I lived on Eliason Avenue and traveled many times on Davis up to the intersection with Highway 6 on my way to Iowa City. The viewing distance at that location is limited in both directions. Vehicles traveling west pop up over a knoll a short distance east from the corner. The same is true for viewing vehicles coming from Iowa City. Over the years, there have been quite a few accidents at this corner of Davis and Hwy 6 because of reduced visibility, and people turning off of and onto Hwy 6. Allowing the zoning change to place more housing, and consequently more traffic in this area will only increase the dangers of this intersection.

Every day we hear how more agriculture land is taken out of production for a number of reasons. Regardless of the reason, the Zoning commission needs to establish a precedent that any agricultural ground with a CSR of greater than 70 should not be allowed to be rezoned away from tillable agricultural land (by this I also feel strongly that it should not be used for solar panels or hog confinements).

We also hear about the need for affordable housing. This developer currently has a subdivision partially completed on Garfield Ave. on the east edge of West Liberty. There are 3 condos/duplexes and two single family homes completed in the fall. One half of one duplex and one house are noticeably occupied. The rest show no signs of life and there are at least 5 empty lots remaining. The house is listed for over \$400,000, certainly not affordable for most families. Given the location of the proposed development, and the need for private utilities, the cost is certainly going to be much higher and less affordable.

West Liberty does not lack for vacant lots on which to build. Based on aerial satellite imaging, there are at least 20 vacant lots available in

the Elder Ridge subdivision adjacent to the golf course. There appears to the novice eye, twelve vacant lots in the Terrace Ridge subdivision, also adjacent to the golf course. On 15th, 16th, and 17th street in West Liberty, there are at least five vacant spots. With 40+ vacant lots currently available in and near West Liberty, it is difficult to believe there is a demand for another subdivision. This leads me to believe that the purpose of this subdivision is for the personal gain of the developer and his real estate agent and not in the best interest of the agricultural land, the farming community and the surrounding area.

Respectfully submitted,

Carolyn Probst
West Liberty, Iowa

To: Muscatine County Planning and Zoning Commission / Board of Supervisors

From: Samira Deahr

Date: 03/05/2026

Subject: Opposition to Rezoning Application – JDSD Farms LLC (Wapsie Township, Parcels #01-10-100-002 and #01-10-100-004)

To the Members of the Commission and Board,

I am writing to formally express my strong opposition to the rezoning application filed by **JDSD Farms LLC** regarding approximately 12.44 acres in Wapsie Township (NW ¼ of Sec. 10-T78N-R4W). The request to transition these parcels from **A-1 Agricultural District** to **R-1 Residential District** directly conflicts with Muscatine County's established land-use policies and the safety and well-being of future residents.

My opposition is based on the following critical factors:

1. Protection of Prime Agricultural Land (CSR2 Rating)

According to the Muscatine County Code of Ordinances, the county identifies its rich soil as an asset to be protected. The policy explicitly states that applications for residential use on land with a **Corn Suitability Rating (CSR2) of 55 or higher** should generally **not be granted**. Given that the ground in question exceeds this 55 threshold, rezoning it for residential development would permanently remove highly productive farmland from agricultural use, violating a "factor of high importance" in the county's own development criteria.

2. Incompatibility with Existing Agricultural Operations

There are multiple **confined animal feeding operations (hog buildings)** located within a half-mile of this site. Introducing a residential district into such close proximity to active livestock facilities creates an inherent conflict. Muscatine County policy seeks to discourage high-density residential development in areas where it increases the "potential for conflict with agricultural uses". Residents in an R-1 district would likely face significant issues with odor and noise, which could lead to future nuisance complaints against long-standing farm operations.

3. Safety and Noise Concerns (Private Shooting Range)

Directly across the main highway from the proposed rezoning is an active **private shooting range**. Placing a residential neighborhood adjacent to a high-speed highway and directly opposite a firearms range poses significant noise concerns and potential safety anxieties for future homeowners. This environment is fundamentally unsuitable for the "low-density residential use" intended for R-1 districts.

Conclusion

The proposed rezoning fails to meet the county's goal of managed growth and agricultural preservation. It disregards the CSR2 soil productivity standards and ignores the clear lack of compatibility with surrounding agricultural and recreational land uses.

I respectfully urge the Commission and the Board to **deny** this application to protect our county's agricultural heritage and prevent ill-advised residential encroachment into an active farming and high-utility rural area.

Sincerely,

Samira Deahr
1165 120th St
West Liberty, IA 52776
319-541-9241

Morgan Robbins

From: Jared Deahr <jared@hsp legal.com>
Sent: Thursday, March 5, 2026 4:47 PM
To: Samira Deahr
Cc: Kurt Kirchner; Nathan Mather; Danny Chick; Scott Sauer; Jeff Sorensen; Zoning-Staff-Email
Subject: Re: Planning and Zoning Meeting
Attachments: Muscatine County Planning and Zoning Commission _ Board of Supervisors.pdf

Some people who received this message don't often get email from jared@hsp legal.com. [Learn why this is important](#)
I echo everything my wife said, I will personally oppose it tomorrow at the zoning meeting.

Jared Deahr
President: HSPS Legal Services
Serving all of Iowa and Missouri

www.HSPSlegal.com
Office 319-354-2010 ext 102

327 2nd St.
Suite 200
Coralville, IA 52241

On Thu, Mar 5, 2026 at 4:42 PM Samira Deahr <samira@hsp legal.com> wrote:

--
Thanks,
Samira Deahr
HSPS Legal Services
327 2nd St.
Suite 200
Coralville, IA 52241
Office 319-354-2010

Dear Muscatine County Zoning Commissioners,

My name is Jake Adams and along with my wife, Regan Adams, we moved to 1314 Highway 6, West Liberty, May of 2025. After a lifetime of being raised and working in agriculture, it has been our dream to live in rural Iowa with the eventual goal of having our own livestock. We live in a home that is perhaps one of the oldest, still standing as a monument to the livestock of family immersed in agriculture. Our homestead holds history of the importance of agriculture in rural Iowa, most specifically Muscatine County.

We do not approve of nor see the reason to add additional housing on Davis Ave when there are many other existing subdivisions that aren't full and that are closer to town. Our rural agricultural land MUST be protected and well-thought-out long-term planning must be established. If these 12.44 acres are broken into roughly .5 acre lots that could potentially be 24-25 houses. Not only will this affect the current landscape, it will set a precedent for future random growth. Fertile farm ground and the farmers who own and produce on that ground must be allowed their Right To Farm. It goes without saying that with subdivisions, pressure will be put on producers to change their practices despite the decades of generational landownership. The rural sights, smells and sounds that many of us enjoy and relish, are considered nuisances by communities that end up in the middle of said areas and it is usually the farmers that suffer and are forced to change production practices or sell out.

Additionally, there are issues with utilities impeding the surrounding property owners to connect to city water and sewer. Public safety must also be considered in that adding this subdivision will lead to a substantial increase in the amount of traffic on Davis Ave and the blind intersection where Davis & Highway 6 intersect.

My wife and I moved out of the city limits of Cedar Rapids to fulfill our dream of land ownership and rural living. We have embraced our neighborhood with the diversity of livestock and agriculture practices. But we anticipate that others will not share the appreciation of what rural living actually is.

While we understand the right of landowners to use their land as they wish, we also have the expectation that our county zoning committees take into account a long term, well thought out plan that considers what the entire community wants the landscape to look like both short and long term.

We ask that you, as that committee, please be diligent and thoughtful on what is truly important for communities long term.

Sincerely,

Jake & Regan Adams

From: [Mike Deahr](#)
To: [Eric Furnas](#)
Cc: [Kurt Kirchner](#); [Nathan Mather](#); [Danny Chick](#); [Scott Sauer](#); [Jeff Sorensen](#); [Zoning-Staff-Email](#);
Subject: RE: Planning and Zoning Meeting
Attachments: [Davis Ave Drawing.png](#); [Separation Distances for Land Application of Manure.pdf](#); [Shooting Range.png](#)
Sent: 3/6/2026 9:44:59 AM

Zoning Committee,

Good morning,

We are the Deahr's. We own the west adjoining property on Davis Ave. My son Ryan is a 6th generation farmer – starting back at 1897. We would like our farming not to be disrupted.

We have a few additional comments to add for your consideration.

1. I would like to ask that the 2 adjoining properties not lose shooting rights – which is 600 ft by law. I would like the county to respect a minimum of a 600ft set back from each property line. Shooting Range Rights are 1200ft.
2. Due to the potential of unincorporated manure – we need to protect our 750ft to the nearest structure for manure rights. Which would be an additional 150ft added to the request above. This is state regulation that we must meet per the DNR.
3. There is an artisan well on this property. The railroad has pumped water from that and hauled it to West Liberty for the trains.
4. Additionally, I believe that applcate owns property on the North end of West Liberty that would be closer to sewer and water, and prime development ground.
5. This ground would have no access to city water and sewer and getting this property connected to city municipal is going to be a problem.

In closing, there is great concern of what may be happening in the state house as we speak for rural development, this board can not speculate on potential rules or regulation changes, today it must act upon the rules and regulations that are in place today. Any changes at the state house will not be enforced until sometime in the future. Should these changes happen, then this item could be revisited.



We appreciate your time to listen to our concerns.

Regards,
Mike Deahr

From: Jared Deahr <jared@hsplegal.com>
Sent: Thursday, March 5, 2026 4:47 PM
To: Samira Deahr <samira@hsplegal.com>
Cc: kurt.kirchner@muscatinecountyiowa.gov; nathan.mather@muscatinecountyiowa.gov; danny.chick@muscatinecountyiowa.gov; scott.sauer@muscatinecountyiowa.gov; jeff.sorensen@muscatinecountyiowa.gov; zoning@muscatinecountyiowa.gov
Subject: Re: Planning and Zoning Meeting

I echo everything my wife said, I will personally oppose it tomorrow at the zoning meeting.

Jared Deahr
President: HSPS Legal Services
Serving all of Iowa and Missouri

www.HSPSlegal.com

Office 319-354-2010 ext 102

327 2nd St.
Suite 200
Coralville, IA 52241

On Thu, Mar 5, 2026 at 4:42 PM Samira Deahr <samira@hpslegal.com> wrote:

--
Thanks,
Samira Deahr
HSPS Legal Services
327 2nd St.
Suite 200
Coralville, IA 52241
Office 319-354-2010



Separation Distances for Land Application of Manure from Open Feedlots & Confinement Feeding Operations, including SAFOs and truck wash effluent

Iowa law requires that all manure from an animal feeding operations and effluent from truck washes must be land applied in a manner that will not cause surface or groundwater pollution. Chapter 65 of the Iowa Administrative Code (IAC) contains rules that govern land application of manure, including the separation distances summarized in Tables 1, 2 and 3 below. The separation distances are required by law and must be maintained between the protected area and the application area. Separation distances vary based on manure type, manure source and application method. Manure applicators need to be certified unless the manure originates from a small animal feeding operation or an open feedlot. All commercial applicators must be certified.

Please note that manure includes animal excreta or other commonly associated wastes of animals including, but not limited to, bedding, compost, litter, feed losses, raw materials or other materials comingled with manure or set aside for disposal. Manure does not include wastewater resulting from the washing and in-shell packaging of eggs.

CAUTION: This document is only a summary of administrative rules contained in 567 IAC chapter 65; it is a guidance document and should not be used as replacement for the administrative rules. While every effort has been made to assure the accuracy of this information, the administrative rules will prevail in the event of a conflict between this document and the administrative rules.

Table 1: For Confinements and Truck Wash Effluent - Required separation distances (in feet) to buildings or public use areas by type of manure and method of manure application

Buildings or Public Use Areas	Dry Manure		Liquid Manure/Truck Wash Effluent			
	Surface Application		Direct Injection	Surface Application		
	Incorporated within 24 hours	Incorporated after 24 hrs. or not incorporated		Incorporated within 24 hrs.	Incorporated after 24 hrs. or not incorporated	
<ul style="list-style-type: none"> • Residence • Business • Public use area 	<ul style="list-style-type: none"> • School • Church 	0	0	0	0	750 ft. ¹

1. a. This separation distance applies only to liquid manure from confinement feeding operations and truck wash effluent. It does not apply to manure from open feed lots or dry manure. The required 750-foot separation distance also does not apply if any of the following exist:
 - 1) manure is injected or incorporated within 24 hours,
 - 2) a written waiver is issued by owner of the building or public use area benefiting from the required separation distance,
 - 3) manure comes from a small animal feeding operation (SAFO), or
 - 4) manure is applied by low pressure spray irrigation equipment (a 250-foot separation distance applies - see Table 3).
- b. Measure the separation distance from the applied manure to the closest point of buildings; and to the facilities where people congregate (for public use areas).

Table 2: For All Animal Feeding Operations - Required separation distances to *designated areas* by type of manure and method of manure application

Designated Areas	Dry Manure		Liquid Manure			
	Surface Application		Direct Injection	Surface Application		
	Incorporated on same date	Not incorporated		Incorporated on same date	Not incorporated	
<ul style="list-style-type: none"> • Sinkhole • Abandoned well • Cistern 	<ul style="list-style-type: none"> • Drinking water well • Designated wetland • Water source 	0	200 ft. ² (50 ft. with buffer ³)	0	0	200 ft. ² (50 ft. with buffer ³)
<ul style="list-style-type: none"> • high quality water resource 		0	800 ft. ^{2,4} (50 ft. with buffer ³)	0	0	800 ft. ^{2,4} (50 ft. with buffer ³)
<ul style="list-style-type: none"> • unplugged ag drainage well • ag drainage well surface inlet 		0	200 ft. ⁵	0	0	200 ft. - no application if irrigated ⁵

2. The separation distance applies to both open feedlots and confinement feeding operations, regardless of size. The 200-foot or 800-foot separation distance does not apply if either of the following exist:
 - a. if manure is injected or incorporated on the same date as the manure was land applied, it can be applied up to the edge of the designated area, or
 - b. if a 50-foot buffer is established around a designated area, manure can be applied up to the edge of the buffer.
3. Do not apply manure in the vegetative buffer.
4. Check with the DNR to see if you are adjacent to a high quality water resource, because an 800-foot separation distance will apply.
5. Manure shall not be applied within 200 feet of an unplugged ag drainage well or unplugged ag drainage well surface inlet, unless

injected or incorporated on the same date. No application allowed if irrigated - see Table 3.

Table 3: Confinements - Additional separation distances for land application of irrigated liquid manure

Protected Areas	Irrigated Liquid Manure ¹	
	Low Pressure (≤25 psi)	High Pressure (> 25 psi)
Property Boundary Line	100 ft. ²	100 ft. ²
Buildings or Public Use Areas	250 ft. ³	750 ft. ⁴
<ul style="list-style-type: none"> • Residence • Business • School • Church • Public use area 		
Designated Areas For separation distances from environmentally sensitive “designated areas” such as sinkholes, abandoned wells, high quality water resource, etc.	See Table 2	See Table 2
<ul style="list-style-type: none"> • unplugged ag drainage well • agricultural drainage well area (watershed) • ag drainage well surface inlet 	No Irrigation Allowed ⁵	No Irrigation Allowed ⁵

1. These separation distances apply to liquid manure from a confinement feeding operation. They do not apply to manure from open feedlots or dry manure.
2. a. Maintain at least 100 feet between the wetted perimeter (per manufacturer’s specifications) and the property boundary line where irrigation is being used, and the actual wetted perimeter shall not exceed the property boundary line.
b. If property includes a road right-of-way (ROW), a railroad ROW or an access easement, use the boundary of the ROW or easement as the property boundary line.
3. a. This separation distance applies to liquid manure applied by low pressure spray irrigation equipment as defined below.
b. Measure the separation distance from the actual wetted perimeter of the manure to the closest point of buildings; and to the facilities where people congregate (for public use areas).
4. a. The required 750-foot separation distance does not apply if any of the following exist:
 - 1) manure is incorporated within 24 hours,
 - 2) a written waiver is issued by the owner of the building or public use area benefiting from the required separation distance,
 - 3) manure comes from a small animal feeding operation (SAFO), or
 - 4) manure is applied from no more than 9 feet high, with drop nozzles by low pressure spray irrigation (a 250-foot separation distance applies).
 b. Measure the separation distance from the actual wetted perimeter of the manure to the closest point of buildings; and to the facilities where people congregate (for public use areas).
5. No manure can be applied by spray irrigation equipment within an ag drainage well area. An ag drainage well area includes all land where surface or subsurface water drain to the well directly or through a drainage system connected to the well.

Recommended separation distance for land application of manure

Recommended, but not required: avoid application within 200 feet of (and draining into) a surface intake for a tile line.

Definitions

Buffer: consists of an area of permanent vegetation cover, including filter strips and riparian forest buffers, which exists for 50 feet surrounding the designated area other than an unplugged ag drainage well or surface intake to an unplugged ag drainage well. Do not apply manure in the vegetative buffer.

Designated area: includes a known sinkhole, or a cistern, abandoned well, unplugged agricultural drainage well, agricultural drainage well surface inlet, drinking water well, designated wetland, or water source. Designated areas do not include terrace tile inlets.

Designated wetland: means land owned by the U.S. Government or DNR and designated as a protected wetland by the Department of Interior or the DNR. It does not include land where an ag drainage well has been plugged causing a temporary wetland or land within a drainage or levee district.

High Quality Water Resource: means a high quality water or high quality resource water according to Chapter 61 of the Iowa Administrative Code or a protected water area system as defined in Iowa Protected Water Areas General Plan. (See list of high quality water resources by county.)

Low pressure spray irrigation equipment: discharges at a maximum pressure of 25 pounds per square Inch (psi) and downward from a maximum height of nine feet.

Public use area: government-owned land (local, state or federal) with facilities that attract people for significant amounts of time (i.e., picnic grounds, campgrounds, shelters, lakes, etc.). Public use areas do not include highways, road right-of-ways, parking areas, recreational trails or similar areas that people pass through but do not congregate in. Note: cemeteries are included in public use areas, but may be privately owned or managed.

Small Animal Feeding Operation (SAFO): an animal feeding operation that has an animal unit capacity of 500 or fewer animal units. Applies only to confinement feeding operations.

Water source: a lake, river, reservoir, creek, stream, ditch, or other body of water or channel having definite banks and a bed with water flow, except lakes or ponds without outlet to which only one landowner is riparian.

In Iowa, shooting ranges typically require a 1,200-foot setback and must undergo zoning permitting processes, often managed at the county level or by the DNR. State law also dictates a 200-yard (600-foot) buffer for discharging firearms near buildings or livestock, while specific DNR-managed ranges may have closer target distances (10-100 yards). [Iowa Department of Natural Resources \(... +3](#)

Key Setbacks and Regulations in Iowa:

- **General Range Setbacks:** Proper permitting often requires a 1,200-foot setback, along with documented target placement, shooting direction, and screening.
- **Proximity to Dwellings:** According to [Iowa Code § 481A.123](#), it is prohibited to shoot within 200 yards of a building inhabited by people or livestock, or a feedlot, without owner consent.

From: [Feldman Performance](#)
To: [Zoning-Staff-Email](#)
Cc: [Kurt Kirchner](#); [Nathan Mather](#); [Danny Chick](#); [Scott Sauer](#); [Jeff Sorensen](#);
Subject: Reasoning Application
Sent: 3/12/2026 9:15:46 AM

Some people who received this message don't often get email from dusty@feldmanperformance.com. [Learn why this is important](#)

I am writing in opposition of the rezoning application filed by JDSA Farms LLC of the 12 acres in Wapsie Township. My family and I live a couples miles away from where the proposed rezoning would take place but I suppose selfishly I don't care for this to be a start for subdivisions in rural areas.

Jason Dumont owns the ground around where we recently build our house. I've had nothing but positive experiences with him, my opposition has nothing to do with him personally. When learning about zoning/building/CSR2 regulations while looking at multiple locations to potentially build our house, I would find it confusing to think how there would be rationale to support the transition of this land.

It sounds like there has been neighbors who have voiced their opposition, my wife and I wanted to be another voice in supporting voting no against the rezoning of this land.

Thank you,
Dusty

319.331.9914
FeldmanPerformance.com

Zoning Commission Meeting Minutes – April 10, 2026

The Muscatine County Zoning Commission held a Public Hearing at the Administration Building on Friday, April 10, 2026, starting at 10:30 a.m.

Zoning Commission Members Present: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson and Ashley Spitler

Zoning Commission Members Absent: None

Staff Present: Eric Furnas and Morgan Othmer

Others present included: Pat Daufeldt, Ray Warren, Jason Dumont, Ryan Deahr, Mike & Susan Deahr, Brenda & Jerry Simon, Jared Deahr, Emily Daufeldt

- **Approval of the March 6, 2026 meeting minutes.**
 - A motion was made by Ashley Spitler to approve the March 6, 2026 meeting minutes and was seconded by Brad Akers.
 - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, Ashley Spitler
 - Opposed: None
 - Motion approved.

- **Agenda Item #02 – JDSF Farms Rezoning**
 - Jason presented a few maps to the Board of Adjustment members. He explained that he believes the ground is not “prime” farm ground due to the following:
 - Only 60-70% of the ground is tillable.
 - Over half of the property is highly erodible.
 - The average CSR score is 61.
 - Jason explained that there is 50’ difference in elevation from the front to the back of the property.
 - Jason also provided the Board of Adjustment with a map showing various separation distances from surrounding properties.
 - Next, Jason responded to Ashley’s question that was asked at the March meeting regarding the need for the new subdivision. Jason explained that after completing some research, there are no other developments near West Liberty where you can have a 2–3-acre lot and have a house, a barn, and animal(s) on it.
 - Next, public attendees provided comments. The following attendees spoke:
 1. Brenda Simon
 2. Susan Deahr
 3. Mike Deahr
 4. Pat Daufeldt
 5. Emily Daufeldt

- Attendees brought up the following concerns:
 - Concern about approval leading to additional growth in the area.
 - Concern of odors from the nearby hog confinements affecting the new homeowners and receiving complaints from them.
 - Concern that noises from shooting on neighboring properties will startle the new homeowners.
 - Concern about the spread of avian influenza if poultry are kept on the properties.
- A motion was made by Laura Curtis Kramer to close the public hearing at 10:55 a.m. Ashley Spitler seconded the motion.
 - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Martha Peterson, Ashley Spitler
 - Opposed: None
 - Motion approved.
- A motion was made by Ashley Spitler to recommend approval for the rezoning of approximately 12.44 acres from A-1 to R-1; Martha Peterson seconded the motion.
 - Ayes: Tom Harper, Ashley Spitler
 - Opposed: Laura Curtis Kramer, Martha Peterson
 - Abstained: Brad Akers
 - Motion Denied.
- Meeting adjourned at 10:58 a.m.

MUSCATINE COUNTY ZONING COMMISSION
Muscatine County Building, Zoning, & Environmental Office
3610 Park Avenue West - Muscatine, IA 52761
Phone: 563-263-0482
Email: zoning@muscatinecountyia.gov

Zoning Commission Meeting Minutes – March 6, 2026

The Muscatine County Zoning Commission held a Public Hearing at the Administration Building on Friday, March 6, 2026, starting at 10:30 a.m.

Zoning Commission Members Present: Brad Akers, Laura Curtis Kramer, Tom Harper, and Ashley Spitler

Zoning Commission Members Absent: Martha Peterson

Staff Present: Eric Furnas, Morgan Othmer, and Jake Boucher

Others present included: Mike Deahr, Susan Deahr, Ryan Deahr, Wade Deahr, Jared Deahr, Joyce Steen, Jon Marner, Brenda & Jerry Simon, and Jason Dumont (via phone).

- **Approval of the December 5, 2025 meeting minutes.**
 - A motion was made by Brad Akers to approve the December 5, 2025 meeting minutes and was seconded by Laura Curtis Kramer.
 - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Ashley Spitler
 - Opposed: None
 - Motion approved.

- **Agenda Item #01 – JDSD Farms Rezoning**
 - John, with MMS Consultants, explained the request to rezone two parcels to residential with plans to divide the property into four residential lots.
 - Jason then explained that the LESA score falls in the middle of the protection range and the proposed location is within 1.5 miles of West Liberty. The lots would be sized between two and five acres to allow the owners to have a house, outbuilding, and space for an animal such as a cow, horse, or goat. The lots would be ideal for a student to use for their 4-H project. Jason stated there is a demand for these sized lots in the county and that he has already had people expressing interest in purchasing a lot. The proposed lots would be located off a hard-surfaced road and would not cause a large increase in traffic.
 - Next, Eric noted that the proposal would establish the first residential district in the area. The LESA score for the request was 202, in the medium protection range. Land with scores of 176 – 225 may be retained in agriculture if the County Board of Supervisors determines that a need for conversion has not been clearly demonstrated. The Comprehensive Land Use Plan encourages development within two miles of municipal boundaries and historically there has been demand for large lot rural subdivisions near municipalities. There is a state managed confined animal operation approximately 0.5 miles to the southwest. Davis Avenue is paved and is less than two miles from the municipal limits of West Liberty and much of the area to the east of West Liberty and south of Highway 6 has strong development potential.

- Next, public attendees provided comments. The following attendees spoke in opposition of the request:
 1. Susan Deahr
 2. Jared Deahr
 3. Ray Allen
 4. Brenda Simon
 5. Jerry Simon
 6. Emily Daufeldt
 7. Ryan Deahr
 8. Mike Deahr

- Attendees spoke about the following concerns:
 - A neighboring property owner has a personal shooting range that could cause a conflict with new dwelling owners due to the noise. They also may have to reduce the size or change the location of the range to meet the required separation distances from the new dwellings.
 - A neighboring property owner with a pond has concerns about the new residents trespassing on their property to access the pond.
 - Storm water retention.
 - John explained that the storm water retention would be located further south to not impact neighbors and the pond.
 - Concerns were expressed about conflict with the odors that would be generated from hog buildings and manure use on the surrounding farm ground. The use of manure on the fields would also cause challenges for maintaining separation distance from the new dwellings.
 - Jason responded to this concern by explaining that he would continue to own the surrounding farm ground and would be spreading manure on that ground.
 - Concern about complaints from the new residents about the use and spread of fertilizer. Airplanes are currently utilized.
 - Concern about the loss of good farm ground.
 - Concerns about future growth and how that may make it more difficult to continue farming operations. Additional dwellings would create more separation distances to meet and new residents may oppose the growth of farming operations.
 - Conflict of interest for Brad.
 - Jason explained that Brad is not the realtor for this project.

- Concern about additional wells and how they would impact the surrounding area.
 - Concern about additional accidents at the intersection of Davis and Hwy 6.
 - One attendee questioned the need for additional dwelling units. They noted that there are subdivisions nearby that are not full
- A motion was made by Ashley Spitler to close the public hearing at 11:25 a.m. Laura Curtis Kramer seconded the motion.
 - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Ashley Spitler
 - Opposed: None
 - Motion approved.
 - Ashley asked Jason to expand on what the need is for the new subdivision. Jason explained that he is not aware of any county development in the vicinity large enough to allow for an outbuilding and hobby farming.
 - Jason asked that the request be tabled for further discussion with the hope that all five members of the board would be present for the next meeting.
 - A motion was made by Laura Curtis Kramer to table the request. Ashley Spitler seconded the motion.
 - Ayes: Brad Akers, Laura Curtis Kramer, Tom Harper, Ashley Spitler
 - Opposed: None
 - Motion approved.
- Meeting adjourned at 11:29 a.m.

MUSCATINE COUNTY ZONING COMMISSION
Muscatine County Building, Zoning, & Environmental Office
3610 Park Avenue West - Muscatine, IA 52761
Phone: 563-263-0482
Email: zoning@muscatinecountyiowa.gov

May 18, 2026
Agenda Packet
Item #5

- Resolution 05-18-26-01 CHS MOU-Grant Sponsor-Letter of Support

RESOLUTION #05-18-26-01 – PENDING ITEMS

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH CHS, INC.; SPONSORING AND AUTHORIZING SUBMISSION OF A PORT INFRASTRUCTURE DEVELOPMENT PROGRAM GRANT APPLICATION (NOFO MA-PID-26-001) ON BEHALF OF CHS, INC.; AND APPROVING A LETTER OF SUPPORT FOR THE PROJECT

WHEREAS, Muscatine County, Iowa (the “County”) is a political subdivision of the State of Iowa, organized and existing pursuant to the Constitution and laws of the State of Iowa and governed by the Muscatine County Board of Supervisors (the “Board”) in accordance with Iowa Code Chapter 331; and

WHEREAS, CHS, Inc. (“CHS”) is a private agricultural cooperative that owns and operates an inland river port and dry fertilizer terminal facility located in Muscatine County along the Mississippi River, providing critical agricultural supply chain infrastructure serving farmers, shippers, and communities throughout the Upper Midwest; and

WHEREAS, CHS proposes to undertake a capital improvement project at its Muscatine facility consisting of, among other elements, demolition of existing structures, construction of a new dry fertilizer building, installation of rail loadout and barge-to-building intermodal infrastructure, and deployment of automation and safety technologies (the “Project”); and

WHEREAS, the U.S. Department of Transportation, Maritime Administration (“MARAD”), has issued Notice of Funding Opportunity MA-PID-26-001 for the Fiscal Year 2026 Port Infrastructure Development Program (“PIDP”), including a Small Port Project (“SPP”) track for projects at qualifying ports, with applications due on or before June 1, 2026; and

WHEREAS, PIDP eligibility requires that applications be submitted by a public entity or public-private partnership, and CHS, as a private cooperative, is not directly eligible to apply; and

WHEREAS, CHS has requested that the County serve as the public sponsor and applicant of record for a PIDP application for the Project, and the Board has determined that the Project will deliver substantial public benefits to the residents and economy of Muscatine County and the State of Iowa, including but not limited to enhanced multimodal freight capacity, support for national multimodal freight goals, strengthened agricultural supply chain resiliency, deployment of innovative port technologies, and improved safety and reliability at a Mississippi River port facility; and

WHEREAS, the County and CHS have negotiated a Memorandum of Understanding Regarding Application for Federal Funding (the “MOU”), a substantially final form of which is attached to this Resolution as Exhibit A, which allocates the responsibilities of the parties solely with respect to the preparation and submission of the PIDP application and which defers all matters concerning post-award administration to a separate written agreement to be negotiated and approved in the event of grant award; and

WHEREAS, under the terms of the MOU: (i) CHS is solely responsible for preparing the grant application and for all associated work and expenses, including the fees and expenses of the County’s consultant, Prosody Consulting ED, LLC; (ii) the County’s role is limited to submission of the completed application; (iii) the County assumes no liability or responsibility for the contents of the application or for any denial of the Grant; (iv) CHS shall reimburse the County for all reasonable expenses associated with the application; and (v) CHS shall indemnify, defend, and hold the County harmless on the terms set forth therein; and

WHEREAS, CHS has committed to provide the non-federal cost share required by the PIDP, in an amount that is anticipated to exceed the statutory minimum, and to fund all Project costs not paid from federal grant proceeds, including any cost overruns; and

WHEREAS, the Board has further determined that it is appropriate to evidence the County's sponsorship of the application by issuing a Letter of Support for the Project, a substantially final form of which is attached to this Resolution as Exhibit B; and

WHEREAS, the Board has reviewed the MOU, the proposed Letter of Support, and the materials presented in support of the Project, and finds that approval of this Resolution is in the best interests of Muscatine County and its residents.

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

- Section 1. **Findings and Recitals.** The recitals set forth above are incorporated herein by reference and are adopted as findings of the Board.
- Section 2. **Approval of Memorandum of Understanding.** The MOU between the County and CHS, in substantially the form attached hereto as Exhibit A, is hereby approved. The Chair of the Board is authorized and directed to execute the MOU, and the County Auditor is authorized to attest thereto, with such non-substantive changes, additions, deletions, and completions of blanks as may be approved by the Chair and the County Attorney prior to execution, the execution thereof by the Chair to constitute conclusive evidence of such approval.
- Section 3. **Sponsorship of PIDP Grant Application.** The County hereby agrees to serve as the public sponsor and applicant of record for an application to MARAD under Notice of Funding Opportunity MA-PID-26-001 (FY 2026 PIDP, Small Port Project track) for the Project (the "Application").
- Section 4. **Authorization to Submit Application.** The Chair of the Board, or such other person as the Chair shall designate in writing, is hereby authorized and directed, on behalf of the County, to: (a) submit the Application to MARAD through Grants.gov on or before the deadline established in the Notice of Funding Opportunity; (b) execute and deliver Standard Form 424 (Application for Federal Assistance), Standard Form 424A (Budget Information), Standard Form 424B (Assurances), Standard Form LLL (Disclosure of Lobbying Activities, if applicable), the PIDP Project Information Form, the Statutory Determinations attachment, and any related certifications, assurances, attestations, and supporting forms required by MARAD; and (c) take such further actions as may be reasonably necessary or appropriate to effectuate timely and complete submission of the Application.
- Section 5. **Designation of Authorized Representative.** The Chair of the Board is hereby designated as the County's Authorized Organizational Representative ("AOR") for purposes of the Application and any subsequent communications with MARAD relating thereto, and the Chair is authorized to designate an alternate AOR in writing as needed. The Administration & Finance Director is directed to confirm that the County's System for Award Management (SAM.gov) registration and Unique Entity Identifier are active and in good standing through the anticipated award date.
- Section 6. **Approval and Authorization of Letter of Support.** The Letter of Support for the Project, in substantially the form attached hereto as Exhibit B, is hereby approved, and the Chair of

the Board is authorized and directed to execute the Letter of Support on behalf of the County for inclusion in the Application and for transmittal to MARAD and other appropriate parties.

- Section 7. **No Financial Obligation Beyond MOU.** Nothing in this Resolution shall obligate the County to expend any County funds in support of the Project, except as expressly provided in the MOU and subject to the reimbursement obligations of CHS thereunder. The County's sponsorship of the Application does not constitute a commitment by the County to provide matching funds, in-kind contributions, or any other financial support for the Project.
- Section 8. **Post-Award Action Reserved.** In the event that MARAD awards a grant for the Project, the negotiation, approval, and execution of any grant agreement with MARAD, any post-award agreement with CHS pursuant to Section 4 of the MOU, and any related subrecipient, cooperative, or project administration agreements shall be subject to separate authorization by the Board. The Board reserves the right to review and approve the terms of any such agreement prior to its execution.
- Section 9. **Compliance Acknowledgment.** The Board acknowledges that, as the applicant and prospective recipient of federal financial assistance, the County will be subject to applicable federal requirements, including without limitation the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200, as adopted by the U.S. Department of Transportation at 2 CFR Part 1201), Build America, Buy America Act requirements, Davis-Bacon prevailing wage requirements, Title VI of the Civil Rights Act of 1964, federal environmental review requirements under the National Environmental Policy Act, and the requirements of the Notice of Funding Opportunity. County staff and the County Attorney are directed to ensure that the terms of the MOU, the Application, and any post-award agreement appropriately allocate compliance responsibilities and risk between the County and CHS.
- Section 10. **Further Acts.** The officers, employees, and agents of the County are hereby authorized and directed to take all such further actions and to execute and deliver all such further documents, certificates, and instruments as may be reasonably necessary or appropriate to carry out the intent and purposes of this Resolution.
- Section 11. **Severability.** If any section, paragraph, clause, or provision of this Resolution is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other section, paragraph, clause, or provision hereof, and the remaining provisions shall continue in full force and effect.
- Section 12. **Effective Date.** This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED this 18th day of May, 2026.

ATTEST:

Tibe Vander Linden
Muscatine County Auditor

Danny Chick, Chairperson
Muscatine County Board of Supervisors

EXHIBIT A - PENDING

MEMORANDUM OF UNDERSTANDING REGARDING APPLICATION FOR FEDERAL FUNDING

THIS Memorandum of Understanding (hereinafter “MOU” or “Agreement”), made and entered into as of May 18, 2026 by and between the Muscatine County, Iowa, a county and political subdivision of the State of Iowa organized under Iowa Code Chapter 331 (hereinafter the “County”), and CHS, Inc., a/an corporation (hereinafter called the “Private Partner”). County and Private Partner are referred to herein each, as a “Party”, and together, as the “Parties”.

WITNESSETH THAT:

WHEREAS, the County, at the request of the Private Partner, will apply for a grant of federal funds from the U.S. Department of Transportation Maritime Administration (“MARAD”) pursuant to the Maritime Administration's Port Infrastructure Development Program (PIDP) funding opportunity number MA-PID-26-001 (hereinafter the “Grant”). The funding for the Grant has been approved, and funds appropriated under the Infrastructure Investment and Jobs Act (Bipartisan Infrastructure Law) and Consolidated Appropriations Act, 2021; and.

WHEREAS, if the Grant applied for hereunder is awarded, Private Partner intends to use matching funding to construct the Projects described in the Grant application (incorporated herein by this reference) at ; and

WHEREAS, the Private Partner expects to expend the sum of not less than percent (%) of its own funds, including cost overruns (if any), of the total cost of the project; and.

WHEREAS, the Parties desire to make a written agreement with respect to only the application for the Grant, and to defer all negotiations and agreement regarding the administration of the Grant until such time as the Grant is awarded;

NOW, THEREFORE, the Parties have agreed to the terms and conditions as hereafter stated:

Section 1. **Grant Writing and Submission.** The Private Partner shall be solely responsible for the grant writing and all associated work and expenses, including those of the County’s consultant engaged for this effort, Prosody Consulting ED, LLC, which is an intended third-party beneficiary of this Agreement. County will submit the completed grant application. In doing so, County assumes no liability or responsibility for the contents of the grant application. The County is not responsible if the grant is denied for any reason, including but not limited to errors or omissions in the application or the timeliness of the submission.

Section 2. **Administration.** The administration of the Grant will be in accordance with the requirements of the Grant and any post-award agreement between the Private Partner and County. All awards will be administered pursuant to the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards found in 2 CFR part 200 as adopted by DOT at 2 CFR part 1201. Additionally, other applicable Federal laws Executive Orders and any rules, regulations, and requirements of MARAD will apply to projects that receive Grant awards.

Section 3. **Expense Reimbursement.** The Private Partner shall reimburse County for all expenses incurred for activities associated with filing for the Grant, including expenses incurred by

the County in arranging for Prosody's consulting services for the Grant. These expenses shall include, but not be limited to (i) Prosody's fees and expenses, (ii) costs incurred by the County for insurance costs, legal expenses for the negotiation and approval of this MOU and the Prosody agreement for consulting services relating to the Grant, and (iii) the County's personnel time, wages, and benefits as calculated by County. The County shall cause Prosody's invoices to be forwarded to Private Partner for direct payment by Private Partner, and County shall invoice the Private Partner for all reasonably incurred costs and expenses, such invoices to be paid by Private Partner promptly but in no case more than seven (7) calendar days after presentation. The expense reimbursement obligations set forth in this Section 3 are binding upon Private Partner regardless of whether the Grant is approved or awarded.

Section 4. **Post-Award Agreement.** If the Grant is awarded, the Parties will negotiate a post-award agreement which shall govern the administration of the Grant. The post-award agreement shall provide for reimbursement to County by Private Partner for all expenses incurred by County associated with the Grant and the administration thereof, as well as a long-term asset monitoring or management provision ensuring project compliance throughout the Project's useful life. All agreements, covenants, promises, and terms of this Agreement shall remain in place unless expressly superseded by the post-award agreement.

Section 5. **Conflicts.** All provisions of this Agreement are subject to the terms of the Grant and any post-award agreement(s). If there is a conflict between a provision in this Agreement and a provision in the Grant or post-award agreement, the provision in the Grant or post-award agreement shall control. However, any such conflict shall not invalidate the remaining provisions of this Agreement.

Section 6. **Reserved.**

Section 7. **Indemnification.** The Private Partner shall indemnify, defend and hold the County harmless from all liabilities, costs and expenses (including, without limitation, attorney fees) that such party may suffer, sustain or become subject to as a result any misrepresentation or breach of warranty, covenant or agreement of the indemnifying party contained herein or the indemnifying party's gross negligence or willful misconduct in performance of its obligations under this Agreement.

Section 8. **Federal Laws.** By virtue of the federal funding provided for under this Agreement, the Parties shall be bound by and adhere to all applicable federal, state and local laws.

Section 9. **Miscellaneous.** This Agreement supersedes any prior discussion, negotiations, oral agreements and undertakings among the Parties and represents the complete agreement of the Parties. Except as otherwise provided in this Agreement, neither Party to this Agreement shall assign its rights and obligations without the prior written authorization of the other Party. This Agreement shall be governed by the laws of United States of America and the State of Iowa. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. The terms and conditions of this Agreement may be amended only by written instrument executed by both Parties. This Agreement may be executed in any number of counterparts, each of which shall be considered an original but all of which shall together constitute but one agreement, and any Party may execute this Agreement by signing any such counterpart. The Parties hereto acknowledge that this Agreement was entered into in the context of free negotiations, is not adhesive and is the product of individual bargaining between Parties enjoying equal

bargaining strength. In the event the Parties hereto call on a court or arbitrators to interpret any provision in the Agreement, the Parties hereto agree that any ambiguity shall not be construed against a Party hereto simply because such Party may have drafted such provision, notwithstanding any legal presumptions to the contrary.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed by their duly authorized representatives.

Danny Chick, Chairperson
Muscatine County Board of Supervisors

CHS, Inc. Representative

PENDING

EXHIBIT B - PENDING

**LETTER OF SUPPORT FOR CHS, PORT INFRASTRUCTURE DEVELOPMENT PROGRAM
APPLICATION**

PENDING

May 18, 2026
Agenda Packet
Item #6

- Draft Resolution Declaring EMS Essential Service
- Muscatine County EMS Council Recommendations

RESOLUTION #DRAFT
RESOLUTION DECLARING EMERGENCY MEDICAL SERVICES (“EMS”) AN ESSENTIAL SERVICE IN AND FOR MUSCATINE COUNTY, IOWA

WHEREAS, the Muscatine County Board of Supervisors has the authority under Iowa Code 331.301(1) to “...exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the county or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents”; and

WHEREAS, Muscatine County seeks to provide Emergency Medical Services to all its citizens and visitors; and

WHEREAS, Muscatine County recognizes there is a need to ensure and advance the level of care, capability, and coverage of EMS in Muscatine County; and

WHEREAS, on June 9, 2021, Iowa Senate File 615 was signed into law by the Governor, giving Iowa counties the capability to declare EMS an essential service for their respective county, thereby making it possible for counties to propose additional funding sources for EMS to the county’s voters at election.

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

1. Emergency Medical Services (EMS) is hereby declared an essential service in and for Muscatine County, Iowa, and the Muscatine County Board of Supervisors will exercise the necessary power and functions appropriate to preserve the health, safety, and welfare of Muscatine County residents and provide for an effective and efficient Muscatine County Emergency Medical Services (EMS) System that allows for quality care for the persons living, working or traveling in Muscatine County. Exercising said necessary power and function includes, but is not limited to, the establishment of a Muscatine County Emergency Medical Services Advisory Council and the proposition of either a local option income surtax or ad valorem property tax to fund EMS to be voted upon by Muscatine County voters.
2. If a proposition to fund EMS through either a local option surtax or ad valorem property tax, or some combination thereof, fails to receive a favorable vote by at least sixty percent of those voting on the question, this resolution shall be deemed null and void.

PASSED AND APPROVED this XXth day of May, 2026.

ATTEST:

Tibe Vander Linden
Muscatine County Auditor

Danny Chick, Chairperson
Muscatine County Board of Supervisors

EMS Council Recommendations

Representing	Agency	Person
Transport	WLAB	Bret Carlson - Primary Kirt Sickels - Alternate
Transport	WAB	Dave Clark - Primary Jenn Cronbaugh - Alternate
Transport	MAB	Mike Hartman - Primary Robbie Rock - Alternate
First Responders	FR	Tashia Wheeler (Conesville) - Primary Kathy Esmoil (Nichols) - Alternate
Transport - OOC	DAB -LAB - MEDC	Dan Sterner (Durant) - Primary Julia Hilbert (Durant) - Alternate
Chair (non voting unless tie)	EMA/911	Chris Jasper

There will be 5 core voting members, listed above.

The Chair will maintain order, make sure agendas and Minutes are complete and run meetings to make sure they stay on track.

The Chair will be a non-voting member unless there is a tie vote. Chair will then be the tie breaker.

If primary members are not available for a meeting, they can have their alternate attend as a proxy for that meeting by notifying the chair.

By-Laws will be discussed and passed at first meeting and filed with County Recorder.

May 18, 2026
Agenda Packet
Item #7a

- Garretson Variance

CASES REVIEWED BY THE BOARD OF ADJUSTMENT

The Muscatine County Board of Adjustment met on Friday, May 8, 2026, with board members Tom Harper, Michael Smock, Janelle Spies, and Ashley Spitler present and Emily Geertz absent. The following request was discussed and voted on:

Variance **Case #26-05-01**

Request: An application has been 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.

Attending: Nick Garretson

Motion: A motion was made by Michael Smock to grant 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. Second by Ashley Spitler.

Vote: Motion approved.
Aye's – 4 Opposed – 0 Absent - 1

Reason(s) for approval: 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.

MUSCATINE COUNTY BOARD OF ADJUSTMENT
Muscatine County Building, Zoning, & Environmental Office

BOARD OF ADJUSTMENT DEVELOPMENT REPORT

Board of Adjustment Case: #26-05-01

Name of Property Owner: Nick Garretson

Name of Applicant (if different): N/A

Property Description: The 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.

Request: A Variance to allow a residential addition be placed approximately 15' from the front lot line and 7.5' from the side lot line.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

Introduction: Applicant requests to be able to construct an attached garage and bedroom addition onto the existing dwelling that would be within 15' of the front (west) and side (north) lot lines.

Background: Currently the house is approximately 29' from the north property line and approximately 26' from the west property line (cul-de-sac).

Staff Recommendation: Staff recommends approval of the request.

Staff feels that there are practical difficulties due to the lot shape and topography and that the impact to surrounding properties will be negligible.

Recommendation/Rationale: For a Variance to be granted, the applicant must meet the following:

1. Compliance with the required area, dimensional, or other numerical Zoning Ordinance limitations would result in practical difficulties for the property owner, preventing them from making beneficial use of the property.
 - Numerical limitations may include requirements for: minimum lot size, setbacks, yard widths, height, sidewalks, fencing, signage, or off-street parking.
 - Practical Difficulties means that the strict application of the zoning ordinance is unnecessarily burdensome and that the granting of the variance would do substantial justice to the owner.
2. The property owner must prove that the practical difficulty is unique to the property and is not self-created. These limitations may include:
 - Topographical features – Example: steep slopes or wetlands
 - Parcel size
 - Parcel shape

3. The proposed use will not alter the essential character of the surrounding neighborhood.
4. A variance is not to be granted for any self-created difficulties.
 - Loss of profit or financial hardship alone is not grounds for approval of a variance.
 - When conditions giving rise to the need for a variance were created by the property owner or a former owner, the hardship is self-imposed.
5. The Board of Adjustment should determine that:
 - The Variance will not impair an adequate supply of light and air to adjacent property.
 - The Variance will not unreasonably increase congestion and traffic hazards on public roads.
 - The Variance will not unreasonably diminish or impair established property values within the surrounding areas.
 - The Variance will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the county.
 - The Variance will not impair the general purpose and intent of the regulations and provisions contained in the Muscatine County Zoning Ordinance and Comprehensive Plan.



Muscatine County Building, Zoning, & Environmental Office
 3610 Park Avenue West, Muscatine, IA 52761-5634
 Phone: 563-263-0482 Email: zoning@muscatinecountyia.gov
 Website: www.muscatinecountyia.gov



APPEAL TO THE BOARD OF ADJUSTMENT FOR A DIMENSIONAL VARIANCE

Under the provisions of the Muscatine County Zoning Ordinance, the Board of Adjustment has the power to grant a variance after a public hearing is held and the applicant has proven that there are practical difficulties in the carrying out of the provisions of the Muscatine County Zoning Ordinance and such variance will not significantly alter the essential character of the surrounding neighborhood.

Application Fee: \$150.00 (non-refundable)

Location Details:

Parcel Number(s): 0925377018

Address of Parcel(s) affected: 2115 VANTAGE POINT RD MUSCATINE IA 52761

The parcel(s) affected are zoned: A-1 R-1 R-2 R-3 M-1 C-1 C-2
 I-1 I-2

Total acres: 1.85 Acres

Variance Request Description:

The variance ~~would~~ described would allow for building a home addition of a garage and master

bedroom to the front and north and west /propriety lines up to 7'6" where the public utility easement exists

This is need to be able to build out in this direction due to restrictions with steep grade on the other parts of the property to the east and south

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Muscatine County, Iowa, assuring the information provided herein is true and correct.

By signing below, I hereby give my consent for the Muscatine County Zoning Office to conduct a site visit and photograph the subject property.

X
 Applicant's Signature
 (if different than Record Owner)

Nick Garretson

Print Applicant's Name

2131 Skylane Drive Muscatine, IA 52761

Print Applicant's Address

563-260-4556

Print Applicant's Telephone #

njgarretson@gmail.com

Print Applicant's Email Address

Steve Allchin P.O.A.
 X
 Record Owner Signature

Shirley Allchin

Print Record Owner's Name

2861 Rolling Meadow Ln

Print Record Owner's Address

563-299-7749

Print Record Owner's Telephone #

Allchinsteve@yahoo.com

Print Record Owner's Email Address

Submitted on: _____

Application Fee Receipt #: _____

Dimensional Variance Questionnaire

In order to be granted a Dimensional Variance, you must prove that a Practical Difficulty exists.

A Practical Difficulty means that the strict application of the zoning ordinance is unnecessarily burdensome and that the granting of the variance would do "substantial justice" to the owner.

The practical difficulties must be unique to the property and not self-created by the owner or previous owners of the property.

Please provide a thorough explanation below of how strict compliance with the zoning ordinance creates a Practical Difficulty.

This Variance is being requested as a potential buyer of the property. If purchased the plan to add an additional garage space and extra master bedrooms and entry way would only work to build in the direction of the side lot to the west and north and out towards the front of the property. Due to the steep grade around the existing home this would be necessary for building the intended home addition.

County Print



4/13/2026, 2:51:53 PM

 Muscatine County Parcels

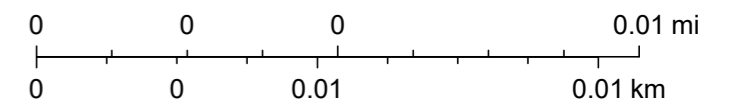
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 Green: Green

 Blue: Blue

1:162



Ronnie Swailes @ MPW; MAGIC, MUSCOM; MAGIC

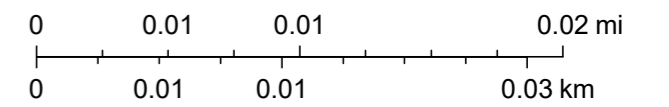
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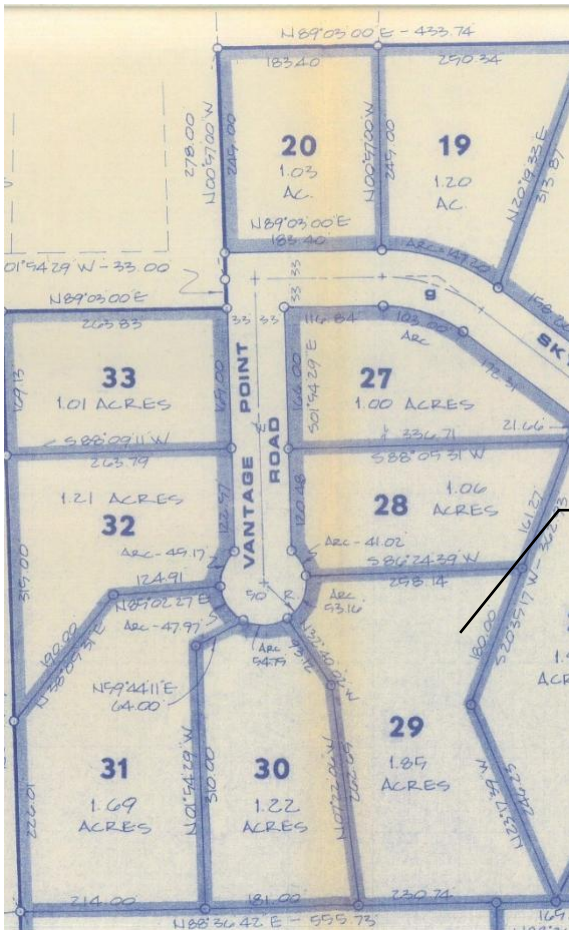
1:462

- Index
- Interval
- Muscatine County Parcels
- Image
- Green: Green
- Blue: Blue
- Red: Red



Ronnie Swailes @ MPW; MAGIC, Iowa DNR, MUSCOM; MAGIC

Subdivision Plat – Utility Easement



Lot 29

BUILDING LINE SETBACKS

FRONT YARD - 50'
 REAR YARD - 40'
 SIDE YARD - 15'
 CORNER YARD - 37'

THIS PLAT AND SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE ZONING COMMISSION

James Shepard 7-14-76
 CHAIRMAN DATE

George Miller 7-14-76
 SECRETARY DATE

THE FOLLOWING EASEMENTS ARE PROVIDED FOR THE PURPOSE OF UTILITY USE:

ALL ROAD RIGHT OF WAYS.

AN AREA 7 1/2 FOOT WIDE ALONG ALL INTERIOR LOT LINES.

AN AREA 15 FOOT WIDE ALONG ALL EXTERIOR LOT LINES.

THE ABOVE UTILITY EASEMENTS ARE ACCEPTABLE TO THIS UTILITY.

William H. McFarland 7/12/76
 E. I. C. & P. COOP. DATE

Ph. Kinney 7-12-76
 BELL TELEPHONE CO. DATE

May 18, 2026
Agenda Packet
Item #9

- 05-11-26 Minutes

Muscatine County Board of Supervisors
Monday, May 11, 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 Mather, the Board approved claims dated May 11, 2026, in the amount of \$1,019,415.08. Ayes: All.

Chairman Chick held discussion on a resolution declaring Emergency Medical Services (EMS) and essential service in and for Muscatine County on the second of three readings. Administration & Finance Director Kala Naber stated no questions came into her office. Emergency Manager Chris Jasper stated nothing came to his office either. No one from the public spoke.

On a motion by Sorensen, second by Sauer, the Board moved to close the public hearing on approving Emergency Medical Services (EMS), an essential service in and for Muscatine County at 9:01 A.M. Roll call vote: Ayes: All. No motion was made to approve a resolution declaring Emergency Medical Services (EMS), an essential service in and for Muscatine County on the second of three readings.

Community Services Director Jessica Bopes discussed amendments to the Muscatine County Community Services Trust Program Participant Payee Handbook.

On a motion by Sorensen, second by Mather, the Board approved amendments to the Muscatine County Community Services Trust Program Participant Payee Handbook. Ayes: All.

Jail Administrator Matt McCleary discussed the estimate received from FSS Incorporated to address an additional server inside the Jail, and additional software to cover the cameras for the Jail, Courthouse and Sheriff Office. Information Director Bill Riley stated that the two servers at the Jail are currently not on the latest version of Milestone because FSS Incorporated has said there are issues with the current level of Milestone. McCleary stated costs would be paid from the commissary fund.

On a motion by Sorensen, second by Kirchner, the Board authorized the Sheriff to accept the estimate from FSS Incorporated in the amount of \$62,084.50 for an upgrade to camera recording software. Ayes: All.

County Development Director Eric Furnas reviewed Change Order #05 in the amount of \$7,392.00 for the Community Services Building Repairs Project, stating the front ramp modifications were completed to meet modern ADA requirements.

On a motion by Sorensen, second by Mather, the Board approved Change Order #05 in the amount of \$7,392.00 with Wolfe Contracting Inc., Muscatine, Iowa, for the Community Services Building Repairs Project. Ayes: All.

Furnas updated the Board on other projects.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of the May 4, 2026, regular meeting. Ayes: All.

Correspondence:

Sorensen received a call and subsequent emails from CHS Inc. seeking a public entity partner to apply for a Port Infrastructure Development Program (PIDP) grant from the US DOT.

Chick and Mather received the CHS Inc. information email, from State Senator Mark Lofgren.

Chick had discussion with Richard Keller about an issue on Stewart Road.

Chick contacted Horesowsky.

Mather received the CHS Inc. information from Mark Lofgren.

Committee & Meeting Reports:

No meetings were reported.

County Development Director Eric Furnas stated the Zoning Commission met last week and approved a location on 41st Street in Muscatine County for the shooting range for the law enforcement facility. This property is privately owned, and a lease arrangement is currently being worked out.

County Auditor Tibe Vander Linden stated early voting begins Wednesday May 13, 2026, through Monday June 1, 2026, from 8:00 a.m. to 4:30 p.m.

The meeting was adjourned at 9:17 A.M.

ATTEST:

Jane Claussen
1st Deputy Auditor

Danny Chick, Chairperson
Board of Supervisors

MUSCATINE COUNTY FY26/27 HEALTH/DENTAL INSURANCE PLAN OPTIONS AND PREMIUMS

		Total Premium	Employer Cost	Increased Cost	Employee Cost	Increased Cost
Plan 1	Single coverage	\$1,525.00	\$1,300.00	\$210.00	\$225.00	\$15.00
	Family coverage; annuity applied	\$2,215.00	\$1,550.00	\$210.00	\$665.00	\$55.00
	Family coverage; annuity not applied	\$2,215.00	\$1,300.00	\$210.00	\$915.00	\$55.00
Plan 2	Single coverage	\$1,475.00	\$1,300.00	\$210.00	\$175.00	\$15.00
	Family coverage; annuity applied	\$2,115.00	\$1,550.00	\$210.00	\$565.00	\$55.00
	Family coverage; annuity not applied	\$2,115.00	\$1,300.00	\$210.00	\$815.00	\$55.00
Plan 2 - HMO Option	Single coverage	\$1,435.00	\$1,300.00	\$210.00	\$135.00	\$15.00
	Family coverage; annuity applied	\$2,025.00	\$1,550.00	\$210.00	\$475.00	\$55.00
	Family coverage; annuity not applied	\$2,025.00	\$1,300.00	\$210.00	\$725.00	\$55.00
Plan 3	Single coverage	\$1,425.00	\$1,300.00	\$210.00	\$125.00	\$15.00
	Family coverage; annuity applied	\$2,015.00	\$1,550.00	\$210.00	\$465.00	\$55.00
	Family coverage; annuity not applied	\$2,015.00	\$1,300.00	\$210.00	\$715.00	\$55.00
Plan 3 - HMO Option	Single coverage	\$1,355.00	\$1,300.00	\$210.00	\$55.00	\$5.00
	Family coverage; annuity applied	\$1,925.00	\$1,550.00	\$210.00	\$375.00	\$40.00
	Family coverage; annuity not applied	\$1,925.00	\$1,300.00	\$210.00	\$625.00	\$40.00
Dental	Single coverage	\$45.00	\$45.00	\$0.00	\$0.00	\$0.00
	Family coverage	\$105.00	\$45.00	\$0.00	\$60.00	\$0.00