

The following letters were received by January 31, 2024 by the Planning and Development Department in regards to the Public Hearing for the request by Riverstone Group, Inc. to rezone two tracts totaling approximately 75.26 acres in unincorporated Scott County.

**From:** [PD Mail Box](#)  
**To:** [Silas, Alan](#)  
**Subject:** FW: Asphalt Plant - Mt Joy  
**Date:** Tuesday, January 30, 2024 10:49:23 AM

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-----Original Message-----

From: Rochelle Mosley <rochelleschaeffer@yahoo.com>  
Sent: Tuesday, January 30, 2024 10:43 AM  
To: PD Mail Box <PLANNING@scottcountyiowa.gov>  
Subject: Asphalt Plant - Mt Joy

[You don't often get email from rochelleschaeffer@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!

I work near the area they plan to build, live in Davenport, have friends that live near here. I do not want this plant to be built in this area. I don't want to be at work breathing it and taking on the health risks that come with them being here. (Cancer, central nervous system problems, liver damage, respiratory problems and skin irritation) Nor do I want that for the families and other businesses in this area.

My hope is they can find a solution to build somewhere less populated to try and limit some of the consequences that come with this type of business.

It is not fair to those who work, live, bring their kids to play soccer near here and do business in this area to take on all the risks just so they are able to build and operate this type of business. The cost to everyone's health is not worth the risk to me.

Thank you,  
Rochelle Mosley  
Sent from my iPhone

**From:** [PD Mail Box](#)  
**To:** [Silas, Alan](#)  
**Subject:** FW: Asphalt Plant  
**Date:** Tuesday, January 30, 2024 10:18:33 AM

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**From:** Courteney Kotecki <courteneykotecki@gmail.com>  
**Sent:** Tuesday, January 30, 2024 10:00 AM  
**To:** PD Mail Box <PLANNING@scottcountyiowa.gov>  
**Subject:** Asphalt Plant

You don't often get email from [courteneykotecki@gmail.com](mailto:courteneykotecki@gmail.com). [Learn why this is important](#)

**CAUTION - EXTERNAL EMAIL! Be skeptical of links and attachments!**

Board of Supervisors,

This email is in regards to the public hearing rezoning meeting I am unable to attend this Thursday, February 1st, 2024.

I take a vested interest in this matter I reside near the area in question. I would like oppose the rezoning of the two mentioned tracts brought forth by the Riverstone Group, Inc. as well as respectfully voice my concern for the proposed "recycle yard for excavated concrete and asphalt." I believe this proposed "yard" lands too close to residential and businesses alike.

Many of these areas house children and workers which will not be properly educated nor protected from the harmful effects of this "yard." I hope this matter will be thoroughly examined as well as the side effects this would cause the community. I ask for denial in the rezoning hearing and denial in any such "recycling yard" in this proposed area.

Sincerely,

Courteney Kotecki

**From:** [PD Mail Box](#)  
**To:** [Silas, Alan](#)  
**Subject:** FW: Public Hearing Rezone  
**Date:** Tuesday, January 30, 2024 10:17:55 AM

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**From:** Josh Kotecki <joshkotecki@hotmail.com>  
**Sent:** Tuesday, January 30, 2024 9:48 AM  
**To:** PD Mail Box <PLANNING@scottcountyiowa.gov>  
**Subject:** Public Hearing Rezone

You don't often get email from [joshkotecki@hotmail.com](mailto:joshkotecki@hotmail.com). [Learn why this is important](#)

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Board of Supervisors,

This email is in regards to the public hearing rezoning meeting I am unable to attend this Thursday, February 1st, 2024.

I take a vested interest in this matter as I work and reside near the area in question. I would like oppose the rezoning of the two mentioned tracts brought forth by the Riverstone Group, Inc. as well as respectfully voice my concern for the proposed "recycle yard for excavated concrete and asphalt." I believe this proposed "yard" lands too close to residential and businesses alike.

Many of these areas house children and workers which will not be properly educated nor protected from the harmful effects of this "yard."

I hope this matter will be thoroughly examined as well as the side effects this would cause the community. I ask for denial in the rezoning hearing and denial in any such "recycling yard" in this proposed area.

Sincerely,

A Concerned Citizen  
Josh Kotecki

**From:** [PD Mail Box](#)  
**To:** [Silas, Alan](#)  
**Subject:** FW: Riverstone Rezoning Should Be Denied  
**Date:** Tuesday, January 30, 2024 10:49:57 AM

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**From:** Ryan McNall <mcnallryan@gmail.com>  
**Sent:** Tuesday, January 30, 2024 10:47 AM  
**To:** PD Mail Box <PLANNING@scottcountyiowa.gov>  
**Subject:** Riverstone Rezoning Should Be Denied

You don't often get email from [mcnallryan@gmail.com](mailto:mcnallryan@gmail.com). [Learn why this is important](#)

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Good morning,

I am writing in opposition of the proposed rezoning for Riverstone group to pursue the establishment of an excavation concrete and asphalt facility near Scott County Airport. There are three youth soccer facilities within three miles of this zone. Additionally the Eldridge recreation trail is less than two miles from the proposed facility. This facility would be terrible for community health and wellness in addition to the negative property value impacts down the road. The rezoning request should be denied.

Thank you,

Ryan T. McNall  
563.424.0017

**From:** [Juli Akers](#)  
**To:** [PD Mail Box](#)  
**Subject:** Proposed Asphalt Plant Davenport  
**Date:** Tuesday, January 30, 2024 8:32:15 AM

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[You don't often get email from julianneakers@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Good morning,

I am writing in response to a proposed asphalt plant being built near my place of work in Mt Joy. I wanted to express my concerns with this proposal and am unable to attend the meeting on Feb 1st.

The proposed plant will send toxic fumes and potentially hazardous materials into the soil and air surrounding the proposed site!

These toxic dusts and vapors will impact the citizens living near this site and those of us working in the area. "Studies have shown that exposure to these air toxins may cause cancer, central nervous system problems, liver damage, respiratory problems, and skin irritation" (EPA)

These homeowners living in that area could see a negative impact on property taxes as well with such a plant being built near their back yards!

I do not see a benefit of building this site in the proposed area! I live near a site in Buffalo and the fumes alone make some days outside miserable!

I hope that some exploration of alternate sites and time is taken before this decision is harshly made.

Julianne Akers

Sent from my iPhone

Jan. 30, 2024

Planning and Development Department  
Scott County Administrative Center  
600 West Fourth Street  
Davenport, Iowa 52801

Board of Supervisors:  
in reference to: Section 6-33 of the revised  
Zoning Ordinance for unincorporated  
Scott County.

I and my neighbors do not want this rezoning that will bring in an asphalt and recycle yard for excavated concrete. Asphalt and toxins will be present and cause hazardous air pollutants causing cancer plus too many health hazards to mention.

Our lives matter - protect the children! Many in this area are on wells and our water will be polluted. Our property value will go down and no one wants to live with a layer of dust over our homes, our vehicles, and our property.

Please do not let this take place.

a very concerned property owner  
Della Durbin  
20780 North Brady Street  
Davenport, Iowa 52806

Greg Schaapveld  
Planning and Development Director  
600 West Fourth Street  
Davenport, Iowa 52801-1106

January 30, 2024

Dear Mr. Schaapveld:

I have several concerns regarding the Riverstone Group Inc request for rezoning their land next to the Davenport Airport.

The first concern is the very high productivity this ground possesses. It is great for growing crops. **Chapter 2 of the Scott County Development Plan calls for saving the good ground for agricultural use and using the poor ground for development purposes.** For about 15 years, I did a lot of custom-combining all around Scott County including the Slopertown corridor. **The Riverstone ground is located at the east end of the corridor next to my family's ground which we have been farming for 85+ years,** starting with my father, then me, and now my son, - three generations. From my combining experience, **I believe this Slopertown ground is truly the best in all of Scott County and should be kept in ag production.**

My second concern is that Riverstone's projected asphalt manufacturing and cement crushing plant just doesn't fit well with the established community of clean, high-end, upscale businesses that populate the Iowa Research Commerce and Technology (IRCT) Park. Having worked at the Rock Island Arsenal for 40 plus years as an engineer, I have had the opportunity to work with several of these IRCT Park firms on Arsenal related projects and have additionally interacted with them as members of various Professional Engineering and Manufacturing societal organizations including serving on the board of directors of the Quad Cities Engineering and Science Council for 10 years. I believe, **these technology-oriented firms are a real asset to the Quad City technical community; and I would encourage the Scott County Board of Supervisor to help retain and further grow this community.**

On the other hand, Riverstone's proposed asphalt plant comes across as a smelly tar-based process coupled with a, noisy-dusty cement grinding operation that is best suited for low population open areas: not the high population areas like the IRCT Park, the Airport, the Mt. Joy residential community, the former Caterpillar (Cat) plant, and the many Eldridge firms located directly North of the old Cat plant.

**The proposed Riverstone plant will surely deter other businesses from establishing operations in the IRCT Park and may further cause existing companies to leave. People do not want to live and/or work in a noisy dusty stinking pollution-based environment Riverstone proposes.**



My last concern (and many of Mt. Joy residence's concern) is that **the proposed plant will deposit harmful chemicals into the ground water** stream that flows from the airport ground on to the Riverstone ground on east to our ground then on south to a main stream that crosses Interstate 80. The whole town of Mt. Joy lives on shallow private wells that could be easily polluted by contaminated ground and surface waters. Additionally, when we have a wind event that knocks down our corn crop such as the recent derecho, we will want to winter pasture our cows on our field to clean-up the downed ears of corn in an effort to prevent that corn from growing into next year's bean crop. Lastly, we surely do not want our cows drinking any of Riverstone's asphalt tainted water.

In view of all the Risks and Costs(R&C) factors enumerated in this text and those R&C items brought forth by the many other local concerned citizens – especially the commercial and military aviation communities; **I believe the trucking savings benefits to the tax payer Riverstone has talk to at previous zoning meetings, will be insignificant relative all the additional social R&C elements the local community will be forced to take on.**

I sincerely hope the Scott County Board of Supervisors continues to support enhancement of the IRCT Park by preventing the ushering in of a new era of pollution in the Mt. Joy and Eldridge areas by denying Riverstone's zoning change request as submitted by representative Brian Dockery who also functions as an Eldridge councilman (conflict of interest???). **I just don't believe this multi-billion-dollar Singapore based Riverstone Group Inc has our community's best interest at heart.**

Yours Truly



Gerald (Jerry) Moeller PE, CMfgE

563-940-8536 cell

563-359-1913 home