

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
March 11 - 15, 2024

Tuesday, March 12, 2024

Committee of the Whole - 8:30 am
Board Room, 1st Floor, Administrative Center **In-Person and Virtual******

The public may join this meeting in person OR by phone/computer/app by using the information below. Contact 563-326-8702 with any questions.

TO JOIN BY PHONE 1-408-418-9388

ACCESS CODE: 2489 543 1826 PASS CODE: 1234

OR you may join via Webex. Go to www.webex.com and JOIN meeting using the same Access Code and Pass Code above.

See the Webex Instructions in packet for a direct link to the meeting.

___ 1. Roll Call: Beck, Dickson, Maxwell, Paustian, Rawson

___ 2. Public Comment as an Attendee.

By Phone:

*3 to raise/lower hand, *6 to unmute (host must unmute you first)

By Computer:

Bottom right of screen, you will find Participants and Chat, in this area you will find the hand icon, use the hand icon to raise and lower your hand.

Presentation

___ 3. Presentation by Harrison Swift with IowaWORKS regarding the Home Base Iowa Initiative Program. (Item 03)

Facilities & Economic Development

___ 4. Discussion of Public Hearing and Zoning Commission recommendation on an application to rezone 19.04 acres (Scott County Tax Parcel 021837004), from "Agricultural-Preservation (A-P)" to "Industrial (I)". Public Hearing is scheduled during the Board Meeting on Thursday, March 14, 2024 at 5:00PM. (Item 04)

___ 5. Second and final reading of amendment of Zoning Ordinance - Chapter 6, Sections 6-23 through 6-26 (Floodways, Floodway Fringes, General Floodplains, and Shallow Flooding Overlay Districts), as required by FEMA in order to address the updated Physical Map Revision. (Item 05)

Human Resources

___ 6. Staff Appointments. (Item 06) Consent Agenda Consideration

___ 7. Health Department salary and vacation exception. (Item 07) Consent Agenda Consideration

Finance & Intergovernmental

- _____ 8. Approval of support for the Home Base Iowa Incentive. (Item 08)
Consent Agenda Consideration
- _____ 9. Setting of a Public Hearing for March 28, 2024 at 5:00PM during the Board Meeting for St. Joan of Arc on the Proposed Issuance of the Notes for the Issuance of Not to Exceed \$10,000,000 Aggregate Principal Amount of Private School Facility Revenue Notes (St. Joan of Arc School Project), Series 2024. (Item 09)
- _____ 10. Scott County and Scott County Public Safety Authority Continuing Disclosure Requirements (Item 10)

Other Items of Interest

- _____ 11. Renewal of retail beer/liquor licenses for Express Lane Gas & Food Mart #79, 17948 Great River Road, Pleasant Valley, IA 52767 and Davenport Country Club, 25500 Valley Drive, Pleasant Valley, IA 52767. Consent Agenda Consideration

Thursday, March 14, 2024

Regular Board Meeting - 5:00 pm

Board Room, 1st Floor, Administrative Center **In-Person and Virtual******

The public may join this meeting in person OR by phone/computer/app by using the information below. Contact 563-326-8702 with any questions.

TO JOIN BY PHONE 1-408-418-9388

ACCESS CODE: 2498 493 5076 PASS CODE: 1234

OR you may join via Webex. Go to www.webex.com and JOIN meeting using the same Access Code and Pass Code above.

See the Webex Instructions in packet for a direct link to the meeting.

Public Hearing

- _____ 1. Public hearing relative to rezone approximately 19.04 acres, legally described as Part of the NW ¼ of the SE ¼ of Section 18 of Allens Grove Township (a portion of Scott County Tax Parcel 021837004), from “Agricultural-Preservation (A-P)” to “Industrial (I)” to expand the existing agricultural service operation.

Instructions for *Unmuting Phone Line* during Board Meeting teleconference

To gain the moderator’s attention, **press *3 from your phone OR the raise hand icon** on computer or mobile device (for location of raise hand icon, see below). Phone lines will be placed on mute during the meeting. Participants may unmute their line using the mute icon or *6 on their phone after being recognized by the Chair.

Meeting # 2489 543 1826

Password #1234

Connect via Computer or application:

Host: www.webex.com Meeting number: **above** Password: **1234**

Or use direct link to meeting:

<https://scottcountyiowa.webex.com/scottcountyiowa/j.php?MTID=mb37990e593314e1d6a56719b2c7ebc36>

Connect via telephone: 1-408-418-9388 Meeting number: **above** Password: **1234**


Telephone / Cell Phones Connections:

Telephones lines will be placed on mute during the meeting. Participants may “raise their hand” by using *3 to gain attention of the host.



When called upon for comments by the Board,


1. The host will then unmute the participant’s line at the appropriate time.
2. A user must have his or her own device unmuted.
3. The user may then unmute his or her conference line by keying * 6
4. After conversation, please lower your hand. (*3 again)


Computer / Application Connections:

If connected via web application or computer, the user should look for the **Raise Hand**  raise hand symbol and click to appear raised so the host may acknowledge you.

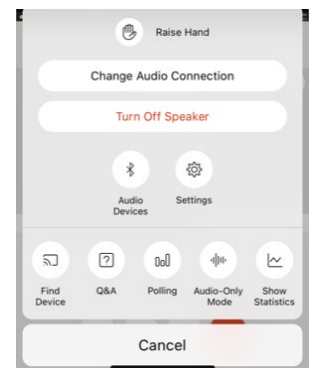
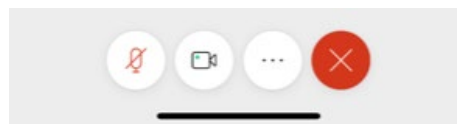
1. The host will then unmute the participant’s line at the appropriate time.
2. A user must have his or her own device unmuted.
3. The user may then unmute his or her conference line by clicking the microphone symbol.
4. After conversation, please lower your hand. (*3 again)

You can mute yourself so that everyone can concentrate on what's being discussed. While you're on a call or in a meeting, select  at the bottom of the meeting window. You'll know it's working when the button turns red .

If you want to unmute yourself, select . Others can hear you when the button turns gray.

When you're muted and move away from the call controls, the mute button moves to the center of your screen and fades in color  to indicate that you're still muted.

To find the **raise hand icon**, you may need to click on ...



Services

One item that we are working to highlight more is our Veteran Career Planners. We have Veteran Career Planners throughout the State (1 Davenport, 1 Burlington, 2 Des Moines, 1 Sioux City) that provide employment services to Veterans, Service Members, and their spouses. If a client is not employment-ready, our Career Planners will work with them to become ready for employment. A great thing about our Career Planners is that they are all Veterans who understand the trials and tribulations Veterans face once they exit the Service.

Services include:

- Career Exploration
- Resume creation
- Skill translation (Military to Civilian)
- Educational opportunities- help clients enter higher education, apprenticeship programs, and trade schools.
- access various resources and services to provide wrap-around services to our clients.

Home Base Iowa Outcomes

As of January 1, 2023, Home Base Iowa has helped 176 Veterans, Service Members, and their spouses find employment.

162 of those clients found employment in the State of Iowa.

Scott County Updates

17 Veterans have utilized your community's incentives, and Scott County has provided **\$25,000** in financial assistance to Veterans, Service members, and their families.

MAKE IOWA YOUR HOME

How Can Home Base Iowa Help?

Iowa is proud to be home to more than 200,000 Veterans like you. Maybe you're from Iowa or perhaps you heard that Iowa is recognized as the No. 1 state for opportunity, one of the best places to raise a family, and a top destination for Veterans and their families. Whatever your connection, Home Base Iowa can help you succeed in Iowa. We help connect Veterans and their spouses to career and education opportunities across the state. Home Base Iowa has partnered with businesses, communities and higher education institutions statewide to ensure Iowa is returning services to all those who served our country.

PROGRAM HIGHLIGHTS

- Military pensions exempt from state income tax
- Up to \$8,000 toward the purchase of a home
- Over 2,000 HBI businesses committed to hiring Veterans & spouses
- Online tool to post a resume for employers to access
- Over 29 Institutions of Higher Education that are part of the Certified Higher Academic Military Partnership Program (CHAMPs)
- Over 120 Home Base Iowa communities offering incentives and support

See more examples of how Iowa helps connect Veterans at homebaseiowa.gov



HOMEBASEIOWA.GOV

HOME BASE IOWA
1000 East Grand Avenue
Des Moines, Iowa 50319

HBI@iowa.gov

 [iowaWORKSforVeterans](#)

 [iowaWORKSforVeterans](#)

A proud partner of the  American Job Center network



HOME BASE
IOWA
HOMEBASEIOWA.GOV



YOU SERVED YOUR COUNTRY
WITH HONOR.

WE'D LIKE TO RETURN THE FAVOR.

LOOKING FOR YOUR NEXT JOB?

Exploring a new career and/or finding meaningful employment in Iowa has never been easier. Career Planners are standing by to assist you with one-on-one assistance, to connect you with the best resources available, and to advocate for you in finding your next job. After registering and building a resume through the iowaworksveterans.gov portal you'll be able to easily search and apply for jobs, while leveraging a wide range of resources and support.

Home Base Iowa Businesses are committed to supporting you and have taken steps to be among top performing employers for Veterans and their spouses. Within iowaworksveterans.gov, businesses will be able to connect with you about opportunities that align with your skills, interests, and desired work location or reach out to business directly as well. Job seekers interested in local assistant with employment resources and job placement will find the support at IowaWORKS Centers located throughout Iowa.



2,000+

HBI Businesses
committed to hiring
Veterans and their
spouses

"...I accepted their offer and am very happily and gainfully employed in a new career field that I never would have explored had it not been for Home Base Iowa..."

Transitioning Service Member

Visit IowaWORKS Veterans Portal at:
iowaworksveterans.gov

COMMUNITY RESOURCES

Expanding on the broader support from the state of Iowa, Home Base Iowa communities are finding creative ways to attract and retain Veterans and families. Iowa recognizes the value and strength that Veterans and their families bring to their communities and no matter where you end up in Iowa, you'll find support. Many communities are offering relocation benefits, home purchasing grants, grants for entrepreneurship, and more. Be certain to check out the "communities" tab under "our partners" at www.homebaseiowa.gov to find more information or email us at hbi@iowa.gov.

Across Iowa you'll find:

- Home Base Iowa community resources and contact information
- 99 Iowa Counties Veterans Services Offices to help access state and federal benefits, among other local resources and support
- Access to 19 VA Medical Facilities
- Engaged Veteran Service Organizations such as the American Legion, VFW, AMVETS, DAV, PVA, VVA, and more.
- HBI Certified Higher Academic Military Partner (CHAMPs) institutions of higher education
- Iowa National Guard programs and support to service members, Veterans, and their families
- Home Base Iowa Businesses and meaningful employment
- Local support at IowaWORKS Centers at more than 15 locations

100+

Communities
ready to support the
transition of Veterans &
their families



Scott County Board of Supervisors COW

March 12, 2024

8:30 AM



Rezoning

SUMMARY

- **Applicant:** River Valley Cooperative
- **Request:** Rezone 19.04 acres, more or less, from Agricultural-Preservation (A-P) to Industrial (I)
- **Legal Description:** Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 of Allens Grove Township
- **Size:** 19.04 acres (approximately)
- **Zoning:** Agricultural-Preservation (A-P)

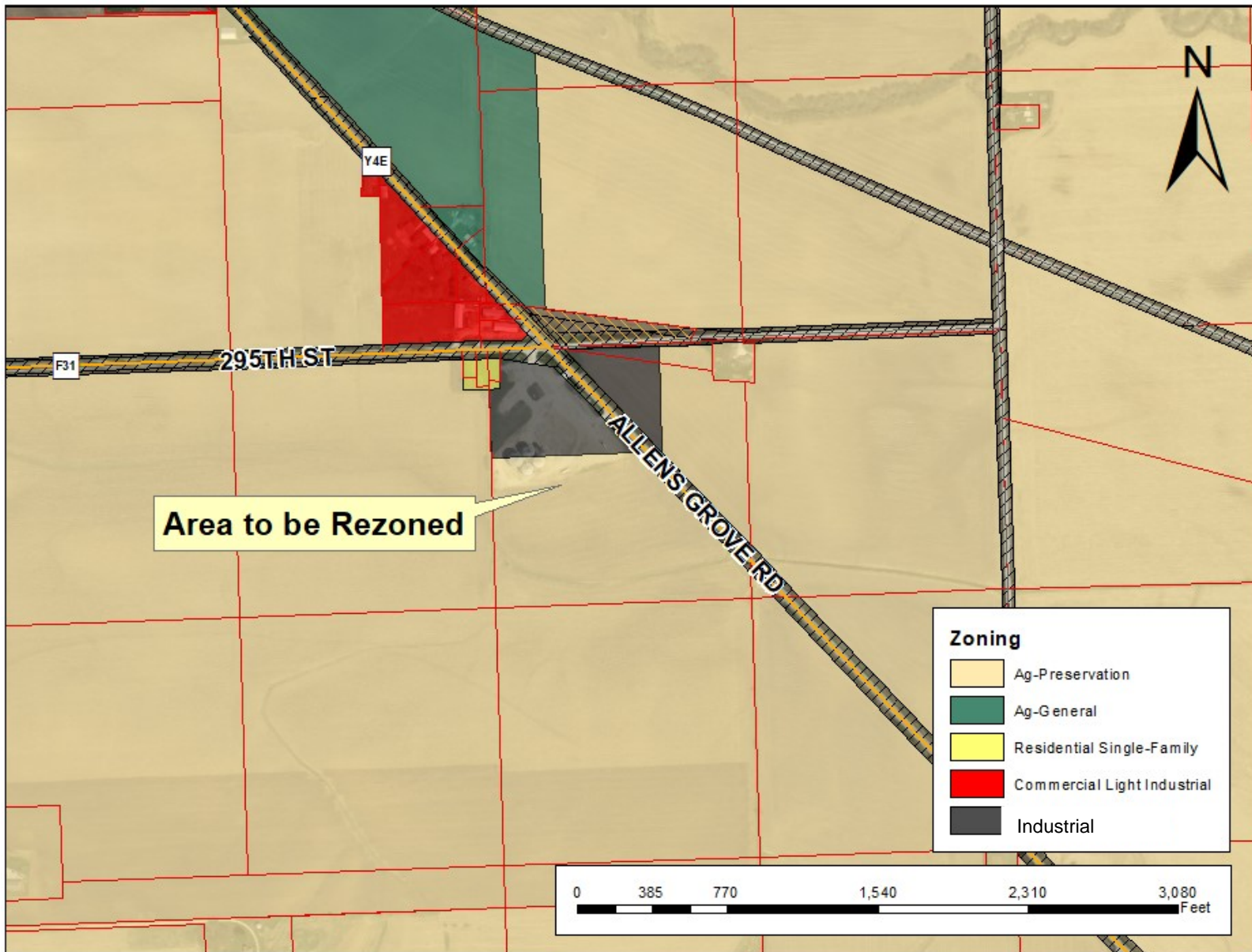
General Location



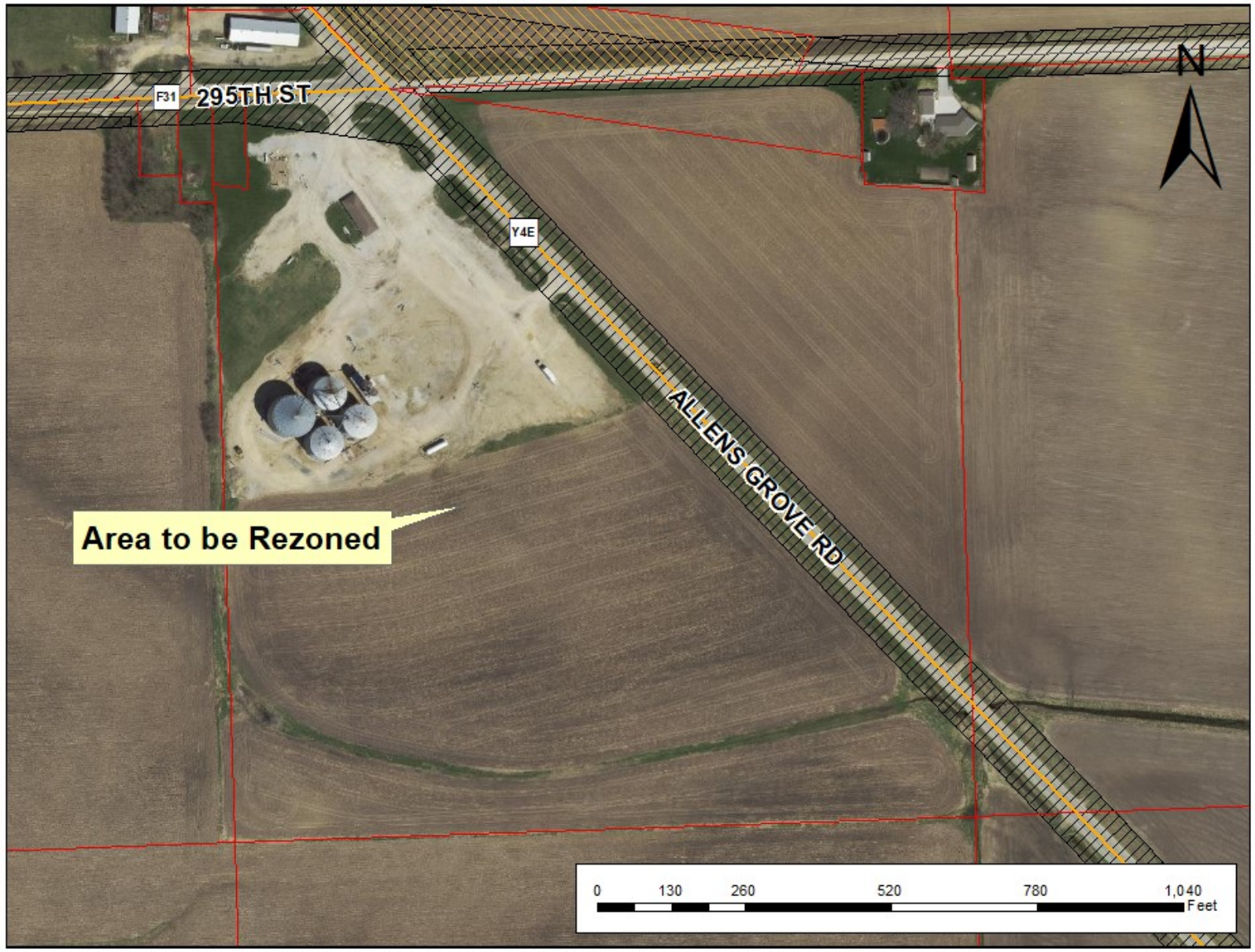
Neighborhood



Zoning



Project Site



Allens Grove Road facing Northwest



Allens Grove Road facing Southeast

SPEED
LIMIT
55



**Portion of Parcel on North
side of Allens Grove Road
(to remain unchanged)**



**Portion of Parcel on North
side of Allens Grove Road
(to remain unchanged)**



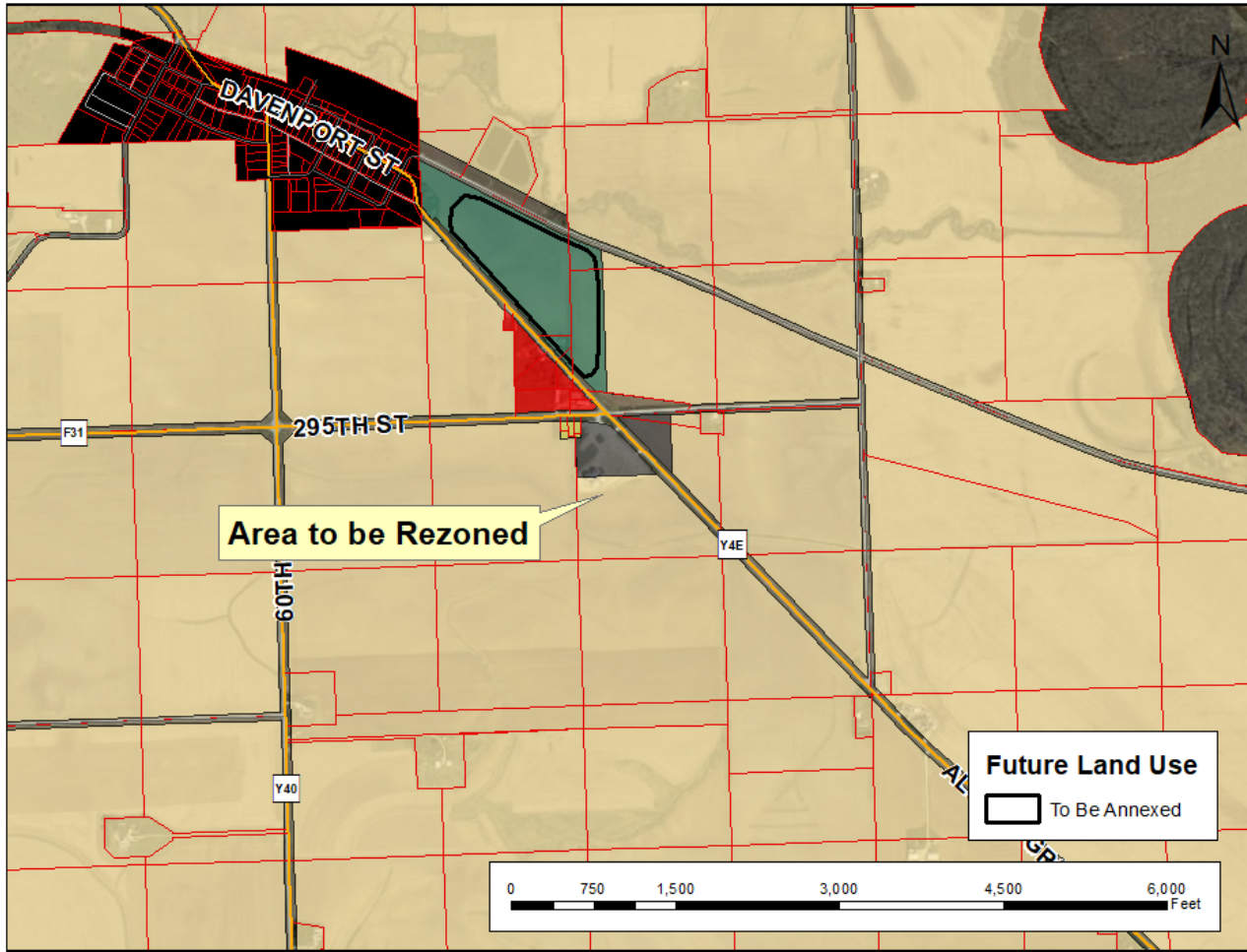
Developed Portion of Property



Acreage to Be Rezoned



Is the development in compliance with the adopted Future Land Use Map?



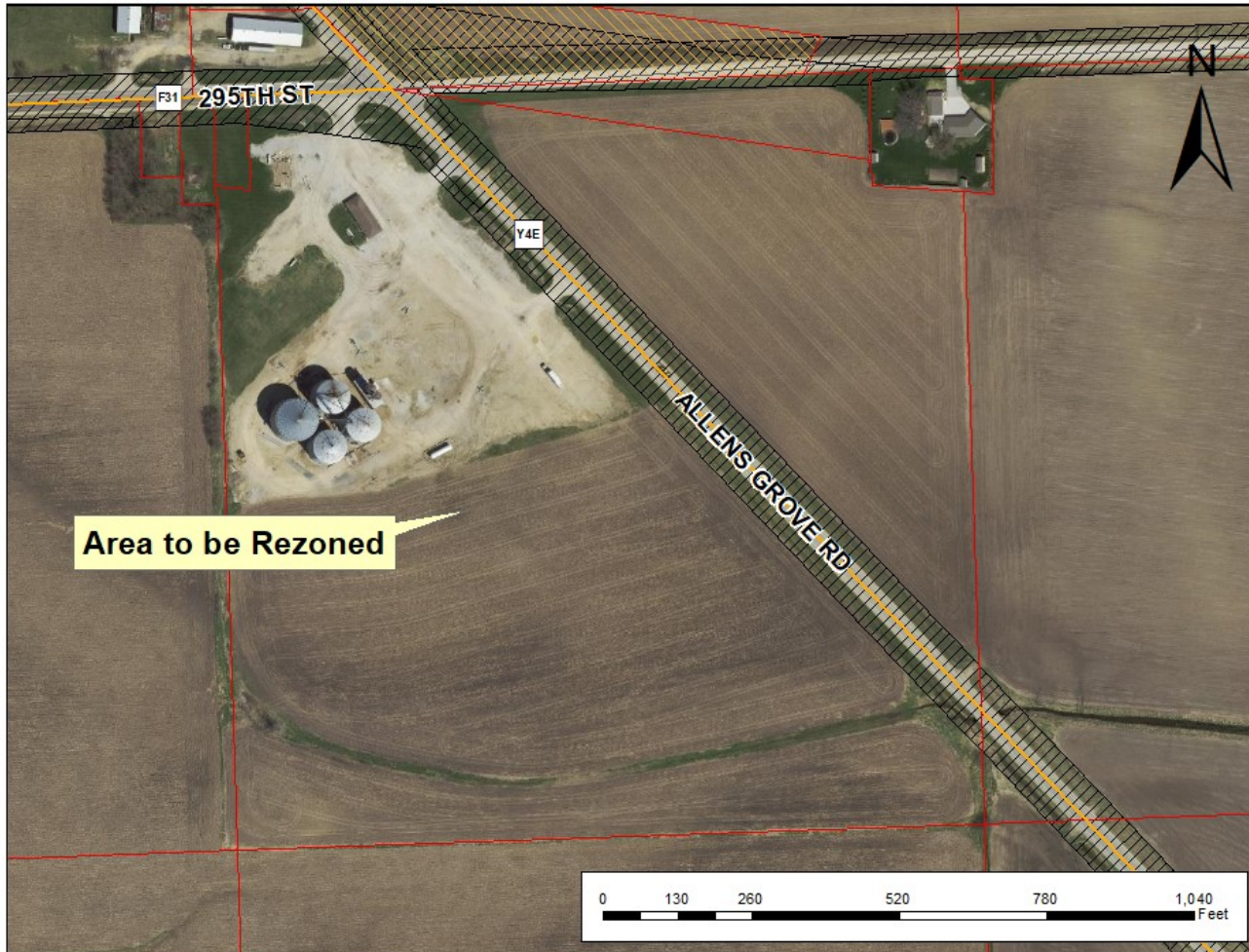
The rezoning request does not meet this criterion.

Is the development on marginal or poor agricultural land?



The rezoning request meets a preponderance of this criterion.

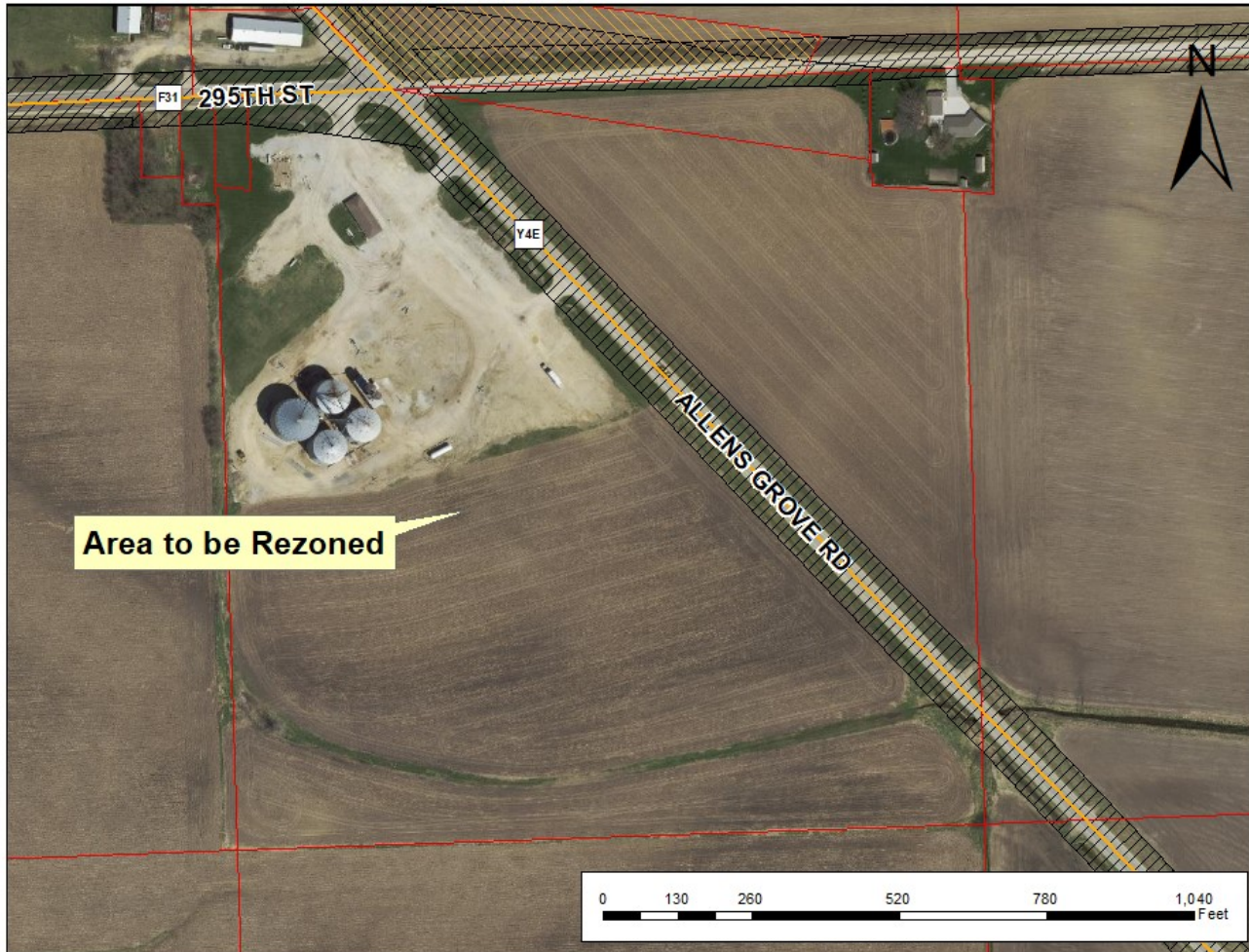
Does the proposed development have access to adequately-constructed, paved roads?



No comments or concerns from County Engineer.

The rezoning request meets this criterion.

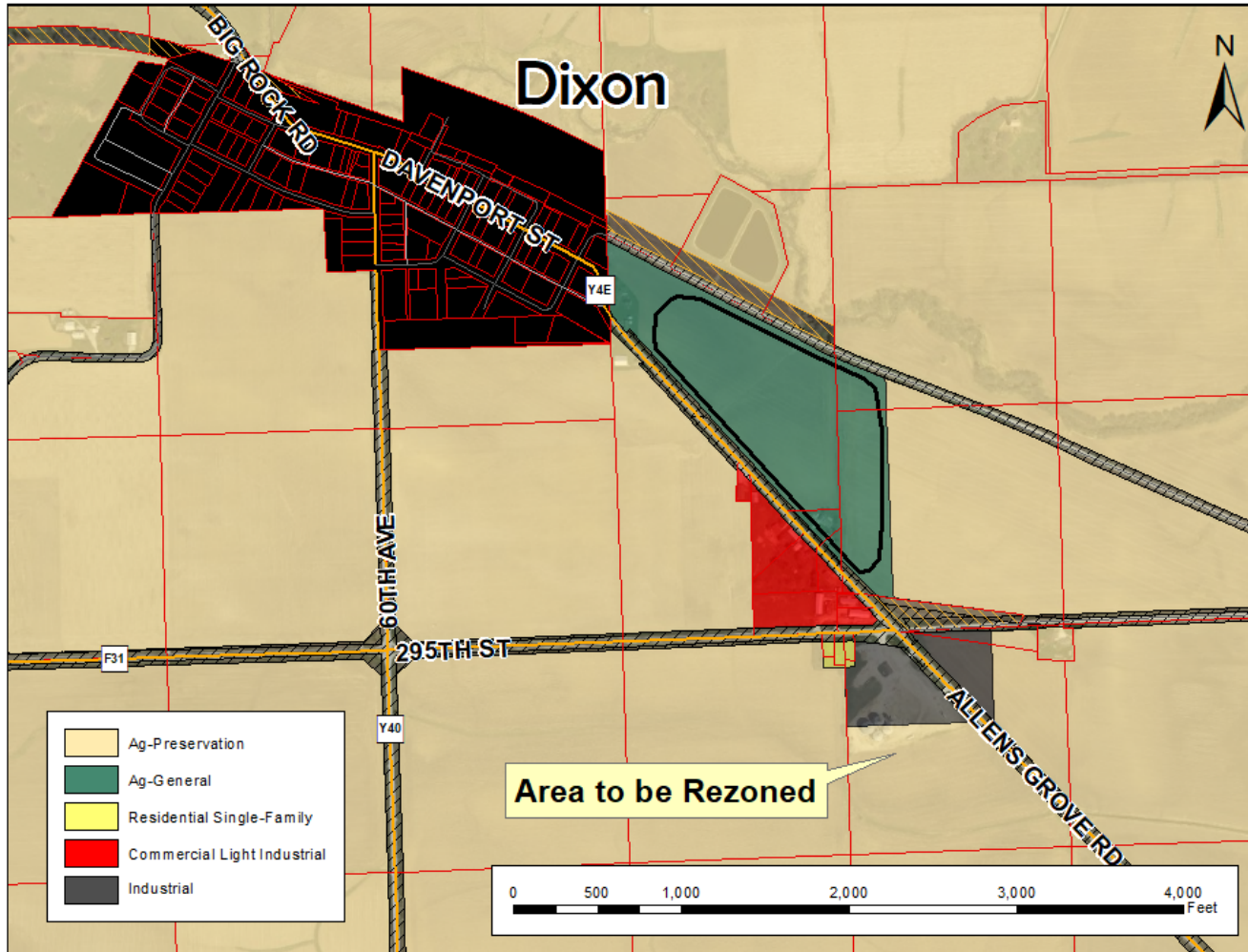
Does the proposed development have adequate provision for public or private sewer and water services?



**Served by private well and septic.
No comments or concerns from County Health.**

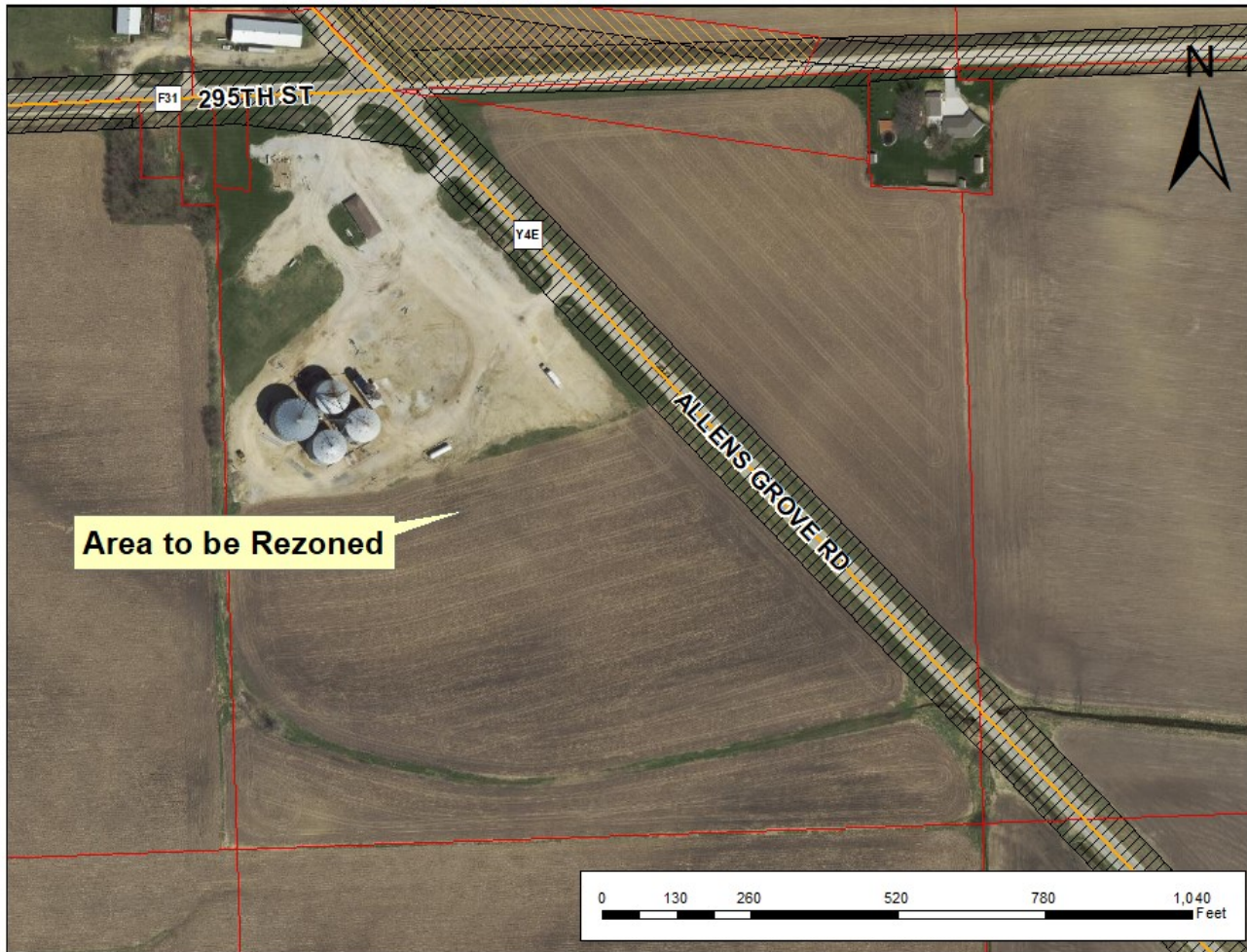
The rezoning request meets this criterion.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?



The rezoning request meets this criterion.

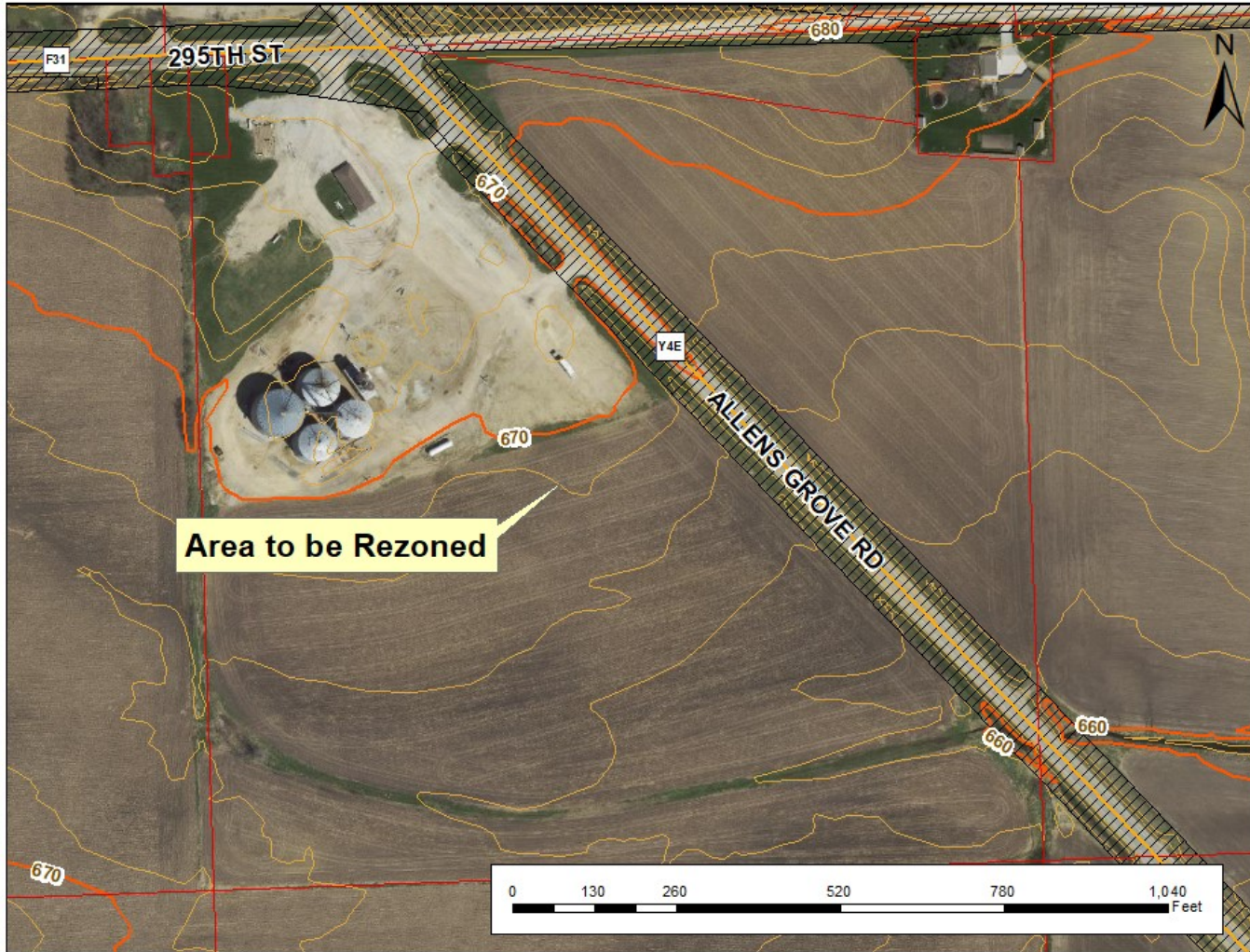
Is the proposed development located where it is least disruptive to existing agricultural activities?



The proposed development is an expansion of an agricultural retail business, which is likely more compatible with rather than disruptive to existing agricultural activities.

The rezoning request meets this criterion.

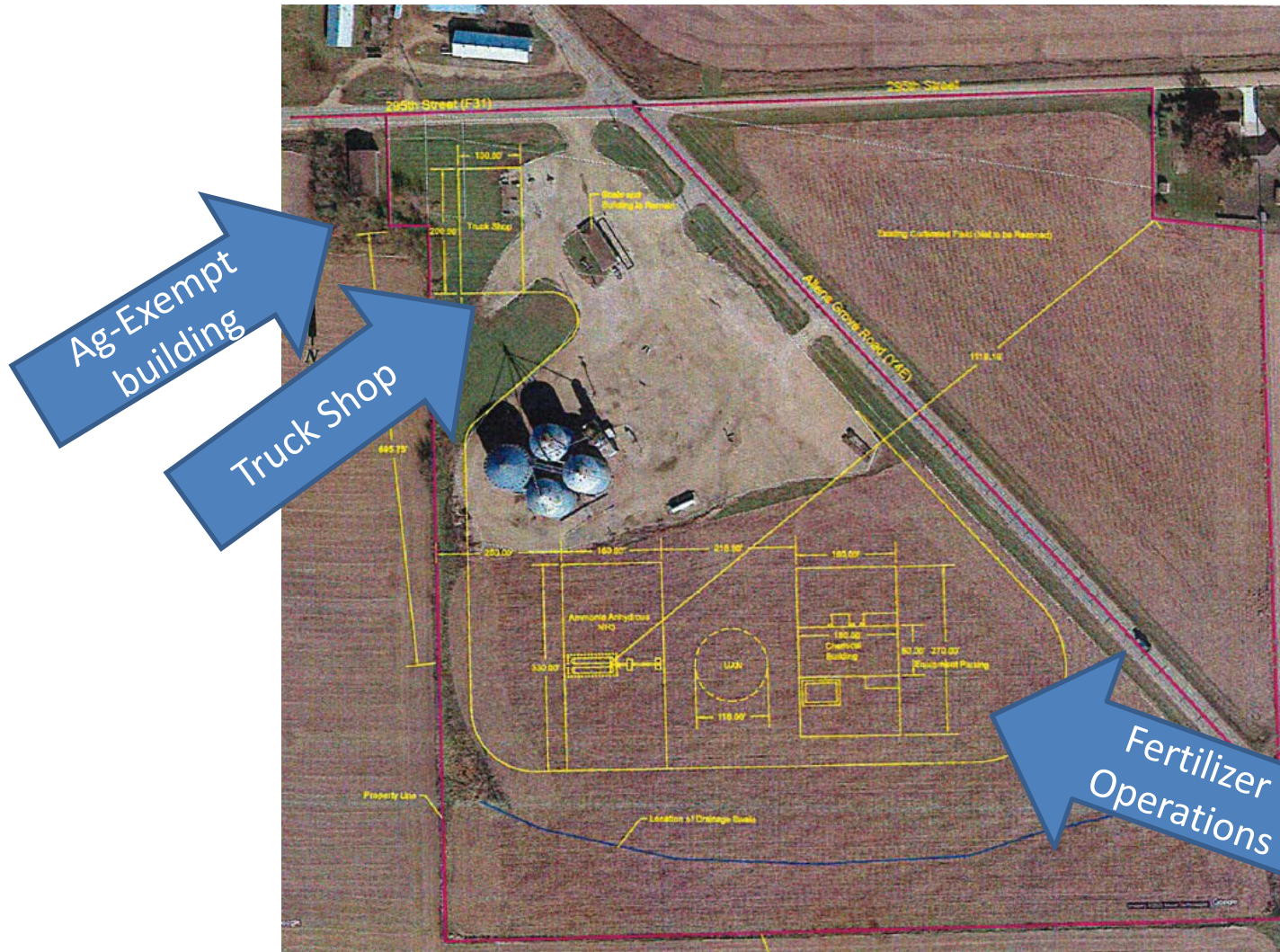
Does the area have stable environmental resources?



0-2% slopes, not in floodplain or floodway.

The rezoning request meets this criterion.

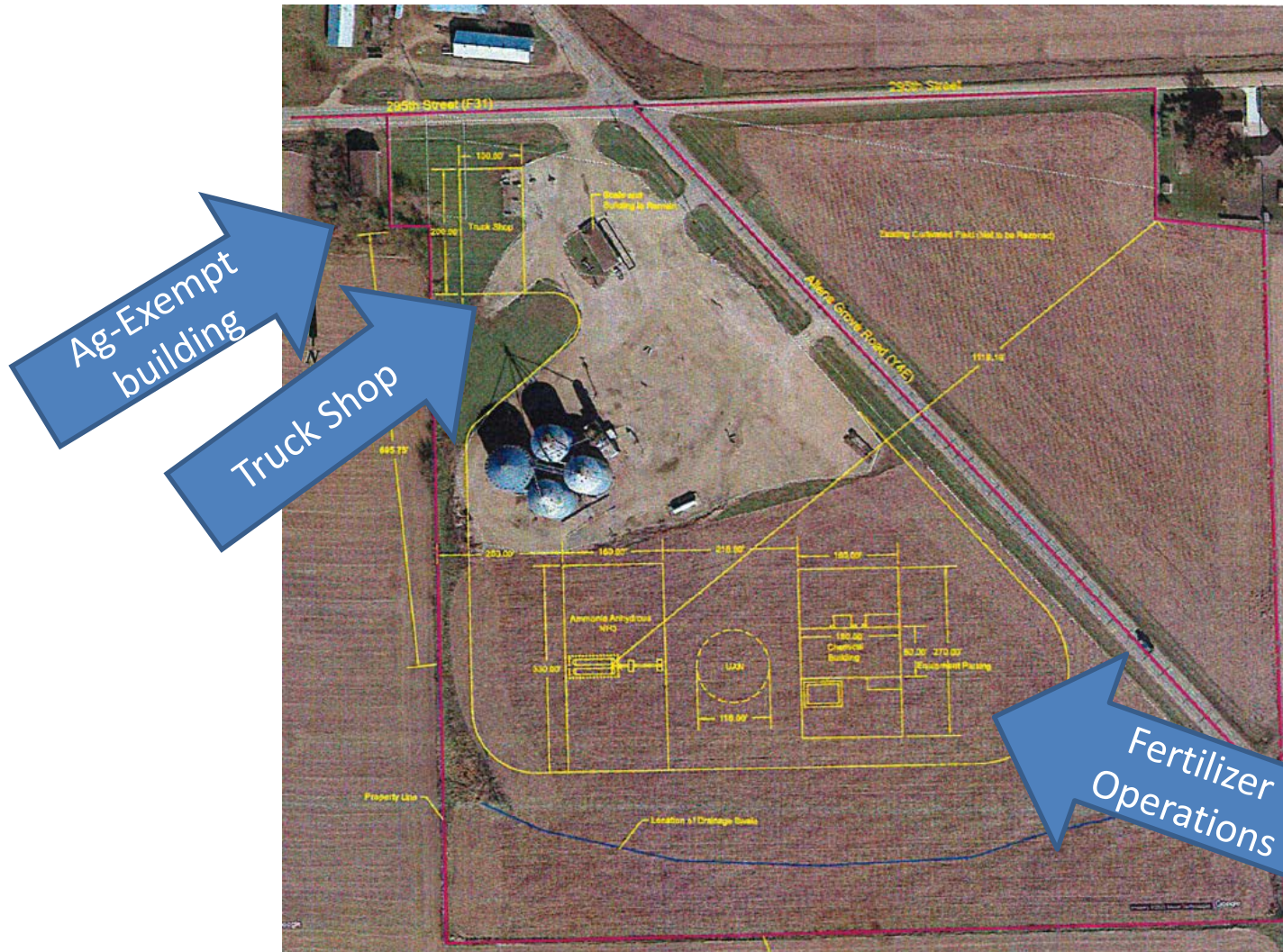
Is the proposed development sufficiently buffered from other less intensive land uses?



The proposed development is directly adjacent to productive agricultural parcels and an agriculturally-exempt building.

- ✓ Truck Shop
~125 feet from ag-exempt building
- ✓ Chemical Building
~140 feet from Allens Grove Road

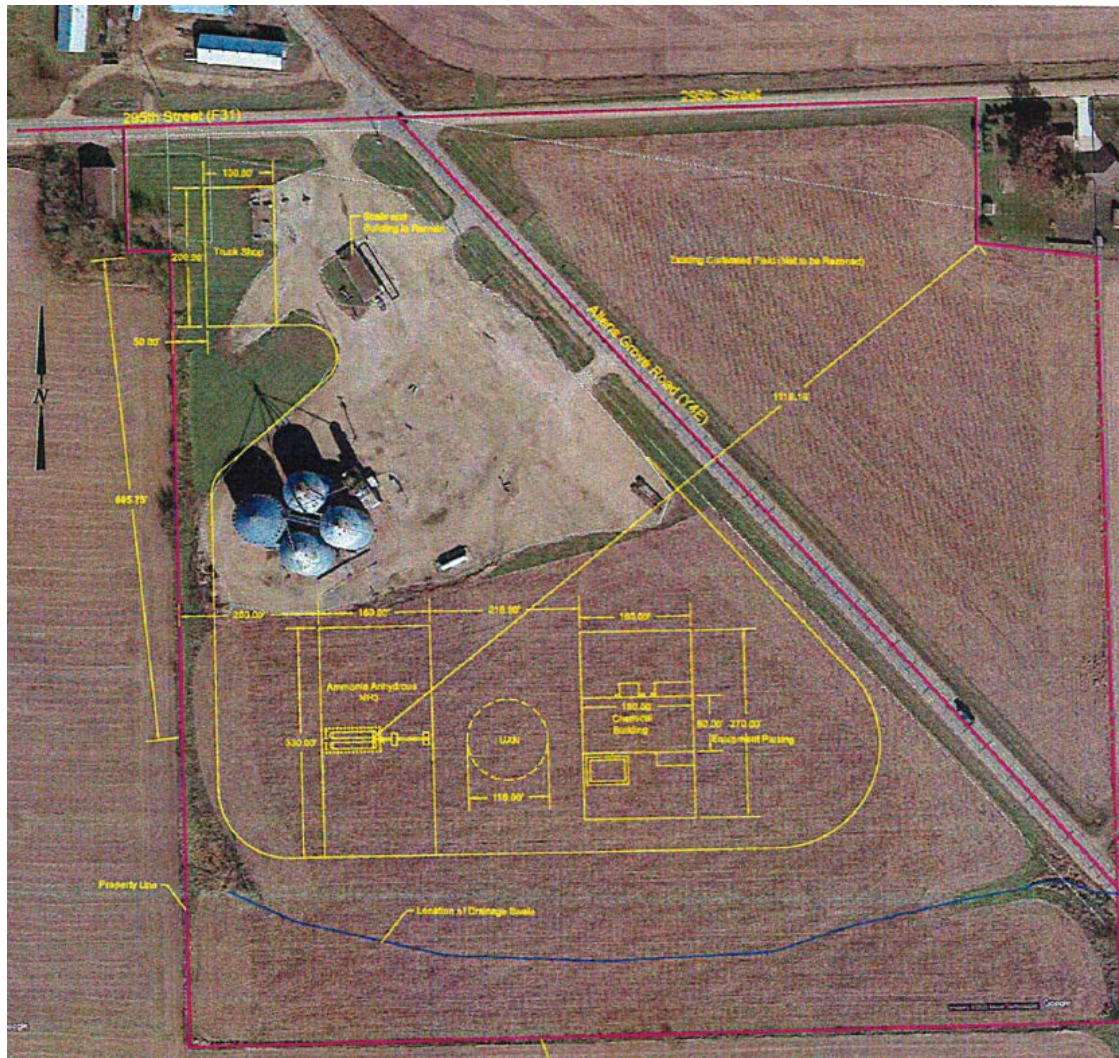
Is the proposed development sufficiently buffered from other less intensive land uses?



Development will be subject to Site Plan Review: landscape screening or fencing more appropriate at that stage.

The rezoning request meets a preponderance of this criterion.

Is there a recognized need for such development?



As stated in the applicant's petition, "[the development] will provide area farmers an opportunity to access products needed to support their businesses and growth in a more efficient manner."

The rezoning request meets this criterion.

Public Comment

- Notified: neighbors within 500 feet, Secondary Roads, Health Department, Bi-State Regional Commission, local NRCS
- Published in *North Scott Press*, March 6th Edition
- Bi-State Site Analysis

P & Z Commission Recommendation

The P & Z Commission recommends that, in accordance with staff's recommendation, the rezoning of approximately 19.04 acres from Agricultural-Preservation (A-P) to Industrial (I) **be approved** based on its compliance with a preponderance of the criteria of the Revised Land Use Policies.



**Planning & Development
Scott County, Iowa**

Email: planning@scottcountyiowa.gov
Office: (563) 326-8643
Fax: (563) 326-8257

Administrative Center
600 West Fourth Street
Davenport, Iowa 52801-1106

February 21, 2024

To: Mahesh Sharma, County Administrator
From: Alan Silas, Planning and Development Specialist
Re: Planning & Zoning Commission action on February 20, 2024 agenda item

Members Present: Armstrong, Eckhardt, Maxwell, Piatak, Steward
Members Absent: Rochau, Scheibe

1. Public Hearing – Rezoning

Application from **River Valley Cooperative** to rezone approximately 19.04 acres, legally described as Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 of Allens Grove Township (a portion of Scott County Tax Parcel 021837004), from “Agricultural-Preservation (A-P)” to “Industrial (I)” to expand the existing agricultural service operation.

The Commission voted (5-0) to recommend approval of the rezoning to the Board of Supervisors in accordance with staff’s recommendation. Three (3) members of the public were in attendance, as well as a representative for the applicant (**Hobie Stutt**):

- **Tony and Tammy Dahms** (6745 295th Street) had a number of clarifying questions about the operations planned for the site. Stutt was able to respond to all of their questions and concerns.
- **Dennis Kay** (1310 Wisconsin Avenue, Davenport) attended to “stay informed” and asked Stutt a question about a different facility owned by River Valley Cooperative.

The recommendation to approve the rezoning will be forwarded to the Board of Supervisors for its own hearing on the request.

- **Vote (recommend approval rezoning from A-P to I): 5-0, All Ayes**



Serving local governments in Muscatine and Scott Counties, Iowa;
Henry, Mercer, and Rock Island Counties, Illinois

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Kippy Breeden

VICE-CHAIR
Brad Bark

SECRETARY
Richard "Quijas" Brunk

TREASURER
John Maxwell

MUNICIPAL REPRESENTATIVES:

City of Davenport

Mike Matson, Mayor

Rick Dunn, Alderperson

Jazmin Newton, Alderperson

Randy Moore, Citizen

City of Rock Island

Mike Thoms, Mayor

Dylan Parker, Alderperson

City of Moline

Sangeetha Rayapati, Mayor

Vacant, Alderperson

City of Bettendorf

Robert Gallagher, Mayor

City of East Moline

Reggie Freeman, Mayor

City of Muscatine

Brad Bark, Mayor

City of Kewanee

Gary Moore, Mayor

City of Silvis; Villages of

Andalusia, Carbon Cliff,

Coal Valley, Cordova, Hampton,

Hillsdale, Milan, Oak Grove,

Port Byron, and Rapids City

Duane Dawson, Mayor, Milan

Cities of Aledo, Colona, Galva,

Geneseo; Villages of Alpha,

Andover, Annawan, Atkinson, Cambridge,

Keithsburg, New Boston, Orion,

Sherrard, Viola, Windsor, and Woodhull

Rich Volkert, Mayor, Galva

Cities of Blue Grass, Buffalo,

Eldridge, Fruitland, LeClaire,

Long Grove, McCausland,

Nichols, Princeton, Riverdale,

Walcott, West Liberty, and Wilton

Michael Limberg, Mayor, Long Grove

COUNTY REPRESENTATIVES:

Henry County

Kippy Breeden, Chair

James Thompson, Member

Vacant, Member

Mercer County

Vacant

Muscatine County

Jeff Sorensen, Chair

Nathan Mather, Member

Rock Island County

Richard "Quijas" Brunk, Chair

David Adams, Member

Drue Mielke, Member

Kim Callaway-Thompson, Citizen

Scott County

Ken Beck, Chair

John Maxwell, Member

Ross Paustian, Member

Vacant, Citizen

PROGRAM REPRESENTATIVES:

Ralph H. Heninger

Jerry Lack

Marcy Mendenhall

Eileen Roethler

Rick Schloemer

Bill Stoermer

Executive Director

Denise Bulat

MEMORANDUM

To: Scott Count Planning and Zoning Commission Members

From: David Kovarik, Planner

Date: February 7, 2024

RE: Rezoning Application submitted by River Valley Cooperative

This memorandum is being submitted in response to a regional zoning review request from Scott County, Iowa. The Public Hearing is scheduled for 5:30 p.m. on February 20, 2024 with the Planning and Zoning Commission. The applicant, River Valley Cooperative of PO Box 256, Eldridge, IA is requesting a rezoning from Agricultural-Preservation(A-P) to Industrial (I) on one tract of land totaling approximately 19.04 acres of land for the expansion of an existing agricultural retail business.

The property can be described as Part of the NW ¼ of the SE ¼ of Section 18 of Allens Grove Township (Scott County Tax Parcel 021837004).

Having reviewed the information relevant to the proposed rezoning, the following items were ascertained. The parcel is not located within the Quad Cities Metropolitan Planning Organization (MPO) Area. The closest major roadway to the site is Allens Grove Road (County Road Y42E), which runs alongside the proposed site. There are no known short or long-range transportation projects programmed in the direct vicinity of the parcel on Allens Grove Road. The parcel does not appear to be located in a flood hazard area. The parcel does not appear to be located in a high earthquake incident area. The parcel is not located in an airport-restricted zone. The proposed site should have no effect on recreational facilities. This parcel is not located near any mining complexes. The parcel is not located in a Drainage District.

The parcel is located within an area that may contain significant archeological findings. The proposed rezoning should not have an impact on historic sites or Indian mounds. There are no dedicated Iowa Nature Preserves or registered Land and Water Reserves indicated in the vicinity of this site. The US Fish and Wildlife Service indicates there may be endangered animals at the site, but given that the north side of the parcel already serves as an agricultural retail business, this is unlikely. The parcel is located in the extraterritorial jurisdictional area of the City of Dixon, and by other industrial developments as well as adjacent to residential development that have access to water and sewer that could be extended.

Should you have any questions regarding this review, please contact me at (309) 793-6300 ext. 1139.

DK/sdg
P:\USERS\WORD\ZONING\zoning reviews\Scott County\Allens Grove TWP- River Valley Coop Rezoning.docx



PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
Email: planning@scottcountyiowa.gov
Office: (563) 326-8643



**NOTICE OF BOARD OF SUPERVISORS
PUBLIC HEARING FOR REZONING**

In accordance with Section 6-33 of the Revised Zoning Ordinance for unincorporated Scott County, the Board of Supervisors will review a proposed rezoning on **Thursday, March 14, 2024 at 5:00 P.M.** This notice is being sent to property owners of record within 500 feet of the approximate area in question and appropriate County officials. The meeting will be held in the **1st Floor Board Room of the Scott County Administrative Center, 600 West 4th Street, Davenport, Iowa 52801.**

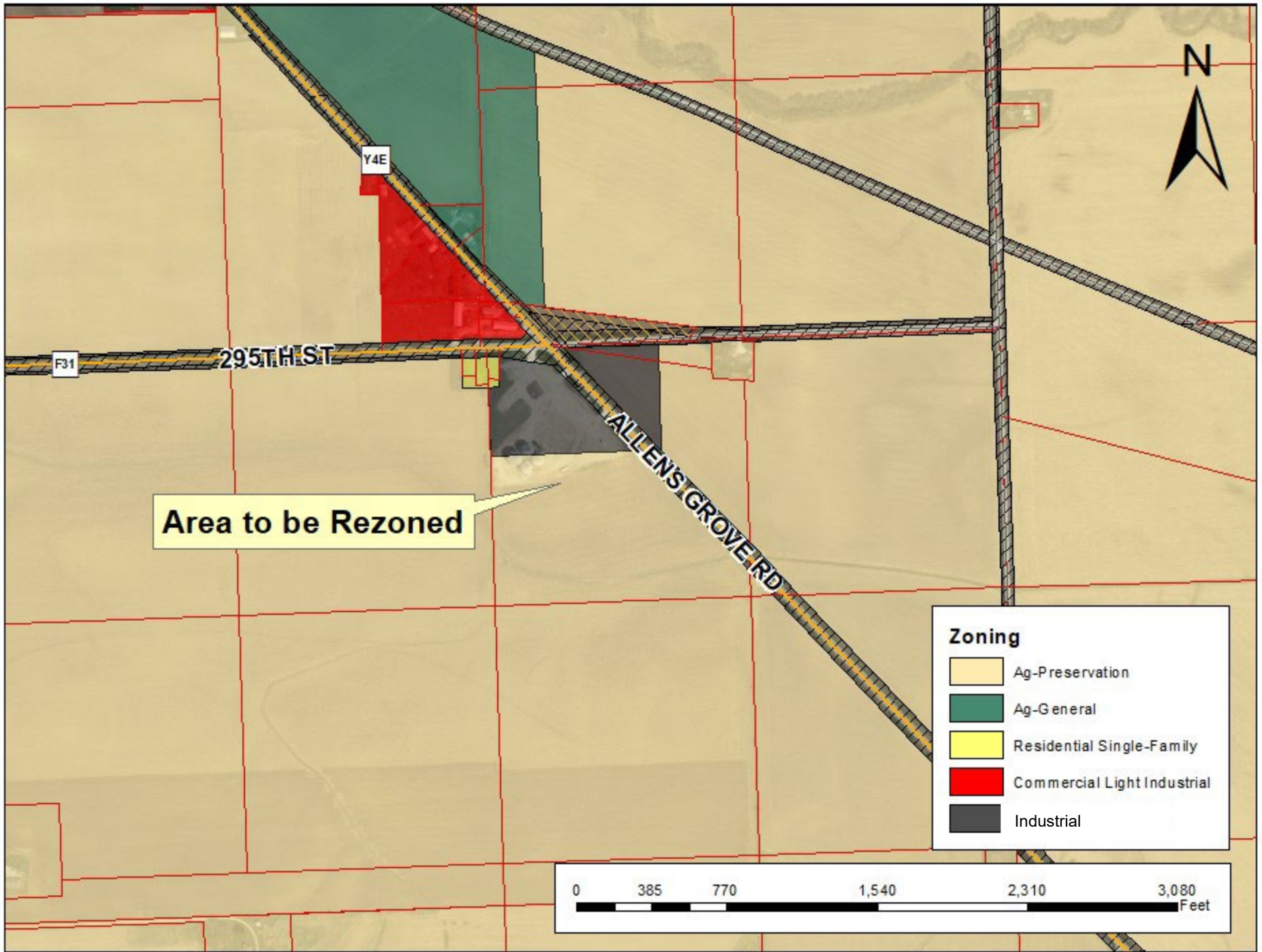
The Board of Supervisors will hear the request of **River Valley Cooperative** to rezone approximately 19.04 acres, legally described as Part of the NW ¼ of the SE ¼ of Section 18 of Allens Grove Township (Scott County Tax Parcel 021837004), from "Agricultural-Preservation (A-P)" to "Industrial (I)." The northwestern corner (~10 acres) of the subject parcel is currently zoned "I" and has historically been used for an agricultural retail business. The applicant intends to expand its current agricultural retail business. The Planning and Zoning Commission held a public hearing and took public comments on the proposal at its February 20, 2024 meeting and, with a 5-0 vote, recommended approval of the rezoning to the Board of Supervisors. The rezoning in and of itself will *not* allow development on the site: If the rezoning were approved by the Board of Supervisors, a Site Plan Review would need to be conducted and approved by the Planning and Zoning Commission prior to construction and operation.

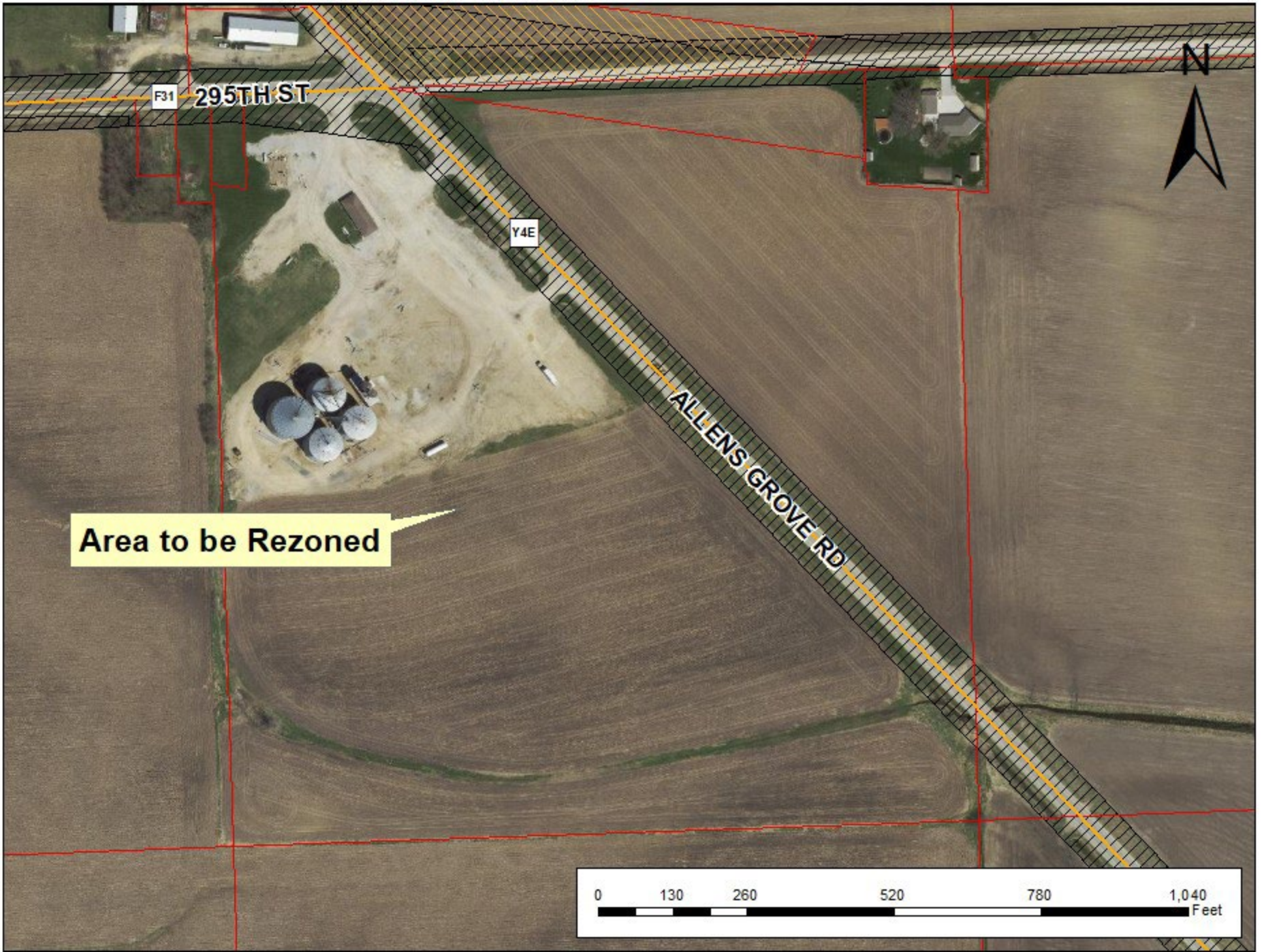
If you have any questions or comments regarding this meeting or proposal, please call or write the Planning and Development Department, Scott County Administrative Center, 600 West Fourth Street, Davenport, Iowa 52801, (563) 326-8643, planning@scottcountyiowa.gov, or attend the meeting.



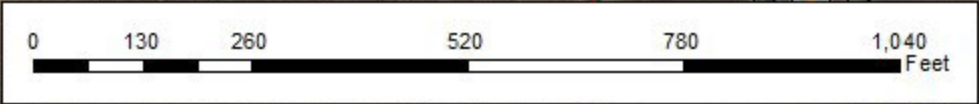


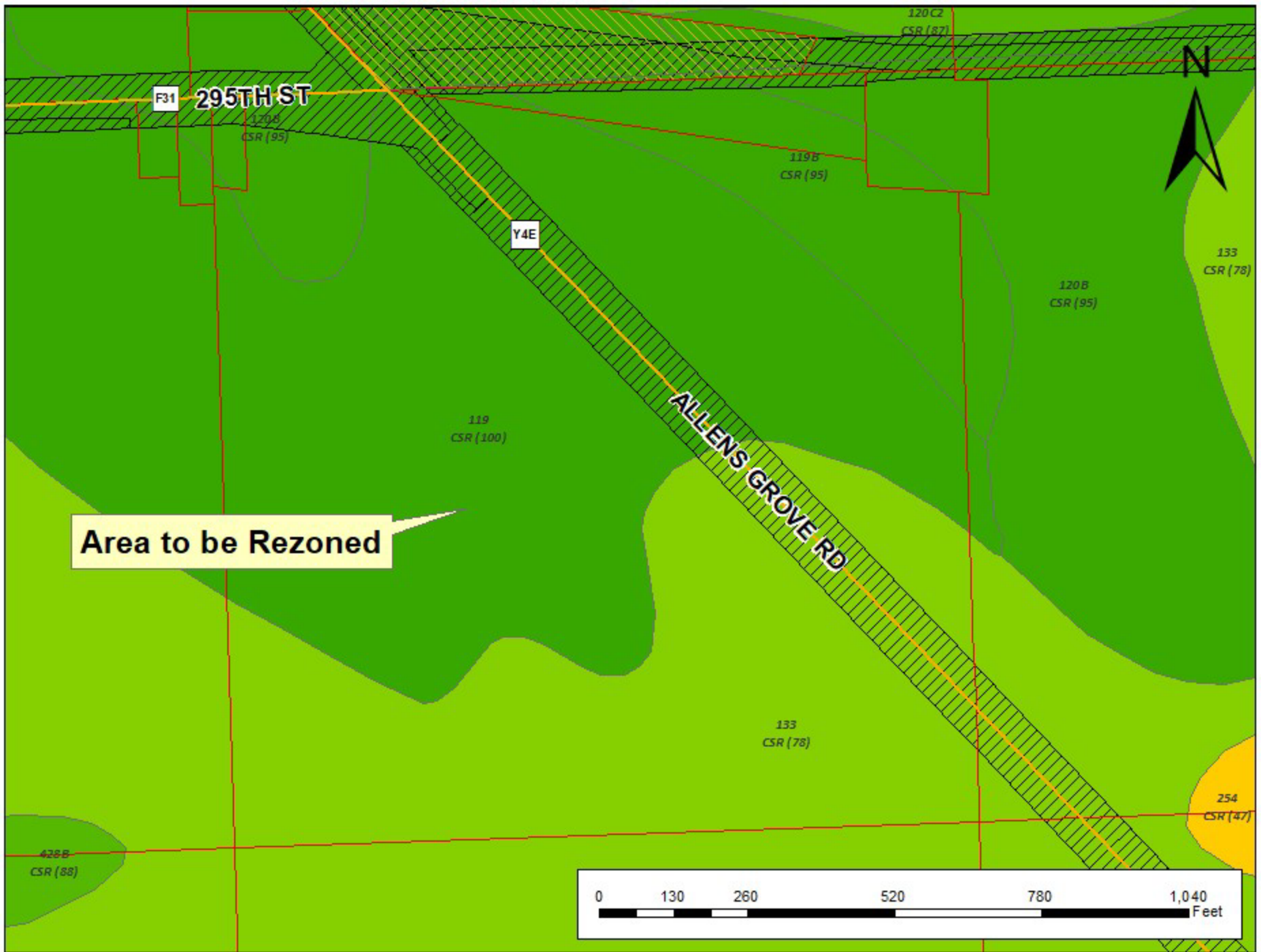


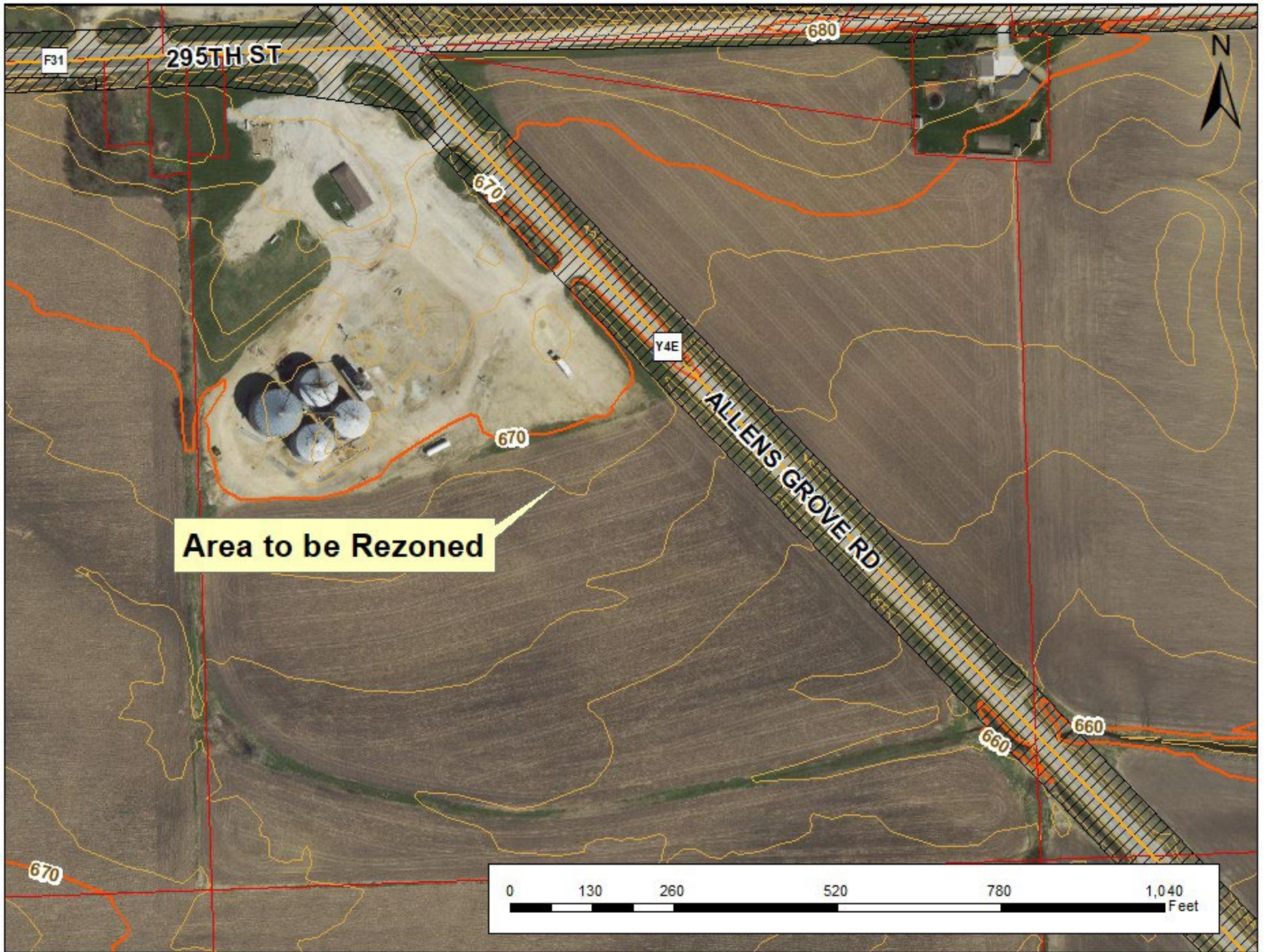




Area to be Rezoned







Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport

Iowa SCOTT COUNTY ORDINANCE NO. 24-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 19.04 ACRES IN SECTION 18, ALLENS GROVE TOWNSHIP FROM AGRICULTURAL-PRESERVATION (A-P) TO INDUSTRIAL (I), ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. In accordance with Section 6-33 Scott County Code, the following described unit of real estate is hereby rezoned from Agricultural-Preservation (A-P) to Industrial (I) to-wit:

Part of the Northwest Quarter of the Southeast Quarter of Section 18, in Township 80 North, Range 2 East of the 5th P.M. (Allens Grove Township), being more particularly described as follows:

All portions of Parcel 081837004 south/southwest of Allens Grove Road not already zoned Industrial

Section 2. This ordinance changing the above described land to Industrial (I) is approved.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2024.

Ken Beck, Chair
Scott County Board of Supervisors

Kerri Tompkins, County Auditor

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport

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Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2024.

Ken Beck, Chair
Scott County Board of Supervisors

Kerri Tompkins, County Auditor



PLANNING & ZONING COMMISSION

STAFF REPORT

February 20, 2024



- Applicant:** River Valley Cooperative
- Request:** Rezone 19.04 acres, more or less, from Agricultural-Preservation (A-P) to Industrial (I)
- Legal Description:** Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18 of Allens Grove Township
A portion of Scott County Tax Parcel 021837004
- General Location:** 29434 Allens Grove Road, approximately $\frac{1}{2}$ mile SE of the City of Dixon
- Existing Zoning:** Agricultural-Preservation (A-P)
- Surrounding Zoning:**
- North:** Single-Family Residential (R-1); Commercial-Light Industrial (C-2);
Agricultural-General (A-G)
 - South:** Agricultural-Preservation (A-P)
 - East:** Agricultural-Preservation (A-P)
 - West:** Agricultural-Preservation (A-P)

GENERAL COMMENTS:

This report refers to both “subject parcel” and “subject area” throughout:

Subject parcel: Scott County Tax Parcel 021837004 (37.67 acres)

Subject area: the portion of the subject parcel to be rezoned (19.04 acres)

This request is to rezone 19.04 acres, more or less, from Agricultural-Preservation (A-P) to Industrial (I). The applicant intends to expand its current agricultural retail business, utilizing an existing scale and building on site as well as constructing a truck shop and installing tanks and buildings for fertilizer storage and distribution. The subject parcel is unique in that it is unevenly bisected by Allens Grove Road. Approximately 5.7 acres of the subject parcel on the south side of Allens Grove Road are already zoned “I” and contain the existing scale and building, vehicle circulation area, and a portion of the grain bins. Another 2.9 acres of the subject parcel on the north side of Allens Grove Road is also zoned “I,” but has remained undeveloped. The request is essentially to have the remaining parcel area on the south side of Allens Grove Road zoned “I.”

Judging by the varied zoning classifications in the immediate area, which include some commercial and residential parcels zoned Commercial-Light Industrial (C-2), some formerly residential parcels zoned Single-Family Residential (R-1) (two are vacant and owned by the applicant, the other has an agriculturally-exempt farm



PLANNING & ZONING COMMISSION

STAFF REPORT

February 20, 2024



building), and some residential and agricultural parcels zoned Agricultural-General (A-G), this corridor along Allens Grove Road was likely considered a unique area of the County where commercial and industrial development existed and would be appropriate to continue when the agricultural-preservation zoning map and land use policies were adopted in the 1980's.

The "I" district is intended and designed to provide areas for industrial and/or commercial development of a more intense character than those allowed in the "C-2" district. Of the non-"floating" or -"overlay" zoning districts, "I" is the most intensive and allows for operations that generate noise, smoke, odors, dust, and involve significant areas of outdoor storage of raw materials or finished products.

STAFF REVIEW: Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a "preponderance" of the applicable Scott County Land Use Policies. That requires the Commission to assign weight to the criteria that most apply to the rezoning request at hand, and determine whether and to what extent the request meets the spirit and intent of the Land Use Policies.

Is the development in compliance with the adopted Future Land Use Map?

The adopted Future Land Use Map shows the subject area without a designation, meaning at its adoption, the County did not foresee any future change in use. Therefore, the Future Land Use Map would indicate the subject area should be preserved as agricultural.

The rezoning request does not meet this criterion.

Is the development on marginal or poor agricultural land?

Since nearly 9 acres of the subject parcel are already zoned "I," the County's database of "Rural Agricultural Parcels" and their average Corn Suitability Rating (CSR) does not include the subject parcel, which itself implies the subject area is marginal agricultural land. The Natural Resources Conservation Service (NRCS) Web Soil Survey map shows the subject area as being composed of Muscatine Silty Clay Loam (100 CSR) and Colo Silty Clay Loam (78 CSR). However, around 1.9 acres of the subject area contains the existing grain bins and vehicle circulation area and is not in productive agriculture.

The rezoning request meets a preponderance of this criterion.



PLANNING & ZONING COMMISSION
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Does the proposed development have access to adequately-constructed, paved roads?

The subject parcel has access to both 295th Street and Allens Grove Road, which are paved County roads. The County Engineer did not have any comments or concerns regarding the proposal.

The rezoning request meets this criterion.

Does the proposed development have adequate provision for public or private sewer and water services?

Any development within the County must comply with State and County health regulations for on-site water supply and wastewater treatment. The site is currently served by a private well and septic system. The County Health Department did not have any comments or concerns regarding the proposal.

The rezoning request meets this criterion.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?

The subject area is at the southern periphery of a “development-ready” corridor near the intersection of Allens Grove Road and 295th Street outside of Dixon.

The rezoning request meets this criterion.

Is the proposed development located where it is least disruptive to existing agricultural activities?

The proposed development is an expansion of an agricultural retail business, which is likely more compatible with rather than disruptive to existing agricultural activities.

The rezoning request meets this criterion.

Does the area have stable environmental resources?

The area to be rezoned is generally quite flat with elevations on the property ranging from 668 feet to 674 feet, with slopes ranging from 0% to 2% according to the Web Soil Survey data from the NRCS. The area to be rezoned is not within a



PLANNING & ZONING COMMISSION
STAFF REPORT
February 20, 2024



floodplain or floodway, and has historically accommodated productive agriculture as well as grain bins and traffic circulation areas.

The rezoning request meets this criterion.

Is the proposed development sufficiently buffered from other less intensive land uses?

The proposed development is directly adjacent to productive agricultural parcels and an agriculturally-exempt building. According to the draft site plan submitted by the applicant, the proposed truck shop on the north end of the subject parcel would be located approximately 125 feet from the agriculturally-exempt building; and the fertilizer components of the operation would be located approximately 200 feet from the nearest (west) property line and 140 feet from the Allens Grove Road easement. Any non-distance buffering requirements, like landscape screening or fencing, would be more appropriate to consider at the Site Plan Review stage.

The rezoning request meets a preponderance of this criterion.

Is there a recognized need for such development?

As stated in the applicant's petition, "[the development] will provide area farmers an opportunity to access products needed to support their businesses and growth in a more efficient manner."

The rezoning request meets this criterion.

~*~

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing. A sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission. Staff has not, as of yet, received any calls or comments.

Staff has also notified the County Secondary Roads Department, County Health Department, Bi-State Regional Commission, and the local NRCS for review and comment. The Secondary Roads Department, Health Department, and local NRCS did not have any comments or concerns. Bi-State Regional Commission provided a review of the request, which has been entered into the record.



PLANNING & ZONING COMMISSION
STAFF REPORT
February 20, 2024



RECOMMENDATION: Staff recommends that the rezoning of 19.04 acres from Agricultural-Preservation (A-P) to Industrial (I) be approved based on its compliance with a preponderance of the criteria of the Revised Land Use Policies.

Submitted by:
Alan Silas, Planning & Development Specialist
February 16, 2024

SCOTT COUNTY ORDINANCE NO. 24 - _____

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO ADD AND AMEND CERTAIN DEFINITIONS RELATED TO FLOODPLAIN REGULATIONS AND TO ALSO AMEND CERTAIN SPECIFIC FLOODPLAIN REGULATIONS IN ORDER TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL FLOOD INSURANCE PROGRAM AS REQUIRED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY, IOWA:

Section 1 Amend the following sections of Chapter 6, SCOTT COUNTY CODE, 2012.

6-5	DEFINITIONS
6-8	ESTABLISHMENT OF DISTRICTS AND DISTRICT BOUNDARIES
6-23.	GENERAL PROVISIONS OF THE FLOODWAY, FLOODWAY FRINGE, AND FLOODPLAIN OVERLAY DISTRICTS
6-25. "FF"	Floodway Fringe Overlay District
6-26. "GF"	General Flood Plain Overlay District

Section 2. Amend certain provisions of Section 6-5 DEFINITIONS to read as follows:

34. ENCLOSED AREA BELOW LOWEST FLOOR – The floor of the lowest enclosed area in a building when all the following criteria are met:
- A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of ~~6-23.B(5)~~ 6.23.B.D.(1) of this Ordinance, and

Section 3. Amend certain portions of Section 6-8 ESTABLISHMENT OF DISTRICTS AND DISTRICT BOUNDARIES to read as follows:

- D. Flood Plain Overlay Map: The boundaries of the flood plain overlay districts shall be the same as shown on the Flood Insurance Rate Maps, which were issued by the Federal Emergency Management Agency. The Flood Insurance Rate Maps (FIRM) for Scott County and Incorporated Areas, dated ~~March 23, 2021~~ dated April 11, 2024, which were prepared as part of the Scott County Flood Insurance Study, are hereby adopted by reference and declared to be the Official Flood Plain Zoning Map for unincorporated Scott County. The flood profiles and all explanatory material contained with the Flood Insurance Study are declared to be part of this ordinance. These maps are hereby adopted by reference as the Official Flood Identification Maps, together with the accompanying Flood Insurance Study and all explanatory material therein. These maps shall have the same force and effect as if they were all fully set forth or described herein. Subsequent amendments to these maps and Flood Insurance Study shall be adopted through the procedures established herein.

Section 4. Amend certain portions of Section 6-23 GENERAL PROVISIONS OF THE FLOODWAY, FLOODWAY FRINGE, AND GENERAL FLOODPLAIN OVERLAY DISTRICTS to read as follows:

A. General Provisions of the Floodplain Overlay Districts

2. Establishment of Official Floodplain Zoning Map

The Flood Insurance Rate Maps (FIRM) for Scott County's unincorporated areas, dated ~~March 23, 2021~~ **April 11, 2024**, which was prepared as part of the Flood Insurance Study for Scott County, are hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Scott County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

B.1.B.3) Record and maintain a record of (i) the elevation (in relation to North American Vertical Datum 1988 ~~(ALTERNATIVE LANGUAGE: National Geodetic Vertical Datum 1929)~~ [NOTE: ~~reference Flood Insurance Study for the appropriate datum~~]) of the lowest floor (including basement) of all new or substantially improved structures or (ii) the elevation to which new or substantially improved structures have been floodproofed.

B.2.B.6) Elevation (in relation to North American Vertical Datum 1988 ~~[reference Flood Insurance Study for the appropriate datum]~~) of the lowest floor (including basement) of structures or of the level to which a structure is to be floodproofed.

Section 5. Amend certain portions of Section 6-25 "FF" FLOODWAY FRINGE OVERLAY DISTRICT to read as follows:

3.L.1) Recreational vehicles are exempt from the requirements of Section ~~6-23 (3) (D)~~ **(1) 6-25 (3) (E)** of this Ordinance regarding anchoring and elevation of factory-built homes when the following criteria are satisfied:

Section 6. Validity and Severability

Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 7. Repealer

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date.

This ordinance shall be in full force and effective after its final passage and publication as by law provided.

Public Hearing _____,
First Consideration _____,
Second Consideration _____,

Ken Beck
Chairman, Board of Supervisors

Attested by: _____ Published on _____.
Kerri Tomkins
Scott County Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

MARCH 14, 2024

APPROVAL OF STAFF APPOINTMENTS

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The hiring of Tanner Gillispie for the position of Corrections Officer with the Sheriff's Office starting at entry level rate.

Section 2. The hiring of Dakota Delarm for the position of EMT with the MEDIC EMS Department starting at entry level rate.



Scott County Health Department

600 W. 4th Street | Davenport, IA 52801-1030 | P. 563-326-8618 | F. 563-326-8774
health@scottcountyiowa.gov | www.scottcountyiowa.gov/health

March 5, 2024

To: Scott County Board of Supervisors
From: Amy Thoreson, Health Director

Subject: Environmental Health Manager

The Health Department recently completed a third search process for our Environmental Manager position. A tentative offer has been made to Parker Prochaska. Mr. Prochaska has considerable experience working in wastewater treatment and enforcement of regulations at various levels of municipal government in various locations in the Midwest. He has previous management experience from recent positions that involved direct supervision and departmental responsibilities related to budgeting, reporting, and operational decision-making.

Due to Mr. Prochaska's experience, I am requesting the Board to approve filling the position of Environmental Health Manager by Parker Prochaska at midpoint salary of \$77,937.60. I also request that Mr. Prochaska accrue an annual vacation leave credit of 80 hours.

Cc: Mahesh Sharma, County Administrator
Vanessa Wierman, HR Director



THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

MARCH 14, 2024

APPROVING THE APPOINTMENT OF PARKER PROCHASKA FOR THE POSITON OF
ENVIRONMENTAL HEALTH MANAGER

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The appointment of Parker Prochaska for the position of
Environmental Health Manager at a starting salary of \$77,937.60/yr is hereby
approved.

Section 2. That he accrue 2 weeks (80 hours) of vacation annually.

Section 3. That the appointment shall be effective March 25, 2024.

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1003

Office: (563) 326-8702
Fax: (563) 328-3285
www.scottcountyiowa.gov



February 27, 2024

TO: Mahesh Sharma, County Administrator

FROM: David Farmer, CPA, MPA Director of Budget & Administrative Services

SUBJECT: Home Base Iowa Grant Request

Scott County has received a request to replenish matching funds for the Home Base Iowa program. Home Base Iowa is a program for relocation incentives as the County is a Home Base Iowa Community. Scott County previously contributed \$25,000 in August 2021. The program is managed locally by the Quad Cities Chamber. Up to 10% was previously used for administration of the program. Local participants for relocation assistance include the Cities of Bettendorf and Davenport.

If a veteran is moving to Scott County or a city other than Davenport or Bettendorf, the veteran may be eligible for \$1,500 closing costs reimbursement, up to \$250 of expenses per interview in Scott County, and \$5,000 state tax credit.

Due to the length of time, the funds were not part of the 2024 or 2025 budget process. If the Board would like to contribute, funding may be passed along in March and adjusted budget authority be addressed in the May budget amendment.

A resolution authorizing the disbursement of funds is attached.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
MARCH 14, 2024

APPROVAL OF SUPPORT FOR THE HOME BASE IOWA INCENTIVE

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The State of Iowa launched a public-private partnership called Home Base Iowa initiative, which is an effort to match military veterans with jobs available across Iowa.
- Section 2. On February 23, 2017 the Board of Supervisors passed a resolution of support for the Home Base Iowa initiative consisting of two programs; Home Base Iowa Businesses and Home Base Iowa Communities.
- Section 3. Veteran Incentives Home base Iowa (HBI) Communities offers valuable incentives for veterans who relocate to their community. The incentives offered through the program include:
Reimbursement of expenses up to \$250 per visit to interview with a business in Scott County; \$1,500 grant towards the purchase of a home in Scott County; and Hilton Honors Military Program.
- Section 4. Scott County will contribute \$25,000 to the program, which the Quad Cities Chamber will administer.
- Section 5. This resolution shall take effect immediately.

Scott County, Iowa
March 14, 2024

The Board of Supervisors of Scott County, Iowa met in regular session on the 14th day of March, 2024, at 5:00 p.m., at the Scott County Administration Center at 600 West Fourth Street, Davenport, Iowa 52807. The meeting was called to order and there were present Ken Beck, the Chairman, and the following named Board of Supervisors members:

Absent: _____

Matters were discussed concerning the issuance of Private School Facility Revenue Notes for financing the construction, improving and equipping of a new Catholic school known as the St. Joan of Arc School in Bettendorf, Iowa. Following a discussion of the proposal, Supervisor _____ introduced and caused to be read a resolution entitled "A Resolution Regarding the Issuance of Not to Exceed \$8,400,000 Aggregate Principal Amount of Private School Facility Revenue Notes (St. Joan of Arc School Project), Series 2024, Calling a Public Hearing on the Proposed Issuance of the Notes, and Directing Publication of Notice of the Hearing," and moved its adoption. The motion was seconded by Supervisor _____. After due consideration of said resolution by the Board of Supervisors, the Chairman put the question on the motion and, the roll being called, the following named Board of Supervisors members voted:

Ayes: _____

Nays: _____

Whereupon, the Chairman declared said resolution, a copy of which is attached hereto, duly adopted and signed his approval thereto.

Ken Beck, Chairman

Attest:

Kerri Tompkins, County Auditor

A RESOLUTION REGARDING THE ISSUANCE OF NOT TO EXCEED \$8,400,000 AGGREGATE PRINCIPAL AMOUNT OF PRIVATE SCHOOL FACILITY REVENUE NOTES (ST. JOAN OF ARC SCHOOL PROJECT), SERIES 2024, CALLING A PUBLIC HEARING ON THE PROPOSED ISSUANCE OF THE NOTES, DIRECTING PUBLICATION OF NOTICE OF THE HEARING, AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT

WHEREAS, the County of Scott, Iowa (hereinafter referred to as the "County"), is a county and political subdivision organized and existing under the laws and the Constitution of the State of Iowa (the "State"), and is authorized and empowered by Chapter 419 of the Code of Iowa, as amended (hereinafter referred to as the "Act"), to issue revenue bonds and loan the proceeds from the sale of said bonds to one or more parties to be used to defray all or a portion of the cost of acquiring, improving and equipping a "project" (as defined in the Act) for the purpose of securing and developing industry and trade within or near the County in order to create jobs and employment opportunities and to improve the welfare of the residents of the County and the State; and

WHEREAS, the County has been requested by Our Lady of Lourdes Church of Bettendorf, Iowa and St. John Vianney Church of Bettendorf, Iowa both of which are wholly-owned 501(c)(3) organizations for the Diocese of Davenport (the "Borrowers") to authorize and issue its Private School Facility Revenue Notes (St. Joan of Arc School Project), Series 2024 (the "Notes") pursuant to the provisions of the Act for the purpose of (i) financing the construction, improving and equipping of a new 79,990 square foot co-educational, regional Catholic school known as the St. Joan of Arc School located on land located at the Northwest corner of Hopewell Avenue and Criswell Street in Bettendorf, Iowa (altogether, the "School"); (ii) refunding debt previously issued to purchase land where the School will be built; (iii) paying capitalized interest; and (iv) paying costs of issuance (altogether, the "Project"); and

WHEREAS, it has been represented to the County that the amount necessary to finance and refinance the Project will require the issuance by the County of not to exceed \$8,400,000 aggregate principal amount of its Notes pursuant to the provisions of the Act; and

WHEREAS, it is proposed that the County issue not to exceed \$8,400,000 aggregate principal amount of its Notes pursuant to the Act and loan said amount to the Borrowers under a Loan Agreement among the County, the Borrowers and Blackhawk Bank & Trust, as purchaser (the "Loan Agreement"), the obligation of which will be sufficient to pay the principal of and interest and redemption premium, if any, on the Notes as and when the same shall become due; and

WHEREAS, before the Notes may be issued, it is necessary to publish a notice of intention to issue the Notes and conduct a public hearing on the proposal to issue the Notes, all as required and provided for by Section 419.9 of the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended;

WHEREAS, the Borrowers have requested that the County take initial official action with respect to the Notes; and

WHEREAS, a Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto, has been presented to the Issuer under the terms of which the Issuer agrees, subject to the provisions of such Agreement, to pursue proceedings necessary under the Act to issue the Notes for such purpose and the Memorandum of Agreement does not legally commit the Issuer to issue the Notes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY AS FOLLOWS:

Section 1. That in order to assist in the financing of the construction, improving and equipping of the Project, the County declares its official intent to proceed with the necessary proceedings required to issue the Notes. The Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto is hereby approved, and the Chair is hereby authorized to execute said Memorandum of Agreement and the County Auditor is hereby authorized to attest the same and to affix the seal of the Issuer thereto. The Memorandum of Agreement, which constitutes and is hereby made a part of this Resolution, to be in substantially the form, text and containing the provisions set forth in Exhibit A attached hereto. Officials of the Issuer are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of the Memorandum of Agreement. The final decision whether to issue the Notes and the final amount of the Notes shall be subject to further action by this Board of Supervisors.

Section 2. That the Board of Supervisors of the County meet at the Scott County Administration Center at 600 West Fourth Street, Davenport, Iowa 52807, on the 28th day of March, 2024 at 5:05 o'clock p.m., at which time and place a public hearing shall be held on the proposal to issue the Notes referred to in the preamble hereof, at which hearing all local residents who appear shall be given an opportunity to express their views for or against the proposal to issue the Notes.

Section 3. That the County Auditor of the County is hereby directed to give notice of intention to issue the Notes, setting forth the amount and purpose thereof, and the time when and place where the hearing will be held, by publication at least once not less than fifteen (15) days prior to the date fixed for the hearing, in *The Quad-City Times* and the *North Scott Press*, all newspapers published and having a general circulation within the County. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING AND INTENTION TO ISSUE
PRIVATE SCHOOL FACILITY REVENUE NOTES
(ST. JOAN OF ARC SCHOOL PROJECT)
SERIES 2024

Notice is hereby given that a public hearing will be conducted before the Board of Supervisors of Scott County, Iowa (the "County") at the Scott County Administration Center at 600 West Fourth Street, Davenport, Iowa 52807, at 5:05 o'clock p.m., on March 28, 2024, on a proposal to issue qualified 501(c)(3) bonds in an amount not to exceed \$8,400,000 aggregate principal amount of the County's Private School Facility Revenue Notes (St. Joan of Arc School Project), Series 2024 (the "Notes"), pursuant to the provisions of Chapter 419 of the Code of Iowa, as amended, and Sections 103 and 147 of the Internal Revenue Code of 1986, as amended, for the purpose of (i) financing the construction, improving and equipping of a new 79,990 square foot co-educational, regional Catholic school known as the St. Joan of Arc School located on land located at the Northwest corner of Hopewell Avenue and Criswell Street in Bettendorf, Iowa (altogether, the "School"); (ii) refunding debt previously issued to purchase land where the School will be built; (iii) paying capitalized interest; and (iv) paying costs of issuance (altogether, the "Project"). Our Lady of Lourdes Church of Bettendorf, Iowa and St. John Vianney Church of Bettendorf, Iowa (collectively, the "Borrowers") will own and operate the Project.

Such Notes, if issued, and the interest and premium, if any, thereon will be payable solely out the revenues derived from the Loan Agreement between the County and the Borrowers. The Notes shall be limited obligations of the County payable solely from revenues received by the County under the Loan Agreement, and secured by a pledge of the amounts received by the County under and pursuant to the Loan Agreement. The Notes will represent and constitute, solely and exclusively, limited obligations of the County and will not represent, constitute or create an obligation, general or special, indebtedness, or moral obligation of the County within the meaning of any state constitutional provision or statutory limitations, and shall not constitute nor give rise to a pecuniary liability of the County or a charge against its general credit or taxing powers.

All local residents who appear at said public hearing shall be given an opportunity to express their views for or against the proposal to issue the Notes, and at said hearing, or any adjournment thereof, the Board of Supervisors of the County shall adopt a resolution determining whether or not to proceed with the issuance of the Notes. Written comments may also be submitted to the Issuer at 600 W. 4th Street, Davenport, Iowa 52801. Written comments must be received by the above hearing date.

COUNTY OF SCOTT, IOWA

By: _____
Kerri Tompkins, County Auditor

Section 4. That in order that the Project not be unduly delayed, the Borrowers may make such commitments, expenditures and advances toward payment of the costs of the Project as it considers appropriate, subject to reimbursement from the proceeds of the Notes when and if issued and sold, but otherwise without liability on the part of the County. That all costs of the County in connection with issuance of the Notes, including publication fees and legal fees, shall be the responsibility of the Borrowers.

Section 5. THAT THE NOTES, IF AND WHEN ISSUED, SHALL BE LIMITED OBLIGATIONS OF THE COUNTY PAYABLE SOLELY FROM REVENUES RECEIVED BY THE COUNTY UNDER THE LOAN AGREEMENT, AND SECURED BY A PLEDGE OF THE REVENUES OF THE COUNTY UNDER AND PURSUANT TO THE LOAN AGREEMENT. THE NOTES WILL REPRESENT AND CONSTITUTE, SOLELY AND EXCLUSIVELY, LIMITED OBLIGATIONS OF THE COUNTY AND WILL NOT REPRESENT, CONSTITUTE OR CREATE AN OBLIGATION, GENERAL OR SPECIAL, INDEBTEDNESS, OR MORAL OBLIGATION OF THE COUNTY WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION OR STATUTORY LIMITATIONS, AND SHALL NOT CONSTITUTE NOR GIVE RISE TO A PECUNIARY LIABILITY OF THE COUNTY OR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWERS.

Section 6. That the officers of the County and the County Attorney are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of this Resolution.

Section 7. That all resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 14th day of March, 2024.

Ken Beck, Chairman

Attest:

Kerri Tompkins, County Auditor

(SEAL)

STATE OF IOWA)
) SS:
COUNTY OF SCOTT)

I, Kerri Tompkins, Auditor of Scott County, Iowa, do hereby certify that I have in my possession or have access to the complete corporate records of said County and of its Board of Supervisors and officers; and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that said transcript hereto attached is a true, correct and complete copy of all of the corporate records showing the action taken with respect to the matters set forth therein by the Board of Supervisors of said County on March 14, 2024, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that such meeting was duly and publicly held in accordance with the Notice of Meeting and tentative agenda, a copy of which was timely served on each member of the Board of Supervisors and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Board of Supervisors (a copy of the face sheet of said agenda being attached hereto) pursuant to the rules of the Board of Supervisors and the provisions of Chapter 21, Code of Iowa, as amended, upon reasonable advance notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law and with members of the public in attendance. I further certify that the individuals named in the attached proceedings were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Supervisor vacancies existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the County or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of said County hereto affixed this 14th day of March, 2024.

Kerri Tompkins, Auditor of Scott County,
Iowa

(SEAL)

EXHIBIT A
MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is between Scott County, Iowa (the “Issuer”) and Our Lady of Lourdes Church of Bettendorf, Iowa and St. John Vianney Church of Bettendorf, Iowa (collectively, the “Borrowers”).

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Agreement are the following:

(a) The Issuer is authorized by Chapter 419 of the Code of Iowa, as amended (the “Act”) to issue revenue bonds or notes for a project located within, or within eight miles of, the Issuer for the purpose of financing the cost of acquiring, by construction or purchase, land, buildings, improvements and equipment suitable for the use of any facility for an organization described in Section 501(c)(3) of the Internal Revenue Code (the “Code”) which is exempt from federal income tax under Section 501(a) of the Code (a “Tax Exempt Organization”), refunding any bonds issued pursuant to the Act and any existing indebtedness relating to such facilities, and paying costs of issuance associated therewith.

(b) The Borrowers, each a Tax Exempt Organization, wish to obtain satisfactory assurance from the Issuer that, subject to the public hearing required by the Act and Section 147(f) of the Code, and to due compliance with all requirements of law and the obtaining of all necessary consents and approvals and to the happening of all acts conditions and things required to exist, happen or be performed precedent to and in connection therewith in due time, form and manner as required by law, such bonds or notes will be issued by the Issuer in a principal amount not to exceed \$8,400,000 (the “Notes”) for the purpose of providing funds to the Borrowers for the construction of a regional Catholic school known as the St. Joan of Arc School in Bettendorf, Iowa and the payment costs of issuance of the Notes.

2. Undertakings on the Part of the Issuer.

(a) The Issuer will begin the proceedings necessary to authorize the issuance of the Notes in an aggregate principal amount not to exceed \$8,400,000.

(b) Subject to due compliance with all requirements of law, including the provisions of and the public hearing required by the Act, it will cooperate with the Borrowers in the issuance and sale of such Notes, and the proceeds from the issuance of such Notes shall be loaned to the Borrowers upon such terms sufficient to pay the principal of and interest and redemption premium, if any, on such Notes, as and when the same shall become due all as shall be authorized by law and mutually satisfactory to the Borrowers and the Issuer.

(c) The Issuer shall determine when, in what amount, and if the Notes may be issued without causing the Issuer to lose its qualification as a “qualified small issuer” within the meaning of Section 265(b)(3)(C) of the Code.

3. Undertakings on the Part of the Borrowers.

(a) It will use all reasonable efforts to cooperate with the Issuer and comply with the Act and all other provisions of law relating to financing the Project and the issuance and sale of such Notes.

(b) It will enter into a Loan Agreement with the Issuer under the terms of which it will obligate itself to pay to the Issuer sums sufficient to pay the principal of and interest and redemption premium, if any, on such Notes as and when the same shall become due and payable, such instrument to contain other provisions required by law and such other provisions as shall be mutually acceptable to the Issuer and the Borrowers.

(c) It will take such further action and adopt such further proceedings as may be required to implement its aforesaid undertaking or as it may deem appropriate in pursuance thereof.

4. General Provisions.

(a) All commitments on the part of the Issuer and the Borrowers herein are subject to the condition that on or before one year from the date hereof (or such other date as shall be mutually agreed to) the Issuer and the Borrowers shall have agreed to mutually acceptable terms relating to the issuance and sale of such Notes, and mutually acceptable terms and conditions of the documents and proceedings referred to in paragraphs 2 and 3 hereof.

(b) Each Borrower agrees that it will reimburse the Issuer for all reasonable and necessary direct out-of-pocket expenses which the Issuer may incur at its request arising from the execution of this Agreement and the performance by the Issuer of its obligation hereunder, including, but not limited to, legal fees, printing and publication costs and filing fees arising from the execution of this Agreement and the performance, or preparation to perform by the Issuer of

its obligations hereunder, done at the request of the Borrowers, whether or not such Notes are issued.

(c) All commitments of the Issuer hereunder are further subject to the conditions that the Issuer, and its elected and appointed officials, shall in no event incur any liability for any act or omission hereunder, and that such Notes described herein shall not constitute an indebtedness of the Issuer within the meaning of any constitutional or statutory provision and shall not constitute nor give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers.

The execution of this Memorandum of Agreement by the Issuer is not intended to nor does it create a binding commitment on the part of the Issuer to proceed with the issuance of the Notes. It is further understood that the issuance of the Notes is subject to further review by the Board of Supervisors of the Issuer and compliance with all provisions of the Act, including the holding of a public hearing with respect thereto.

(d) Preparation of all resolutions, agreements, instruments, certificates, or other documents in final form for adoption and execution shall be the sole responsibility of Bond Counsel.

(e) In the event Sections 145 and 146 of the Code restrict the aggregate principal amount of Notes for Tax-Exempt Organizations which the Issuer may issue in any calendar year, the Issuer may, in its discretion, rescind its commitments under Paragraph 2 hereof, without liability on the part of the Issuer.

Dated as of the 14th day of March, 2024.

SCOTT COUNTY, IOWA

By: _____
Chair of the Board of Supervisors

Attest:

County Auditor

Our Lady of Lourdes Church of Bettendorf, Iowa

By: _____
Authorized Representative

St. John Vianney Church of Bettendorf

By: _____
Authorized Representative

OFFICE OF THE COUNTY ADMINISTRATOR

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Fax: (563) 328-3285
www.scottcountyia.gov



February 27, 2024

TO: Mahesh Sharma

FROM: David Farmer, CPA, MPA Director of Budget and Administrative Services

SUBJ: Scott County and Scott County Public Safety Authority Continuing Disclosure Requirements

In accordance with County Policy 13, *Tax Compliance Procedures relating to Tax-Exempt Bonds*, County Administration has filed, and verified, that all required continuing disclosures have been completed in relation to the June 30, 2023 financial statements. The Annual Financial Information and Operation Data for the year ended June 30, 2023 was posted to the Electronic Municipal Market Access (EMMA) database on February 22, 2024. This filing is within the required 365 days after fiscal year end.

Additionally, training to the Board will be held with the Board in the event of any new members or approval of an official statement. Training will be scheduled for our new board members in the month of March or April. I attend training annually through GFOA and bond counsel courses. This is in accordance with the policies and procedures regarding municipal securities disclosure as approved by the Scott County Board October 8, 2015.