

Scott County Board of Supervisors
July 3, 2025 5:00 p.m.

The Board of Supervisors met pursuant to adjournment with Maxwell, Paustian, Beck and Dickson present. Supervisor Bribriesco joined online. The Board recited the Pledge of Allegiance.

Moved by Dickson, seconded by Beck a motion approving the minutes of the June 17, 2025 Committee of the Whole and the June 19, 2025 Board Meeting. All Ayes.

Moved by Paustian, seconded by Dickson a motion to open a Public Hearing on an ordinance to adopt amendments to Chapter 6 of the Scott County Code of Ordinances and amend certain definitions and requirements related to Zoning Regulations. All Ayes.

No one from the public spoke.

Moved by Paustian, seconded by Dickson a motion to close the Public Hearing. All Ayes.

Moved by Dickson, seconded by Beck that the following ten consent agenda items be approved. All Ayes.

BE IT RESOLVED: 1) That the contract for the Jail UPS periodic inspections for a five-year period is hereby approved and awarded to VERTIV Corporation in the amount of \$15,631.20. 2) That the contract for the Courthouse UPS periodic inspections for a five-year period is hereby approved and awarded to VERTIV Corporation in the amount of \$36,233.21. 3) That the Director of Facility & Support Services is authorized to sign the contract. 4) This resolution shall take effect immediately. (136-2025)

BE IT RESOLVED: 1) That the Scott County Engineer is authorized to purchase snow and ice control salt from Compass Minerals America Inc. at \$88.25 per ton through the Iowa Department of Transportation Statewide Delivered Rock Salt FY26 contract. 2) That this resolution shall take effect immediately. (137-2025)

BE IT RESOLVED: 1) The contract to purchase two (2) new and unused MY2026 Chevy Equinox for Investigations in the Sheriff's Office, from Karl Chevy through the State of Iowa, Department of Administrative Services (DAS) Vehicle Contract Catalog at \$28,624.40 each for a total cost of \$57,248.80. 2) That assets being replaced are #5222 and #5392. 3) That the Fleet Manager is authorized to sign the contract. 4) This resolution shall take effect immediately. (138-2025)

BE IT RESOLVED: 1) The contract to purchase one (1) MY2026 Ford Police Interceptor Utility, All-Wheel Drive, Vehicle, for the Sheriff's Office, from Stivers Ford through the State of Iowa, Department of Administrative Services (DAS) Vehicle Contract Catalog for a total cost not to exceed \$54,300. 2) The vehicle eventually being replaced is asset #5401. 3) That the Fleet Manager is authorized to sign the contract. 4) This resolution shall take effect immediately. (139-2025)

BE IT RESOLVED: 1) The contract to purchase one (1) new and unused MY2026 Chevy Traverse for Investigations in the Sheriff's Office, from Karl Chevy through the State of Iowa, Department of Administrative Services (DAS) Vehicle Contract Catalog for a total cost not to exceed \$47,000.00. 2) The asset being replaced is #1521. 3) That the Fleet Manager is authorized to sign the contract. 4) This resolution shall take effect immediately. (140-2025)

NOW, THEREFORE, BE IT RESOLVED: 1) That the Field Training Officer (FTO) rate established in Policy I shall be increased to \$5.00 an hour for each hour such duties are actually performed through December 31, 2025 by Correction Officers, Corrections Custodial Officers, Corrections Food Service Officers and Supervisor. 2) That this resolution shall take effect July 1, 2025 and ends on December 31, 2025. (141-2025)

BE IT RESOLVED: 1) The purchase of Microsoft Software Licensing from Insight in the amount of \$1,039,590.87 to be paid in three yearly installments of \$346,530.29 is hereby approved. 2) This resolution shall take effect immediately. (142-2025)

BE IT RESOLVED: 1) That the Scott County Board of Supervisors supports the merger of the Mississippi Valley and South Central Workforce Development Boards. 2) That the merger shall become effective on October 1, 2025, contingent upon and following formal approval by the State Workforce Development Board on August 25, 2025. 3) This resolution shall take effect immediately. (143-2025)

BE IT RESOLVED: 1) The Scott County Board of Supervisors approves for payment all warrants numbered 340688 through 340953 as submitted and prepared for payment by the County Auditor, in the total amount of \$2,627,559.55. 2) The Board of Supervisors approves for payment to Wells Fargo Bank all purchase card program transactions as submitted to the County Auditor for review in the amount of \$188,924.86. 3) This resolution shall take effect immediately. (144-2025)

A motion to approve the renewal for a Class B Retail alcohol license for Dollar General Store #30307, 13932 110th Avenue, Davenport.

Moved by Dickson, seconded by Beck the second and final reading of the rezoning of a 21.60 acre +/- parcel in Section 1 of Buffalo Township from the current "A-G" Agricultural-General designation to the "C-2" Commercial and Light Industrial designation. Roll Call: Four Ayes with Bribriesco voting Nay.

Supervisor Bribriesco reviewed that she believes this promotes urban sprawl.

SCOTT COUNTY ORDINANCE NO. 25-05

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 21.60 ACRES IN SECTION 1, BUFFALO TOWNSHIP FROM "A-G" AGRICULTURAL-

GENERAL TO "C-2" COMMERCIAL AND LIGHT INDUSTRIAL, ALL WITHIN UNINCORPORATED SCOTT COUNTY.

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

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate is hereby rezoned from "A-G" Agricultural-General to "C-2" Commercial and Light Industrial to-wit: All that Part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 77 North, Range 2 East of the 5th P.M. lying Westerly of tract conveyed to State of Iowa by Warranty Deed dated May 3, 1967 and recorded in Book 306 of Deeds at page 125, records of the office of the Recorder of Scott County, Iowa (Scott County Tax Parcel 720123001)

Section 2. This ordinance changing the above-described land to "C-2" Commercial and Light Industrial zoning 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.

Moved by Dickson, seconded by Beck the first reading of an ordinance to adopt amendments to Chapter 6 of the Scott County Code of Ordinances and amend certain definitions and requirements related to Zoning Regulations. All Ayes.

AN ORDINANCE TO ADOPT AMENDMENTS TO CHAPTER 6 OF THE SCOTT COUNTY CODE TO ADD AND AMEND CERTAIN DEFINITIONS AND REQUIREMENTS RELATED TO ZONING REGULATIONS.

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

Section 1. Amend the following sections of Chapter 6, SCOTT COUNTY CODE, 2022.

6-5 DEFINITIONS

6-6 GENERAL REGULATIONS AND PROVISION

6-9 "A-P" AGRICULTURAL-PRESERVATION DISTRICT

6-10 "A-G" AGRICULTURAL-GENERAL DISTRICT

6-12 "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

6-13 "R-2" MULTI-FAMILY RESIDENTIAL DISTRICT

6-14 "CAD-R" COMMUNITY AREA DEVELOPMENT RESIDENTIAL DISTRICT

6-15 "CAD-PVC" COMMUNITY AREA DEVELOPMENT PARK VIEW COMMERCIAL DISTRICT

6-27 OFF STREET VEHICULAR PARKING REQUIREMENTS

6-29 SITE PLAN REVIEW

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

ADD 2. ACCESSORY DWELLING UNIT to read as follows:

ACCESSORY DWELLING UNIT: A second single-family dwelling, attached to an existing single-family dwelling or detached, located on the same premises as a single-family dwelling and limited to one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

REPLACE 66. HOME OCCUPATION to read as follows:

HOME OCCUPATION: An accessory use carried on entirely within the residence by a member of the family residing on the premises, and employees not exceeding the occupancy limit of the property, where there is no evidence, excluding permitted signage, of such occupation being conducted on the premises by virtue of exterior displays or unscreened outdoor storage, excessive noises, obnoxious odors, electrical disturbances, or a significant increase in vehicular activity on or associated with the property. A home occupation shall comply with restrictions of Section 6-6.V. A home business meeting the definition of "No-impact home-based business" as defined in Iowa Code Section 335 is not considered a home occupation.

Section 3. Amend certain provisions of Section 6-6 GENERAL REGULATIONS AND PROVISION to read as follows:

Replace Paragraph one of T. Fences and Walls to read as follows:

T. Fences and Walls: Fences and walls will only be allowed which do not obstruct traffic visibility. Fences are prohibited in a road right-of-way. No fence may be constructed which obstructs the visibility of adjacent driveways, streets or road intersections. Any proposed fence or wall which exceeds the height limits identified below shall be reviewed in accordance with the provisions and criteria for a Special Use Permit established in Section 6-30.

DELETE T(4) in its entirety.

Section 4. Amend certain portions of Section 6-9 "A-P" AGRICULTURAL-PRESERVATION DISTRICT to read as follows:

REPLACE B(3) to read as follows:

Forests, wildlife preserves, and conservation areas.

ADD C(6) to read as follows:

An accessory dwelling unit, provided that a farmhouse or single-family dwelling is present, and conforming to the setbacks, maximum stories, and maximum heights for the Principal Building in Section 6-9.E

DELETE D(11) in its entirety.

Section 5. Amend certain portions of Section 6-10 "A-G" AGRICULTURAL-GENERAL DISTRICT to read as follows:

REPLACE B(4) to read as follows:

Recreational facilities for private, non-profit service organizations including, but not limited to, Boy and Girl Scout Camps and church camps.

Section 6. Amend certain portions of Section 6-12 "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT to read as follows:

REVISE B(4) to read as follows:

Common open space provided to satisfy requirements of Chapter 9 SUBDIVISIONS.

ADD C(7) to read as follows:

An accessory dwelling unit provided that a farmhouse or single-family dwelling is present, and conforming to the setbacks, maximum stories, and maximum heights for the Principal Building in Section 6-12.E

DELETE D(1) in its entirety.

Section 7. Amend certain portions of Section 6-13 "R-2" MULTI-FAMILY RESIDENTIAL DISTRICT to read as follows:

ADD B(7) to read as follows:

Common open space provided to satisfy requirements of Chapter 9 SUBDIVISIONS.

ADD C(2) to read as follows:

An accessory dwelling unit, provided that one and only one single-family dwelling is present, and conforming to the setbacks, maximum stories, and maximum heights for a 1 or 2 Family Principal Building in Section 6-13.E.

Section 8. Amend certain portions of Section 6-14 "CAD-R" COMMUNITY AREA DEVELOPMENT RESIDENTIAL DISTRICT to read as follows:

ADD C(4) to read as follows:

An accessory dwelling unit, provided that one and only one single-family dwelling is present, and conforming to the setbacks, maximum stories, and maximum heights for the Principal Building for the applicable CAD in Section 6-14.E.

Section 9. Amend certain portions of Section 6-15 "CAD-PVC" COMMUNITY AREA DEVELOPMENT PARK VIEW COMMERCIAL DISTRICT to read as follows:

ADD D(2) to read as follows:

An accessory dwelling unit, provided that one and only one single-family dwelling is present, and conforming to the setbacks, maximum stories, and maximum heights for the Principal Building in Section 6-15.E.

Section 10. Amend certain portions of Section 6-27 OFF STREET VEHICULAR PARKING REQUIREMENTS to read as follows:

REPLACE Section 6-27 to read as follows:

A. Off street parking required: All new construction, re-development or change of use of property subject to the requirements of Section 6-29 Site Plan Review shall be required to provide off street parking and circulation areas in accordance with the requirements set forth in the Iowa Statewide Urban Design and Specifications (SUDAS) Design

Manual, latest edition, Chapter 8 - Parking Lots, Section 8C-1 – Site Provisions, Subsection B. Number of Parking Spaces Required.

B. Storm water management: Storm water detention for off street parking shall be required in accordance with Section 6-29.D(4).

C. Construction and design standards: Off street parking and circulation areas shall be designed and constructed in accordance with the SUDAS Design Manual, latest edition, Chapter 8 - Parking

Lots, Section 8B-1 - Layout and Design, Subsections C. Parking Lot Dimensions, E. Drainage, and F. Pavement Design.

D. Exceptions: Any exceptions or modifications to the requirements of the off street parking regulations shall be reviewed using the criteria established for the review of a Special Use permit by making application to the Zoning Board of Adjustment under the procedures and criteria of Section 6-30 C(2) for Special Permitted Uses.

Section 11. Amend certain portions of Section 6-29 SITE PLAN REVIEW to read as follows:

REPLACE D(2) to read as follows:

All parking shall be provided in accordance with the provisions of Section 6-27 Off Street Vehicular Parking Requirements.

REPLACE D(4) to read as follows:

The proposed development shall be designed with adequate water supply and sewage treatment facilities and stormwater drains and structures necessary to protect the public health and welfare by not overloading existing public utilities. Storm water management shall be provided in accordance with the requirements included in SUDAS Design Manual, latest edition, Chapter 2 – Stormwater, Section 2G-1 – General Information for Detention Practices, Subsections B. Storm Detention Regulations, D. Detention Basin Design Methods, E. Estimating Storage Volume, and F. Detention Facilities Requirements. A written maintenance plan shall be provided by the developer indicating the required maintenance work, an approximate schedule of that work, and the party responsible for that maintenance; the County will not assume maintenance responsibilities.

REPLACE G(2)b to read as follows:

When additional security lighting or additional lighting at an entrance abutting a County right-of-way is desired in excess of the foot-candle limit imposed by item a above, such additional lighting may be allowed based on evidence of need through site plan review.

Section 12. 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 13. Repealer

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

Section 14. Effective Date.

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

County Administrator Mahesh Sharma spoke on the Urban County Coalition Legislative Summary. He reviewed a meeting with Court Administration regarding space needs for the Space Study. He also reviewed recent activities of the United Way Committee, including a fundraising luncheon, and the Employee Pride Committee, that included a fun activity for employees. He reviewed MEDIC completed their accreditation process and the Health Department is in the process of renewing their accreditation. MEDIC will be accredited for 3 years; the Health Department will be accredited for 5 years.

Supervisor Paustian spoke on attending a Bi-State meeting last week and an upcoming Scott County Watershed meeting.

Supervisor Dickson spoke on the Bi-State meeting, the Work Force Development presentation with a follow up that Muscatine may not be in for the merger. She also participated in the Corporate Games fitness walk.

Supervisor Beck spoke on attending an RDA social, the retirement of Dr. Wiese from EICC, and assisting at the United Way luncheon. He also reviewed two County employee retirements, Melinda Carstens from FSS and Dave Ong from Conservation, both had been with the County for many years.

Supervisor Bribriesco spoke on attending the Bi-State meeting with a presentation on procurement and participating in the Corporate Games Pickleball match.

Supervisor Maxwell spoke on a Visit Quad Cities meeting, and a meeting of the five Mayors and two County Board Chairs.

Moved by Paustian, seconded by Beck at 5:15 p.m. a motion to adjourn. All Ayes.

John Maxwell, Chair of the Board
Scott County Board of Supervisors

ATTEST: Kerri Tompkins
Scott County Auditor

A video recording of the meeting is available on the Scott County website at:
<https://www.scottcountyiowa.gov/board/board-meetings>.