

Scott County Board of Supervisors  
January 8, 2019 8:00 a.m.

The Board of Supervisors met as a committee of the whole and pursuant to adjournment with Croken, Kinzer, Maxwell and Beck present. Chairman Knobbe was absent.

Tim Huey, Planning and Development Director, introduced to the Board Taylor Beswick, the new Planning & Development Specialist, and reviewed the application of Chris Townsend of Townsend Engineering on behalf of the property owners, Victor & Michelle Gorsh, to rezone a 33-acre tract, more or less, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)" located in the vicinity of 15378 270th Street and legally described as the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  less the west seven (7) acres in Section 27 of Winfield Township. Huey said the owners of the property have met with him many times about their property just to the west of Long Grove. He described rezoning procedures.

Huey displayed maps of the location and described the property in question and adjacent properties. He said that two houses on the property are farm houses and exempt from zoning. He reviewed the standards for approving rezoning requests.

He also displayed the future land use map, including areas for potential annexation by a city. He said the Planning and Zoning Commission (Commission) considered if the City of Long Grove could annex the property. He said the property is not contiguous to the city and therefore it is not possible for Long Grove to annex it.

He said that the future land use map showed the area in question to be potential future residential land use.

Supervisor Croken asked if there are residences on the property already or is it just zoned for future residential development.

Huey answered that there are two farmhouses and farm buildings and that there is also the seven acres that were split off years ago. He said those two residences actually are zoned A-G but because of their size and their residential use, have a grandfathered right to non-conforming residential zoning.

Supervisor Maxwell said 151st Street has residences all along it. He asked what the Corn Suitability Rating (CSR) for the property is.

Huey said the rating ranges between 82 and 45 for the property. He said the threshold for poor or marginal farm land is a CSR of 68 and that this request appears to meet the criterion as the majority of the land has a CSR of less than 68. He explained the factors in determining CSR.

Croken said that CSR seems specific to him and asked if there are other crops that could or should be grown there.

Maxwell said, generally speaking, Iowa farmers grow corn and beans and this measuring stick gives an idea of the quality of the soil. He said if this was a CSR of 90 you would really struggle in saying we are taking really flat, black soil that is very good for agriculture and put it in houses forever.

Kinzer asked about surrounding areas being A-P.

Huey said it is A-G and has never been A-P.

Huey also reviewed the city boundary lines for Long Grove and said that the city is not interested in annexing the property. He said the area to be rezoned has over 1,100 feet of frontage on 270th Street, an adequately-constructed, paved County road. He said the Health Department did not have any comments or concerns regarding public or private sewer and water services.

He said that the Commission held a public hearing and that there were some neighbors who strongly object to the development. He said they are not going to dismiss their concerns, and that Commission chairman Clayton Lloyd said a lot of the issues they were bringing up as their concerns are issues that would be addressed in the future subdivision application if the rezoning is approved. He said the Commission unanimously recommended approval to the Board of Supervisors. He said the first reading of the rezoning will be on the agenda in two weeks.

Croken asked what level of control the Board has over the subsequent development if the Board approves the rezoning.

Huey said rezoning is the first step to consider and that the subdivision ordinance will apply later in regards to access roads, interior roads meeting County standards, a Home Owners Association to maintain these roads, a water system and any open spaces. He said since this proposal is within two miles of Long Grove, developers would have to meet the City's subdivision regulations also.

Croken said it seems that in the past developers have expectations of what they could and could not expect from the County. He asked how the County can clear that slate and make sure that when people go into these projects, they understand that because it was done before differently, somewhere else, that it is not a representation.

Huey said that covers the whole gamut of things and that has always been a challenge for him. He said the Planning Department is in the process and has been discussing a review and a rewrite of the subdivision ordinance motivated and particularly generated by the questions of do we clarify and do we really change our approach to providing maintenance to subdivision roads. Huey said currently the ordinance allows the option of maintaining subdivision roads.

Kinzer asked if all Commission members voted on the recommendation.

Mary Thee said she attended and that the Commission had two members absent and five present.

Matt Hirst, IT Director, reviewed software maintenance and support for the enterprise content management software solution from Highland called OnBase. He said that it is acquired through the value added reseller DataBank for \$29,440.34. He said the term is for a single year and that the cost is similar to what was spent in FY18 and is provided at government contract rates.

Croken commented that software must be maintained.

Hirst said it is a good practice to maintain software and that it allows the County to get the current versions, and that out of date software is problematic.

Beck asked if Hirst sought a multi-year contract.

Hirst said he did not ask, and that in this case the quote came to IT. He said IT needed a contract extension as the old contract expired on December 31st. He said he typically asks for pricing on multi-year contract and that he will plan to ask for next year. He said typically there is not a lot of savings. He said it is more about budgetary considerations if you go for a five-year contract.

Croken asked if the County had the ability to pay ahead and attribute future budgets.

David Farmer, Budget and Administrative Services Director, said it is permissible, but not usually with software contracts. He said the accounting rules on prepaying contracts are tightening up.

Mahesh Sharma reviewed a tax abatement request from the City of Bettendorf vetted through the Treasurer's Office.

Farmer reviewed an informational memo regarding Scott County and Scott County Public Safety Authority Continuing Disclosure Requirements in accordance with County Policy 13. He said that in December, financial statements were issued for the County for FY18 year end and that the audit fieldwork was completed in October and that the audit and financial statements were released in December, and was the normal timeframe for that activity. He said part of Policy 13 is tax compliance procedures relating to tax-exempt bonds. He said he serves as the County's compliance officer to make sure that the County pays bonds on time and that anything that may trigger a continuing disclosure event is communicated to the bondholders. He said one of the steps is to issue the financial statements on the national repository called Electronic Municipal Market Access (EMMA), a national repository for bond issuances. He said Scott County financial statements were filed on December 17th and that he verified that they were uploaded to the database. He said part of Policy 13 is training for the Supervisors every two years or whenever the Board issues a debt. He said that this year it looks like SECC is considering an issuance to fund the 911 radio system. He

said there would be training later this spring to make sure that the Board, Sharma and he are up-to-date on all the requirements of issuing that debt.

Sharma said that typically the Board trains every two years but that he requested Farmer to train every year so that the training is scheduled and does not fall through the cracks.

Farmer also reviewed the five year anniversary of the ERP system. He said the financial software package went live on January 7, 2014. He said it was a long process, taking a year to build up the software package which handles accounts payable, payroll, asset tracking, general ledger and human resources. He said he is really proud of the team and how they continue to put effort into it and build new things.

Moved by Kinzer, seconded by Croken at 8:51 a.m. a motion to adjourn. All Ayes.

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Ken Beck, Vice-Chair of the Board  
Scott County Board of Supervisors

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ATTEST: Roxanna Moritz  
Scott County Auditor