

MUSCATINE COUNTY BOARD OF SUPERVISORS

Danny Chick, District One

Kurt Kirchner, District Two

Scott Sauer, District Three

Nathan Mather, District Four

Jeff Sorensen, District Five

AGENDA

Monday, September 21, 2026

9:00 a.m.

You can watch the meeting live from your computer, laptop, or smartphone at

<https://www.youtube.com/user/MuscatineCounty/>

1. Call to order.
2. Review agenda.
3. Items with Historic Preservation Commissioner Chris Brase:
 - a. Discussion and possible action authorizing the Muscatine County Historic Preservation Commission to submit a revised CLG Grant application increasing the amount from \$21,080 to \$22,400 and adding both East 3rd and 4th Streets in West Liberty to the survey.
 - b. Commission updates.
4. Items with County Development Director Eric Furnas:
 - a. Discussion and possible action to set a public hearing for Monday October 12, 2026, at 9:00 a.m., on a construction permit application for a proposed Confinement Feeding Operation in Section 10 of Wapsinonoc Township submitted by JDSD Farms LLC.
 - b. Discussion and possible action to accept a bid for the Muscatine County Community Services Building Repairs Project Phase 2.
 - c. Discussion and possible action to accept a variance granted by the Muscatine County Board of Adjustment on September 11, 2026.
 - d. Review improvements to a legally established non-conforming use approved by the Muscatine County Board of Adjustment on September 11, 2026.
 - e. Other.
5. Discussion and possible action to approve an ownership change of an Iowa Class E Retail Alcohol License (LE) for Casey's Marketing Co., dba Casey's General Store, 1334 Hwy 22, Nichols, IA.
6. Discussion and possible action to approve an ownership change of an Iowa Retail Tobacco Permit for Casey's Marketing Co., dba Casey's General Store, 1334 Hwy 22, Nichols, IA.
7. Discussion and possible action to approve the minutes of the September 14, 2026 regular meeting.
8. Correspondence.

9. Committee Reports.
10. Items with the Administration Office:
 - a. Action to approve September 2026 payroll claims.
 - b. Other.
11. Receive information from County employees.
12. Receive comments from the public.
13. Adjournment.

September 21, 2026

Agenda Packet

Item #3a

- Revised CLG Grant Support Letter

MUSCATINE COUNTY BOARD OF SUPERVISORS

Danny Chick, District One

Kurt Kirchner, District Two

Scott Sauer, District Three

Nathan Mather, District Four

Jeff Sorensen, District Five

September 21, 2026
State Historic Preservation Office
1963 Bell Avenue
Suite 200
Des Moines, Iowa 50315

Subject: CLG Grant Application for Intensive Survey of East Third and Fourth Streets Potential Residential Historic District, West Liberty, Muscatine County, Iowa.

Ladies and Gentlemen:

The Muscatine County Board of Supervisors authorizes our Historic Preservation Commission to apply for the subject grant in the amount of \$22,400. Volunteers from the Commission and our administrative staff will provide the required in-kind services. The cash match of \$5,900 will be provided by the City of West Liberty.

We appreciate your consideration of this grant application.

Sincerely,
Muscatine County Board of Supervisors

Danny Chick, Chair

September 21, 2026

Agenda Packet

Item #4b

- Muscatine County Community Service Building Repairs
Project Phase 2 Bid Recommendation



September 10th, 2025

Horizon Architecture
Michael Nolan, AIA
3116 Alpine Court
Iowa City, IA 52245

Muscatine County Board of Supervisors
414 East 3rd Street
Suite 101
Muscatine, IA 52761

RE: Contractor Recommendation for Muscatine County Community Services Building
Repointing

Dear Board of Supervisors,

Following a thorough review of three (3) bids received by 2 pm on Thursday, September 10th, 2026 I recommend that Muscatine County award the contract for construction for this project to the low bidder, Bi-State Masonry. I pass my thanks to all firms that participated in the bidding process and look forward to working with Bi-State Masonry in the execution of the project.

Sincerely,

Michael Nolan, AIA
Principal, Horizon Architecture

Attachment:
Bid Tabulation

Muscatine County Community Services Repointing Bid Tabulation

Date - September 10th, 2026

Bidder	Bid Form Signed?	Bid Bond?	Qualification Statement?	Base Bid Total	Unit Cost - Additional Stone Consolidation (per SF)
TNT Tuckpointing	Yes	Yes	Yes	\$ 248,971.00	\$60
E&H Restoration	Yes	Yes	Yes	\$ 249,113.00	\$100
BiState Masonry	Yes	Yes	Yes	\$ 179,997.00	\$85

September 21, 2026

Agenda Packet

Items #4c & d

- Muscatine County Board of Adjustment September 11, 2026 - Variance
- Muscatine County Board of Adjustment September 11, 2026 - Improvements to Non-Conforming Use

CASES REVIEWED BY THE BOARD OF ADJUSTMENT

The Muscatine County Board of Adjustment met on September 11, 2026, with board members Emily Geertz, Tom Harper, Michael Smock, and Janelle Spies present and Ashley Spitler absent.

The following requests were discussed and voted on:

Request: **Case #26-09-01** The Douglas J. Littrel Estate, Record Owner, by Barbara Littrel, has filed an application requesting a Variance to build a residential addition approximately 28' from the front lot line. The affected property is in Fruitland Township, in the NW ¼ of Sec. 29-T76N-R2W, 2370 57th St, containing approximately 1.11 acres, and is zoned R-1 Residential.

Motion/Vote: A motion was made by Emily Geertz to grant a variance to allow a residential addition to be built approximately 28' from the front lot line. Second by Michael Smock.

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

Reason(s) for approval: The Board of Adjustment determined that the new addition will be placed where a porch currently exists and the addition will only extend out 1' more than the porch.

The addition will not alter the essential character of the surrounding neighborhood.

Request: **Case #26-09-02** An application has been filed by AUR Northland, Record Owner, requesting approval for improvements to a legally established non-conforming use authorized under Case #24-07-01. To wit: construction of two new buildings and installation of redundant electrical infrastructure, including battery energy storage and standby backup power generation. No change to the approved principal land use is proposed. The affected property is in Sweetland Township, in the SW ¼ of Sec. 19-T77N-R1W, 1950 Solomon Ave, containing approximately 3.21 acres, and is zoned R-1 Residential.

Motion/Vote: A motion was made by Emily Geertz to approve the improvements to the legally established non-conforming use with a stipulation that a Road Use Agreement be approved by the County Engineer prior to construction. Second by Tom Harper.

Aye's – 3 Opposed – 0 Abstained - 1 Absent – 1
Motion approved.

BOARD OF ADJUSTMENT DEVELOPMENT REPORT

Board of Adjustment Case: #26-09-01

Name of Property Owner: Douglas J. Littrel Estate

Name of Applicant (if different): Barbara Littrel

Property Description: The property is in Fruitland Township, in the NW ¼ of Sec. 29-T76N-R2W, 2370 57th St, containing approximately 1.11 acres, and is zoned R-1 Residential.

Request: A Variance to build a residential addition approximately 28' from the front lot line.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

Staff Recommendation: Staff recommends approval of this variance request.

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

1. Compliance with the required area, dimensional, or other numerical Zoning Ordinance limitations would result in practical difficulties for the property owner, preventing them from making beneficial use of the property.
 - Numerical limitations may include requirements for: minimum lot size, setbacks, yard widths, height, sidewalks, fencing, signage, or off-street parking.
 - Practical Difficulties means that the strict application of the zoning ordinance is unnecessarily burdensome and that the granting of the variance would do substantial justice to the owner.
2. The property owner must prove that the practical difficulty is unique to the property and is not self-created. These limitations may include:
 - Topographical features – Example: steep slopes or wetlands
 - Parcel size
 - Parcel shape
3. The proposed use will not alter the essential character of the surrounding neighborhood.
4. A variance is not to be granted for any self-created difficulties.
 - Loss of profit or financial hardship alone is not grounds for approval of a variance.
 - When conditions giving rise to the need for a variance were created by the property owner or a former owner, the hardship is self-imposed.

5. The Board of Adjustment should determine that:
- The Variance will not impair an adequate supply of light and air to adjacent property.
 - The Variance will not unreasonably increase congestion and traffic hazards on public roads.
 - The Variance will not unreasonably diminish or impair established property values within the surrounding areas.
 - The Variance will not in any other respect impair the public health, comfort, safety, morals, or welfare of the inhabitants of the county.
 - The Variance will not impair the general purpose and intent of the regulations and provisions contained in the Muscatine County Zoning Ordinance and Comprehensive Plan.

**Muscatine County Building, Zoning, & Environmental Office**

3610 Park Avenue West, Muscatine, IA 52761-5634

Phone: 563-263-0482 Email: zoning@muscatinecountyiowa.govWebsite: www.muscatinecountyiowa.gov

APPEAL TO THE BOARD OF ADJUSTMENT FOR A DIMENSIONAL VARIANCE

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

Application Fee: \$150.00 (non-refundable)

Location Details:

Parcel Number(s): 13-29-126-003

Address of Parcel(s) affected: 2370 57th St. Muscatine, IA

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

Total acres: 1.11

Variance Request Description:

To construct a room addition at the front of the residence. 28'-0" from the front lot line in lieu of the 40'-0" allowed.

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

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

X Barbara Littrel

Applicant's Signature
(if different than Record Owner)

Barbara Littrel

Print Applicant's Name

2370 57th Street South

Print Applicant's Address

(563) 554-9500

Print Applicant's Telephone #

barbridinger@gmail.com

Print Applicant's Email Address

X

Record Owner Signature

Print Record Owner's Name

Print Record Owner's Address

Print Record Owner's Telephone #

Print Record Owner's Email Address

Submitted on:

8/4/2026

Application Fee Receipt #:

5222

Dimensional Variance Questionnaire

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

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

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

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

will be roughly 6' to 8' feet wider than current cement porch and steps
Remove old cement porch/steps 4x6' roughly plus formal steps
Replace with 4 season room, step will be on left side
To minimize distance from road. 12' x 28' Room

House is sitting by itself, no visual issues for road.

Addition will match house siding and roof

Melton City Rec will perform all work.

County Print



9/3/2026, 10:45:46 AM

Muscatine County Parcels

Image

- Red: Red
- Green: Green
- Blue: Blue

1:449

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

MUSCOM; MAGIC

BOARD OF ADJUSTMENT DEVELOPMENT REPORT

Board of Adjustment Case: #26-09-02

Property Owner: AUR Northland

Applicant (if different): N/A

Property Description: The affected property is in Sweetland Township, in the SW ¼ of Sec. 19-T77N-R1W, 1950 Solomon Ave, containing approximately 3.21 acres, and is zoned R-1 Residential.

Request: Requesting approval for improvements to a legally established non-conforming use authorized under Case #24-07-01*.

Construction of up to two enclosed equipment buildings, together with the replacement, relocation, or reconfiguration of existing equipment and structures, and the installation, relocation, or modification of associated site, electrical, mechanical, cooling, and support infrastructure, including battery energy storage and standby backup power generation.

No change to the principal land use authorized under Case No. 24-07-01 is proposed.

*Case #24-07-01 was for a Special Use Permit to allow the construction of a data center on the parcel.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

Background: In July/August of 2024, a Special Use Permit was granted at this location to permit the installation and operation of small data center. The proposal that was approved included server “pods” with computing equipment that were air cooled. A small commercial office trailer was also approved that included a bathroom for a small number of employees and the installation of a private septic system.

The site is connected to municipal water supply.

Access to the site is via a private easement and gravel driveway off Solomon Ave.

After this Special Use Permit was granted, Muscatine County amended our Zoning Ordinance to define crypto currency mining facilities and data centers and approved them as Special Permitted uses in the I-1 and I-2 Zoning Districts. While new facilities of this type are no longer allowed to be permitted in the R-1 Residential District, the current facility operates legally under the Non-Conforming Use provisions of the Zoning Ordinance.

Since Special Use Permits are considered on a case-by-case basis and the proposal includes additional pods and equipment (battery storage and a generator modification of the cooling system), the Board of Adjustment needs to consider this request.

1. During the initial proposal there were concerns with access to the site being a narrow private gravel drive off Solomon Ave, which is a gravel road.
2. Because the surrounding property is zoned R-1 Residential and Solomon Avenue is a gravel road, future commercial or industrial development would likely not be considered.
3. Any decision to allow the expansion and/or modification of existing non-conforming land use should carefully consider the potential impact on surrounding property owners and impact on county infrastructure. Sound planning principles would normally discourage commercial development on parcels of land without adequately constructed drives and access off secondary gravel roads. The Board of Adjustment will want to also consider any precedents that might be established by such a decision.

SPECIAL USE PERMIT APPEAL TO THE BOARD OF ADJUSTMENT:

This notice of a Special Use Permit appeal to the Muscatine County Board of Adjustment is from the decision of the determination made by the Muscatine County Zoning Administrator for Muscatine County.

Facts in this case are as follows:

The premises affected is zoned: R-1 Residential

Containing approximately: 3.21 acres

Located in parts of the: NW SW of Sec. 19-77-1W

Parcel #/District: 0919301018

Subdivision/Lot/Town/Block: Lot 1 AUR Northland Sub-Division

Address of Property affected: 1950 Solomon Ave.

That said Zoning Administrator denied or refused to issue a Special Use Permit request for the reason that it was a matter, which in their opinion, should properly come before the Muscatine County Board of Adjustment. (I) (We), therefore, request that a Special Use Permit be granted as follows:

To permit the change of a legally existing Non-Conforming Use.

To wit: conversion of existing cryptocurrency mining facility to a data center, and

including the addition of battery storage and back-up power generation.

and that the Muscatine County Zoning Administrator be authorized and instructed to issue a Special Use Permit for this use, and (I) (We) contend you have such authority as set out in Article XVIII, Section 3, after your Board has held a public hearing and approved the Special Use Permit.

That attached, hereto, is our non-refundable fee in the amount of \$150.00 per request payable to the Muscatine County Treasurer, Zoning Office Receipt # _____.

Respectfully submitted on this date: _____ and signed by: _____

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Muscatine County, Iowa, assuring the information provided herein is true and correct. By signing below, I hereby give my consent for the Muscatine County Zoning Office to conduct a site visit and photograph the subject property.

_____ Applicant's Signature (if different than Record Owner)	X <u>John Paul Baric</u> Record Owner Signature
_____ Print Applicant's Name	JOHNPAUL BARIC
_____ Print Applicant's Address	_____ Print Record Owner's Name 15988 230TH ST, GRUNDY CENTER, IA 50638
_____ Print Applicant's Telephone #	_____ Print Record Owner's Address (919) 219 9186
_____ Print Applicant's Email Address	_____ Print Record Owner's Telephone # jp@miningstore.com
	_____ Print Record Owner's Email Address

SPECIAL USE PERMIT QUESTIONNAIRE

1. What are the proposed days and hours of operation?
Operations will be manned with security and tech 24 hours a day, 7 days a week, but delivery hours and normal business operations will be Monday - Friday, 8:00 AM to 5:00 PM

2. What type of county, state and/or federal permits will be needed to conduct the business?
Special Use Permit, Building Permit, Iowa Air Permit (generator)

3. How many employees will be coming to the site?
The site currently employs 2 full-time staff and 1 part-time staff, and we will increase to 12 full-time employees, a mix of security staff and technicians, all local from Muscatine, Iowa.

4. What type of traffic will be generated by the proposed use?
We will upgrade the gravel road to Area Service Level A (Tier A) entrance. Limited traffic only after upgrades to the facility are completed, outside of new employees. Delivery will be consistent with prior usage.

5. Estimate the water and sewage demands created by the proposed use.
A single toilet was installed for working-hours use only. The estimated water and sewage demand is minimal, approximately 10–50 gallons per day.

The facility will be cooled by a closed-loop cooling system that does not require ongoing water replacement.

6. Describe the amount and types of equipment and/or materials to be stored on site.
Up to four extra transformers, up to five generators, up to six UPS systems, two buildings for the data halls and one insulated shed for noise abatement and generator containment, and up to twelve industrial chillers for cooling.

7. Will there be any offensive odors, noise, or fumes created by the proposed use?
Sound will be consistent with what the current operation is today. We are working with Iowa EASY Air to obtain a permit for backup generation usage with minimal runtime. Estimated hours will be less than 100 hours a year. One hour for testing and running.

SPECIAL USE PERMIT STANDARDS

8. Will the proposed use unreasonably increase congestion and traffic hazards on public roads?
No. The business primarily involves data processing servers, not foot traffic, requiring a similar number of staff and limited visitors/deliveries.

-
9. Will the proposed use unreasonably diminish or impair established property values within the surrounding areas?
No. Designed to operate efficiently with minimal disruption to the community. Water usage will be from MPW, and usage will be minimal as a closed-loop cooling system will be used for the facility.
-
10. Will the proposed use impair the public health, comfort, safety, morals, or welfare of the county?
No. The business commits to meeting standard health and safety regulations, ensuring a secure, stable environment as it has done for the past year of operations. The core business and use of electricity is not changing.
-
11. Will the proposed use impair the general purpose and intent of the regulations and provisions contained in the Muscatine County Zoning Ordinance and the Comprehensive Plan?
The business was previously approved as a data center before zoning regulations were adopted by the County; data centers should be allowed as a Special Permitted Use in the I-1 Light Industrial and I-2 Heavy Industrial Districts. Our request is to upgrade the type of servers inside the data center, which requires redundant energy and newer infrastructure, and we have approval to operate before the county adopted the revised data center regulation.
-
12. Will the proposed use be in harmony with the area in which it is located?
Yes. The site's usage will not materially change since the previous special use permit approval. We will increase income tax revenue with a minimum of 10 new full-time hires; we will greatly increase the property tax on the parcel by upgrading the infrastructure of the square footage with two large buildings.
-

**MUSCATINE COUNTY
ENGINEER'S OFFICE AND HIGHWAY DEPARTMENT**

3610 Park Ave West • Muscatine IA 52761
(563) 263-6351 • engineer@muscatinecountyia.gov



Muscatine County Board of Adjustment

Attn: Eric Furnas

3610 Park Avenue West

Muscatine, IA 52761

Mr. Furnas,

I reviewed the recent Board of Adjustments agenda, in particular Case #26-09-02 for AUR Northland. From the Secondary Roads perspective, this case raises old concerns we have for commercial development on unimproved roads. Solomon Ave is an unimproved, Level A, gravel road. The road's structure may not be able to handle the proposed commercial traffic for either construction or operation of the site. Employees reporting to the site daily, is also concerning. Access to the property may be hindered in winter months due to winter weather conditions. While we strive to make our Level A gravel roads passible, the paved system takes priority over the gravel system during a winter event. Road crews are assigned to focus on the paved routes first. We also do not clear snow around the clock. Finally, gravel roads have a higher likelihood of needing to be embargoed when conditions are not fit for heavy loads.

The concerns I share are for all commercial development in the county and not limited to the proposed changes on Solomon Ave.

Sincerely,



Bryan Horesowsky

Bryan Horesowsky, PE, County Engineer
Dennis Michael, PLS, Assistant Engineer
Shawn Vollmer, LSI, Assistant to the Engineer
Kristy Cox, Office Administrator

Brian Meinsma, PE, Assistant Engineer
Jaime Benitez, Assistant to the Engineer
Kyle Soukup, Road Foreman

September 3, 2026

Muscatine County Board of Adjustment
414 East Third Street
Muscatine, Iowa 52761

Re: Case 26-09-02 - Improvements to a Legally Established Nonconforming Use

Dear Chair and Members of the Board:

AUR Northland has operated the computing facility at 1950 Solomon Avenue for more than one year. AUR seeks approval to replace the four open equipment rows with two enclosed buildings.

The County authorized the computing use under Case 24-07-01. In Case 26-09-02, AUR asks the Board to approve improvements to this legally established nonconforming use.

The County's Comprehensive Plan calls for managed growth, agricultural preservation, environmental health, and efficient public services. AUR estimates \$6,672,200 in real-property improvements on the same 3.21-acre parcel.

Each proposed building will measure 60 feet by 130 feet. The roof peak will be 21 feet 6 inches, about 6 to 8 feet below the current Muscatine Menards roofline.

Four sealed loops will circulate cooling fluid through dry cooling towers. AUR will truck up to 4,000 gallons from an off-site source for the initial fill. AUR will not use evaporative cooling. AUR will add fluid only for maintenance, testing, or leak repair.

PROJECT ESTIMATES

Measure	Estimate	Basis or result
New real-property improvements	\$6,672,200	About \$428 per enclosed square foot
Enclosed building area	15,600 sq ft	Two 60 ft x 130 ft buildings
Annual property tax	About \$216,179	Assumes a 90% rollback and \$36 levy per \$1,000
Permanent jobs	10 jobs	\$800,000-\$900,000 in annual local payroll

AUR plans to expand the on-site team from 2 to 10 permanent positions. AUR estimates annual local payroll of \$800,000 to \$900,000, or about \$80,000 to \$90,000 per planned position before benefits. AUR will set final roles and pay based on operating needs.

AUR expects the facility to operate for more than 20 years. At the current annual estimate, AUR would pay about \$4.32 million in property tax during the first 20 years. The calculation uses \$6,672,200 in new real-property improvements, a 90% rollback, and a \$36.00 levy per \$1,000. It excludes land and the existing structure. The Assessor will set the final assessed value, and taxing bodies will set future levy rates.

At current distribution shares, schools would receive about \$115,000 each year, and Muscatine County services would receive about \$83,000. Wilton Fire would receive about \$4,000. Other public services would receive about \$14,000.

Construction trucks will enter from State Highway 61, travel on Solomon Avenue, and use the existing easement road to reach the site. Contractors will work during daytime hours. AUR will improve the easement road during construction and retain the improvements. The contractor will report total trips, maximum daily trips, delivery times, and vehicle types. AUR expects no material traffic increase after construction.

Dry-cooling tower fans and standby generators are the only planned outdoor sound sources. The generators will operate during utility outages and required tests. The buildings will contain all computing equipment. AUR expects the enclosed design to produce less sound than the current open-row design.

AUR will submit the final site plan and equipment data for generators, batteries, and fuel tanks. County staff and other agencies will review the final design and inspect the work as required.

AUR asks the Board to approve Case 26-09-02. The improvements would add assessed value, 10 permanent jobs, and annual property-tax revenue.

Respectfully submitted,

JohnPaul Baric
AUR Northland, LLC

REFERENCES

[1] Muscatine County Comprehensive Plan 2025, pp. 6-9.

[2] Muscatine County Board of Adjustment agenda, Case 26-09-02, September 11, 2026; Case 24-07-01 record.

[3] Iowa GeoTREE 2020 DEM/DSM. The Menards height comparison is approximate.

ESTIMATED PROPERTY TAX FOR THE FIRST 20 YEARS

\$4.32M

ESTIMATED PROPERTY TAX DURING THE FIRST 20 YEARS OF OPERATION

Current annual property-tax estimate: \$216,179.

ESTIMATED 20-YEAR DISTRIBUTION AT CURRENT SHARES

SCHOOLS

\$2.31M

53.36%

COUNTY SERVICES

\$1.65M

38.22%

WILTON FIRE

\$86K

1.98%

OTHER PUBLIC SERVICES

\$278K

6.44%

Source: AUR estimate of real-property improvements; 90% rollback; \$36.00 levy per \$1,000; 20-year estimate.

AUR used a constant annual tax and constant distribution shares. Actual assessed values and levy rates can change.

SEPTEMBER 2026

AUR NORTHLAND / COMMUNITY IMPACT

ANNUAL TAX DISTRIBUTION

AUR ESTIMATES

\$216,179

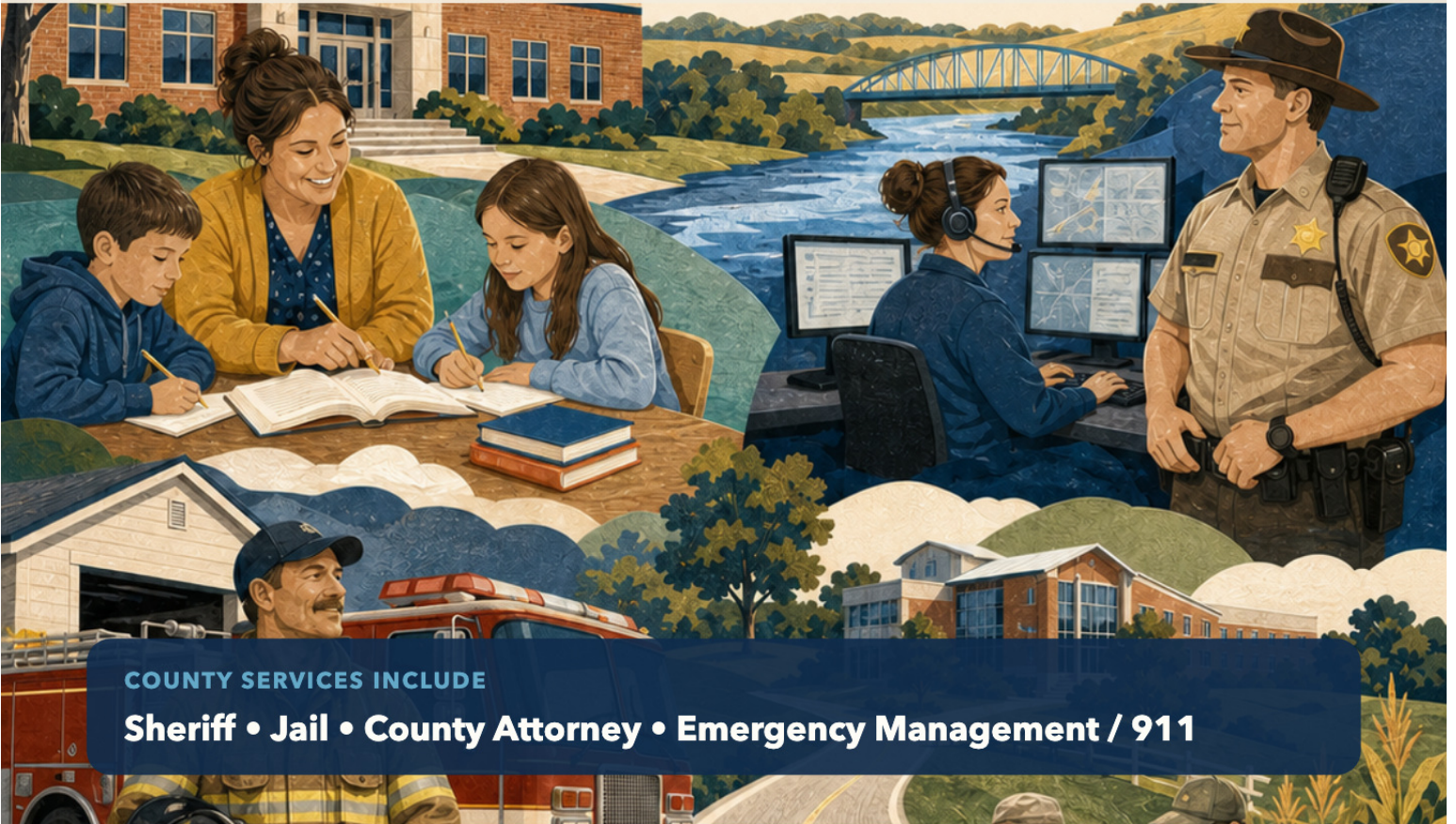
Rounded annual amounts for each taxing body

● SCHOOLS
53.36% / \$115K**● WILTON FIRE**
1.98% / \$4K

Volunteer firefighters

● COUNTY SERVICES
38.22% / \$83K**● OTHER PUBLIC SERVICES**
6.44% / \$14K

College • assessor • township • extension



COUNTY SERVICES INCLUDE

Sheriff • Jail • County Attorney • Emergency Management / 911

Source: AUR estimate of real-property improvements; 90% rollback; \$36.00 levy per \$1,000.

Rounded shares of the \$216,179 annual estimate. Total: 100%.

SEPTEMBER 2026

AUR PLANS TO EXPAND THE TEAM FROM 2 TO 10 FULL-TIME JOBS.

ON SITE TODAY

2 FULL-TIME POSITIONS

CURRENT STAFF

WITH CASE 26-09-02 APPROVAL

10 PERMANENT JOBS

\$800,000-\$900,000

ESTIMATED ANNUAL LOCAL PAYROLL

PLANNED INCREASE

+8 FULL-TIME JOBS

\$80,000-\$90,000

AVERAGE ANNUAL PAYROLL PER JOB

PLANNED ROLES

Site engineering • Operations • Security

Staff will maintain site technology and equipment.

Project estimate. Average payroll per job equals annual payroll divided by 10 planned jobs.

AUR will set the final job count, roles, and pay based on operating needs.

SEPTEMBER 2026



AUR ESTIMATE

\$6.67M

ESTIMATED REAL PROPERTY IMPROVEMENTS

ASSESSOR WILL SET THE FINAL VALUE

TOTAL ENCLOSED AREA

15,600 SQ FT

Two buildings at 60 ft x 130 ft each

ESTIMATED PROPERTY TAX

\$216,179

PER YEAR • AT CURRENT RATES

**ESTIMATED IMPROVEMENTS: ABOUT \$428 PER ENCLOSED SQ FT.
LAND AND EXISTING STRUCTURE VALUES ARE NOT INCLUDED.**



Source: AUR cost details and building dimensions.

AUR used a 90% rollback and \$36.00 levy per \$1,000. Final values and rates can change.

SEPTEMBER 2026

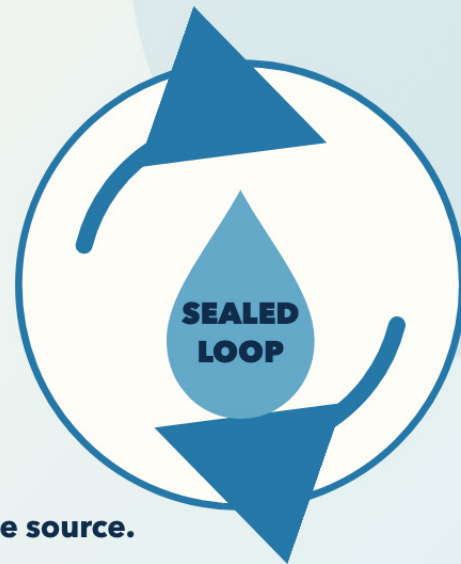
AUR WILL USE FOUR SEALED COOLING LOOPS.

Dry cooling removes heat without evaporation.

MAXIMUM INITIAL FILL

4,000
GALLONS

Total for all four sealed loops



AUR will truck the initial fill to the site from an off-site source.

DRY COOLING TOWERS

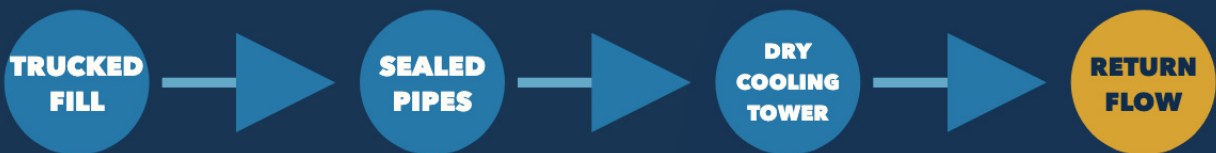
Air removes heat from sealed piping



EVAPORATIVE COOLING

Water stays inside the sealed loop

CLOSED-LOOP FLOW



The initial fill stays in the sealed loops.

AUR will add fluid only for maintenance, testing, or leak repair.

AUR PLANS 10 PERMANENT JOBS AND \$216,179 IN ANNUAL PROPERTY TAX.

ANNUAL PROPERTY TAX

\$216,179

Estimated at current rates

WITH CASE 26-09-02 APPROVAL

10 JOBS

\$800,000-\$900,000 annual local payroll

OPERATING FACTS AND CONTROLS



WATER

AUR will truck the fill from off site

Sealed loops. No evaporative cooling.



POWER

Similar electricity use

AUR will continue to work with the utility.



TRAFFIC

Shift staff and limited deliveries

AUR expects no material traffic increase after construction.



SAFETY

Coordination with Wilton Fire

**AUR will share the final safety plan.
AUR will arrange a pre-operation site tour.**

HOW THE PROJECT WILL CHANGE FROM THE EXISTING APPROVED USE

The project will remain on the same 3.21-acre parcel.

TOPIC	APPROVED IN 2024	CURRENT SITE	PROPOSED IMPROVEMENT
Legal status	The County authorized computing use under Case 24-07-01.	The approved computing use is a legally established nonconforming use.	In Case 26-09-02, AUR asks to improve the approved computing use.
Site	The approved site used about 3.5 acres of the original parent parcel.	County GIS lists PIN 0919301018 as 3.21 acres.	AUR will use the same 3.21-acre parcel at 1950 Solomon Avenue.
Computing layout	The approved plan showed four open equipment rows, also called pod strings.	AUR operates four open equipment rows.	AUR will remove the open rows and build two enclosed buildings.
Transformers and power	The approved plan showed four transformers and computing equipment.	AUR uses four transformers.	AUR expects the same general electricity use and pattern and will continue to work with the utility. AUR will request 4 megawatts of additional power to support the buildings and infrastructure.
Cooling and water	The approved plan included cooling equipment.	The current site uses the approved cooling equipment.	AUR will use four sealed loops and dry cooling towers. AUR will truck up to 4,000 gallons from off site for the initial fill. AUR will not use evaporative cooling.
Staffing	The approval record did not set a staff requirement.	AUR has 2 full-time positions.	AUR plans 10 permanent jobs and \$800,000-\$900,000 in annual local payroll.
Access	The approved plan used Solomon Avenue as primary access.	AUR uses Solomon Avenue and the existing easement road.	AUR will keep Solomon Avenue as primary access. AUR will improve the easement road during construction and retain the improvements.
Traffic and work	The 2024 approval anticipated construction traffic and operating deliveries.	Staff work in shifts, with limited deliveries.	Contractors will work during daytime hours. The contractor will prepare a trip estimate. AUR expects no material traffic increase after construction.
Building height	The approved plan showed four open equipment rows.	AUR operates open equipment rows.	The maximum roof peak will be 21 feet 6 inches. The current Muscatine Menards roofline is about 28 to 30 feet above grade. The proposed buildings are about 6 to 8 feet lower than Menards.

USE

The County-approved computing use will continue.

SITE

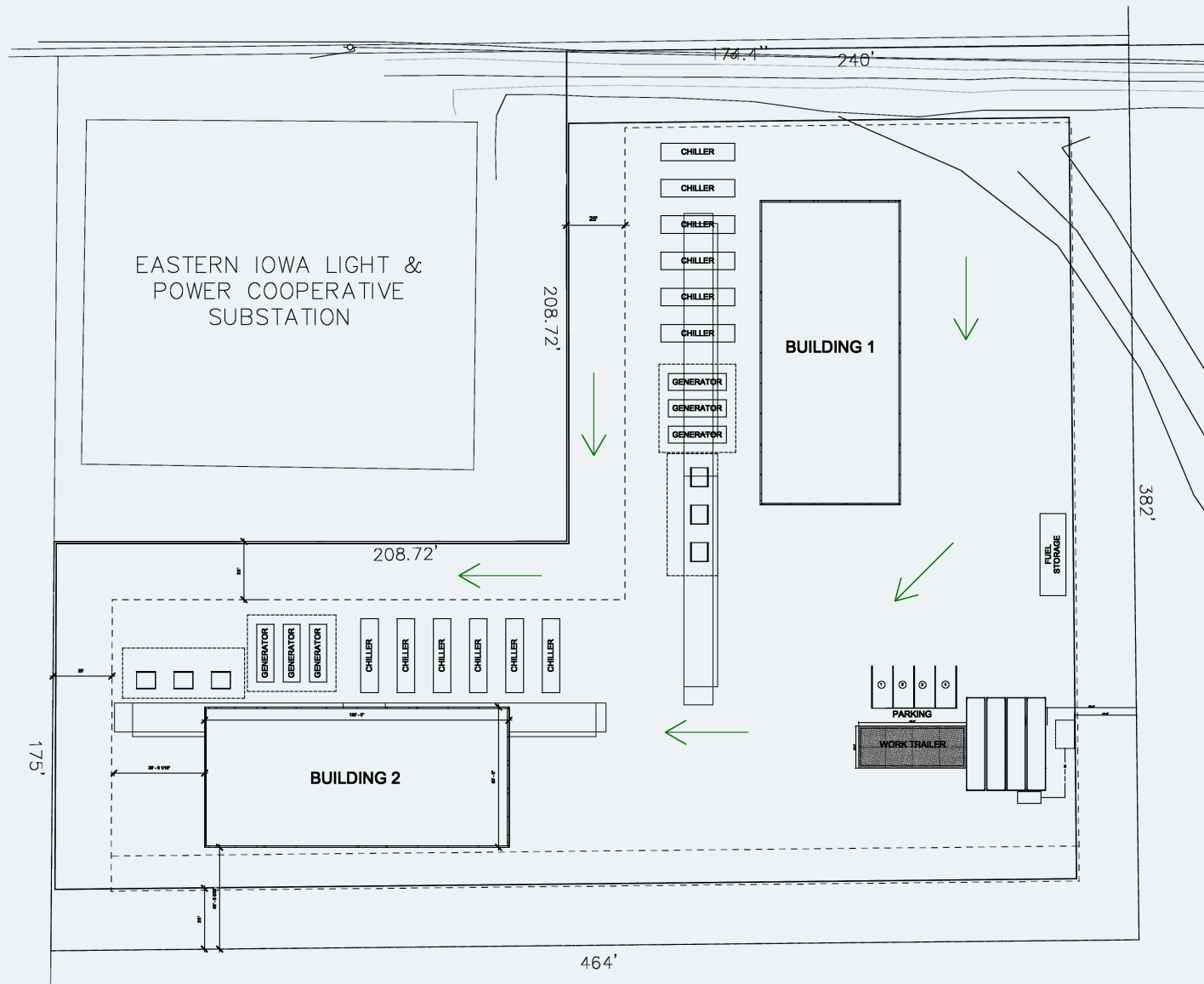
All work will remain on the 3.21-acre parcel.

BUILDINGS

Two enclosed buildings will replace four open equipment rows. The roof peak will be 21 feet 6 inches.

OVERALL SITE PLAN

Maximum roof peak: 21 feet 6 inches. This is about 6 to 8 feet lower than the current Muscatine Menards roofline.



TWO STUDIES FOUND NO MEASURABLE HOME-VALUE LOSS

GMU analyzed individual home sales. Realtor.com compared similar ZIP codes.

GMU / 2025

GMU researchers found no negative effect on home values

Method: GMU researchers analyzed 2023 home sales. Their model accounted for home features and distance from roads, jobs, public transit, and data centers.

Result: The model found no negative effect and showed higher home values closer to a data center.

[VIEW STUDY](#)

REALTOR.COM / 2026

Realtor.com found no price gap between similar ZIP codes

Method: Realtor.com compared 43 ZIP codes with large data centers to ZIP codes with similar homes and local economies.

Result: During the first two years, researchers found no measurable price difference between the two groups.

[VIEW STUDY](#)

RESEARCH FINDINGS

Both studies found no measurable loss in home value. The GMU model showed higher values near data centers. The Realtor.com study found no price difference during the first two years.

LOCAL FACTS

AUR reports no formal sound complaints or County violation notices since operations began more than one year ago. The nearest residence is about 1,000 feet from the parcel boundary. The new buildings will contain the computing equipment.

LIMIT OF FINDINGS

The studies found no broad loss in residential values in the markets they studied. The studies did not estimate or guarantee the value of any individual property.

STATE HIGHWAY 61 TO SOLOMON AVENUE TO THE SITE

Contractors will use Solomon Avenue and the current east-west easement road.



PRIMARY ROUTE

Trucks will travel from State Highway 61 to Solomon Avenue. The trucks will then use the existing easement road.

WORK HOURS

Contractors will work during daytime hours. The contractor will set daily start and stop times in the logistics plan.

ROAD WORK

AUR will retain the straight east-west route. AUR will improve the easement road during construction and retain the improvements.

OPERATIONS

After construction, AUR expects shift staff and limited deliveries with no material traffic increase.

CONTRACTOR LOGISTICS PLAN

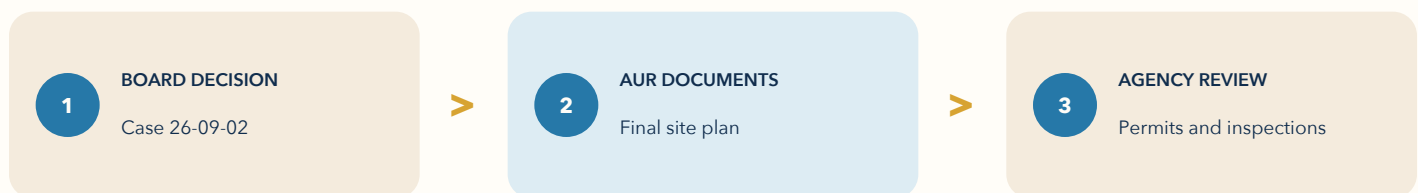
The contractor will report total construction trips, maximum daily trips, major delivery days, vehicle types, and construction duration. AUR will show gates, turning areas, and emergency access on the final site plan.

AGENCIES REVIEW FINAL DESIGN AFTER THE BOARD DECISION

Agencies will use the final site plan and equipment list to determine required permits and reviews.

AREA	REVIEWING AGENCY	REVIEW OR PERMIT	TIMING
LAND USE	Muscatine County	Case 26-09-02 decision; zoning permit; final site plan; County conditions	Board decision first; zoning permit before construction
BUILDING	County and fire-code authority	Review of building, electrical, mechanical, plumbing, structural, and fire codes	Before construction and during inspections
AIR	Iowa DNR	Determine whether standby-generator emissions require an air permit	Before generator installation or operation
FUEL	Fire-code authority and environmental agencies	Review fuel-tank design, secondary containment, spill controls, and fire-code requirements	Before fuel-tank installation
BATTERY	County and fire-code authority	Review battery storage, equipment separation, detection, fire suppression, and the emergency plan	Before battery installation
CIVIL	County and Iowa DOT, as applicable	Review access, grading, drainage, erosion control, stormwater, and road effects	Before grading or access work
WATER / WASTE	County Public Health and Iowa DNR, as applicable	Confirm the off-site initial fill. Determine whether sanitary-water or process-water review applies.	Before operation
WATERS	County, Iowa DNR, and U.S. Army Corps, as applicable	Review floodplain, wetland, and water-quality requirements if the final design disturbs regulated land or water	Before regulated disturbance

REVIEW SEQUENCE



FINAL DESIGN INFORMATION

AUR will submit the final site plan and equipment lists for generators, batteries, and fuel tanks. Each agency will apply its rules and identify any required permits or inspections.

September 21, 2026

Agenda Packet

Item #7

- Board of Supervisor Meeting Minutes 09-14-26

Muscatine County Board of Supervisors
Monday, September 14, 2026

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Mather, Sauer and Sorensen present. Chairperson Chick presiding.

On a motion by Sorensen, second by Sauer, the agenda was approved as presented. Ayes: All.

On a motion by Sorensen, second by Mather, the Board moved to accept claims dated September 14, 2026, in the amount of \$1,320,657.53. Ayes: All.

County Development Director Eric Furnas reviewed a Change Order #05 in the amount of \$649.00 for the Muscatine County Engineer/Zoning Office Building Project. Furnas stated a stainless-steel utility sink with faucet, adjustable table and work cabinets in lieu of the tables and sink originally quoted by Daxon is presented for this change order.

On a motion by Sauer, second by Sorensen, the Board approved Change Order #05 in the amount of \$649.00 with Daxon construction Company for the Muscatine County Engineer/Zoning Office Building Project. Ayes: All.

Furnas updated the Board on current projects.

On a motion by Sorensen, second by Kirchner, the Board approved the plans and specifications for project BRS C070(74)--60-70, a 100' x 40'-6 CCS bridge on F58, over Elkhorn Creek, Section 4-T78-R1W. Ayes: All.

On a motion by Sorensen, second by Mather, the Board approved Iowa DOT Agreement No 5-25-HBP-S-029 for utilization of Federal Bridge Funds for a bridge project on F58 over Elkhorn Creek. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved the plans and specifications for STP-S C070(79)--5E-70, a PCC Pavement - Grade and Replace on F58, from Wilton Corp Line NE 1.9 miles to Cedar County. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved Iowa DOT Agreement No 5-26-STP-S-002 for utilization of Federal Aid Surface Transportation Block Grant Funds for a PCC Pavement - Grade and Replace on F58, from Wilton Corp Line NE 1.9 miles to Cedar County. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved three utility permits with County Engineer Bryan Horesowsky: 1.) Eastern Iowa REC, Wilton, Iowa – install new poles and anchors in the back of right-of way and bore 2 inch duct under the road. Section 24-T78N-R03W. 2.) Windstream Iowa Communications, Little Rock, AR- place a total of 3.021 feet of buried fiber cable via bore and plow methods. 3.) ITC Midwest LLC, Cedar Rapids, IA – new overhead 345kv electric transmission line from Johnson County line to the Sub 92 Substation. Section 19 to 24-T78N-R04W. Section 17, 19, 20-T78N-R03W. Ayes: All.

Horesowsky updated the Board on secondary road projects.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of the August 31, 2026 regular meeting. Ayes: All.

Correspondence:

Sauer had a discussion with a resident regarding the red flashing lights at the intersection of Highway F70 and 38 and to thank the county for installing the lights.

Kirchner had a discussion with a resident regarding concerns with increased traffic on 231st Street and Highway G28. Kirchner contacted County Engineer Bryan Horesowsky.

Mather stated a resident was grateful with the removal of a bush and thanked Horesowsky.

Committee & Meeting Reports:

Chick, Sorensen and Kirchner attended a Board of Adjustment meeting on September 11, 2026.

Sorensen attended a Ports of Eastern Iowa meeting on September 8, 2026. There has been no word on the grant that was applied for.

Sauer attended a Muscatine County Board of Health meeting on September 9, 2026.

Roger Schindell of Carosh Compliance Solutions presented an annual usage report. Discussion was held with Human Resources Administrator Kayla Petersen regarding the report showing percentage of usage by employees and to contact departments who need employees to complete their training sessions.

On a motion by Sorensen, second by Mather the Board authorized Human Resources Administrator Kayla Petersen to execute the annual renewal agreement with Carosh Compliance Solutions in the amount of \$16,706.00 for HIPAA compliance services. Ayes: All.

On a motion by Mather, second Sorensen, the Board authorized Human Resources Administrator Kayla Petersen to execute Annual agreement with Personal Assistance Services (PAS) to provide Employee Assistance Program (EAP) services through September 30, 2027. Ayes: All.

The meeting was adjourned at 9:33 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Danny Chick, Chairperson
Board of Supervisors