



## ***Monona County Zoning***

### **MINUTES OF THE ZONING & PLANNING COMMISSION MEETING OF July 18, 2019**

On July 18, 2019 at 8:30 a.m., the Monona County Zoning & Planning Commission was brought to order by Chairperson Patty McCall.

Commission members present – Sue Kelm, James Alexander, Jaclyn Wessel, Lonnie Campbell, Patty McCall, Randy Lamprecht, and Jim Thies.

Commission members absent – None

Motion was made by Lonnie to approve the April 11, 2019 meeting minutes, seconded by Sue, motion carried.

The only agenda item to be discussed was the NEW COOP barge project. The commission was given information that was given at the last board of supervisors meeting by NEW COOP. Very good discussion by the commission.

Randy made a motion to set the Zoning Commission Public Hearing – recommendation of rezoning of the land purchased for the barge project by NEW COOP, from A-1 (Agricultural) to M-2 (Heavy Industrial) for August 14, 2019 at 8:30 a.m., seconded by Jackie – motion passed. Sandy will get all the application, notices published and land owner letters sent. Sandy will also update the board of supervisors with the date of the public hearing.

Lonnie made a motion to adjourn, Randy seconded, motion carried.

Respectfully submitted,

Sandy Bubke, Administrator  
Monona County Zoning



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**New Coop Barge Project:**

- ❖ Currently no Iowa ports on Missouri River
- ❖ Halfway between Sioux City & Onawa
- ❖ Land Purchased: 38.2 ac, currently zoned A-1, will work with zoning board for correct zoning

Barges

- ❖ NEW Coop will use 80 barges per year – 6 barges on a tow
- ❖ The tow will make 14 trips per year
- ❖ Expect to make 1 full trip every 17 days
- ❖ Maximum of 132 barges with 17 day turn around
- ❖ 1500 tons per barge

Loading and Unloading

- ❖ 5,000 trucks in and 5,000 trucks out on loading side per year
- ❖ 5,000 trucks in and 5,000 trucks out on unloading side per year
- ❖ Unload 2 barges a day
- ❖ 1 barge will take 3 hours to unload
- ❖ It will take 720 semi loads in and out on a 6 day timeline to load and unload

Products

- ❖ Corn, Soybeans, Ag lime, Dry Distiller Goods, Rock, Scrap Metal, Dry Fertilizer

NEW Cooperative Specifics

- ❖ 6-12 full time employees (average \$20/hour - \$40,000/year)
- ❖ Location Manager
- ❖ Barge Facility Laborer
- ❖ Barge Specialist
- ❖ Deckhand
- ❖ Off season – absorbed into different branches
- ❖ Blencoe manager hired with barge experience

New Coop Investment in Monona County

- ❖ Blencoe Barge Project – Estimated \$4.6 million in taxable values
- ❖ Blencoe Bin Project – Estimated \$4.6 million in taxable values

Storage Plans

- ❖ Rock for county – storage on ground with access at anytime
- ❖ NEW Coop products – temporary storage until trucked to location

Misc

- ❖ State Support – IOWA DOT, Iowa Economic Development, Office of the Governor
- ❖ Financing – RISE, TIF Program, SIMPCO

Economic Development Potential

- ❖ MC businesses could utilize the barge potential
- ❖ Potential ED of an Industrial Park
- ❖ Barge is cheapest freight
- ❖ Reduce impact on other county roads
- ❖ Potential to ship rock for neighboring counties
- ❖ Meets State of Iowa 2020 freight goals