

BOARD OF SUPERVISORS MEETING

Meeting Notice

Tama County Board of Supervisors

Thurs., May 29, 2025

Meetings may also be available online for viewing and/or participating in by clicking the below link barring no power, internet, or equipment failure or other unforeseen circumstances. Meetings will still be held if there is no electronic availability.

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Agenda Schedule

** Agenda is not printed in any particular order, only time specific items will be addressed at certain times

9:00 AM Call to Order, Pledge of Allegiance

Approve agenda

Public comments-This time is set aside for public comments on County business topics. To be recognized raise your hand or stand. After recognition by the Chair, state your name and address. You may speak one time per issue. If the comment is for an item not on the agenda, please understand the Board of Supervisors will not act on your comments at this meeting due to the Open Meetings Law requirements but may do so at a future board meeting by placing it on the agenda. The Chair and Board members welcome comments from the public; however, all comments must be directed to the board and not others in attendance; keep your comments germane; it is not appropriate to use profane, obscene, or slanderous language. No personal attacks will be allowed. The Chair may limit each speaker to three minutes.

Discussion/Approve 5/19/25 regular minutes

Engineer-road projects report

Discussion/possible action to enforce the stay for Commercial Wind Energy Conversion System - Richard Arp & Jon Winkelpleck

Discussion/possible action on BOA action on or reconsideration of CUP granted to Salt Creek Wind, LLC Resolution 5-29-2025A

Discussion/possible action for the future of the West Annex Building

Discussion/possible action of hiring freeze exemptions

Discussion/approve claims

Public comments

Adjourn

Board of Supervisors Minutes
May 19, 2025

The Tama County Board of Supervisors met at 8:30 a.m. May 5, 2025. Present: 1st District Supervisor, Curt Hilmer; 2nd District Supervisor, David Turner; 3rd District Supervisor, Heather Knebel; and 4th District Supervisor, Mark Doland. Also, Tama County Auditor, Karen Rohrs, and members of the public. Absent: 5th District Supervisor, Curt Kupka.

The Pledge of Allegiance was recited.

Motion by Turner, seconded by Knebel to approve the agenda. Discussion: None. All voted aye. Motion carried.

Public Comments: Public comments were heard from Karen Murty. Public comment time closed at 8:34 am.

Motion by Hilmer, seconded by Turner to approve the minutes of the May 12th regular meeting. Discussion: None. All voted aye. Motion carried.

Motion by Knebel, seconded by Hilmer to approve the minutes of the May 13th special meeting. Discussion: None. All voted aye. Motion carried.

Katherine Ollendieck was present to discuss the future of Economic Development for Tama County. The Board of Supervisors said they do not want to see Economic Development go away but would like to see a different approach to Economic Development and would like to maybe see a revamped 28E agreement. The next Economic Development meeting is scheduled for May 27th, but the date may change so that the Board of Supervisors can attend.

Darcy Maiden-Parks with Prairie Ridge Integrated Behavioral Healthcare was present to discuss services that they provide to Tama County. They were formerly Satuci and now have their own office in Tama with a clinician in it one day a week. They provide a variety of services. Some services they provide are outpatient mental health services, substance use treatment, gambling treatment, and prevention services. They also can provide medications. After the first of the year, they will have an ACT Team, which is a crisis team. They also have the ability to provide tele-health services. With Center Associates closing, Darcy is hoping to work with the county to bring more services to Tama County.

The Board met with Ben Daleske, Tama County Engineer, to get a road projects report.

Mike Davis was present for William (Bill) Davis to ask the supervisors to reassign Tax Certificate # 17-0225. The current amount owed is \$10,895.00. \$2,157.00 of that is actual taxes, the rest is for interest, special assessments and miscellaneous fees. Mr. Davis would like to offer \$1,078.50, one half the amount of the taxes. He would like the supervisors to abate the other half of the taxes owed, interest, and miscellaneous fees. The City of Toledo has already approved waiving the special assessments. Motion by Turner, seconded by Hilmer to reassign Tax Sale Certificate #17-0225 to William (Bill) Davis for \$1,078.50. Discussion: None. All voted aye. Motion carried.

Doland stated he had spoken with State Representative Dean Fisher and Fisher had stated the county needed to put something in place to protect them regarding community solar. Motion by Turner, seconded by Knebel to approve the following resolution. Discussion: Turner stated he had spoken to a representative from TED Renewables, and they had also mentioned natural gas. Turner asked them about nuclear and TED stated they hadn't thought about that yet. Turner believes we need this moratorium. Knebel stated there are a lot of technologies that are now in place that hadn't existed. She stated zoning is already working on this. It's a pause for zoning to look at it and get an ordinance in place.

RESOLUTION 5-19-2025A

Resolution Approving a Moratorium on Community Solar

WHEREAS, Community Solar is several solar energy systems whose primary purpose is to harvest energy by transforming solar energy into another form of energy or transferring heat from a collector to another medium using mechanical, electrical, or chemical means; and

WHEREAS, the Tama County Board of Supervisors have been made aware during the Zoning Commission meetings this year about Community Solar, and the lack of an ordinance for Community Solar in Tama County's Zoning Ordinance Number VI.1 published July 7, 1998; and

WHEREAS, concerns have been raised by the public regarding Tama County's level of preparedness when it comes to the development of Community Solar within the county. There currently isn't an ordinance to regulate the setback distances, finances in place for decommissioning, permitting process, the agricultural impact any future Community Solar projects would have on the County's agricultural resources including whether such impact would run counter to Tama County's Comprehensive Land Use Plan adopted by the Tama County Board of Supervisors on May 5, 2025; and

WHEREAS, the County has an interest in protecting the County's infrastructure, natural resources and property rights through adequate setback provisions; and

WHEREAS, The Tama County Board of Supervisors wishes to enact a moratorium effective immediately upon passage on the development and construction of Community Solar, and the application for permits relating to such development and construction of Community Solar, for an indefinite amount of time, to allow Tama County to review and update the language as necessary in the Tama County Zoning Ordinance and to incorporate the information and concerns that have arisen through the public meetings held by the Zoning Commission, relating to such matters;

NOW, THEREFORE, be it resolved by the Board of Supervisors of Tama County, Iowa, that a moratorium on the development and construction of Community Solar, and the application for permits relating to such development and construction of Community Solar effective immediately upon passage is approved indefinitely.

Roll Call Vote: Hilmer, aye. Turner, aye. Knebel, aye. Doland, aye. Resolution passed and adopted this 19th day of May, 2025. Mark Doland, Chairman, Board of Supervisors. Karen Rohrs, County Auditor.

Motion by Knebel, seconded by Hilmer to move next week's meeting to **Thursday, May 29th at 9:00 am** due to the Memorial Day holiday. Discussion: None. All voted aye. Motion carried.

Due to Supervisor Turner traveling for the next 3 weeks, other board members will need to cover his committee meetings. Motion by Doland, seconded by Knebel to temporarily reassign

Supervisor Turner's Central Iowa Detention and EMA committees to Supervisor Doland and Economic Development committee to Supervisor Hilmer. Discussion: None. All voted aye. Motion carried.

Elizabeth Ledvina, Tama County VA Director, and Darrel Niedermann, VA Commissioner, was present to discuss her FY26 budget with the Board of Supervisors. She stated due to the board decreasing her salary fund line there will not be enough in the VA budget to cover her part-time wages along with the new VA Director's wages and her commissioner's wages in the new fiscal year. Ledvina stated the new VA Director will not be certified before she retires on July 1st. She needs to continue as part-time after July 1st to help cover since he won't be certified. The board asked if another county could help cover. Ledvina stated that would be a burden to other counties. She stated she currently helps other counties out. The board stated they never intended to not pay the VA commissioners. This will be revisited to see if a budget amendment needs to be done after the new fiscal year begins.

Sheriff Schmidt stated new Deputy Sheriff Andrew Batcheller comes to us from the Belle Plaine Police Department. Deputy Batcheller will be a rural deputy with his official start date being today, May 19th. Motion by Hilmer, seconded by Turner to approve appointing the new Deputy Sheriff Andrew Batcheller to the sheriff's department. Discussion: None. All voted aye. Motion carried.

Sheriff Schmidt administered the oath of office to Deputy Batcheller.

Supervisor Turner introduced the new IT Director, Mike Jackley, to the board and public. Turner stated Jackley interviewed well and is happy that he said yes to the position. Motion by Turner, seconded by Knebel to appoint Michael Jackley to the IT Director position. Discussion: None. All voted aye. Motion carried.

Supervisor Turner stated now that an IT Director has been hired, Jackley will now be taking over the power over Ethernet project.

There were no hiring freeze exemptions to act on.

Motion by Turner, seconded by Hilmer to approve the claims for payment as presented in the amount of \$240,718.55. Discussion: None. All voted aye. Motion carried.

Public Comments: Public comments were heard from Karen Murty, Jim Smith, and Richard Arp. Public comment time closed at 10:14 am.

Chairman Doland adjourned the meeting at 10:15 am.

These minutes are intended to provide a summary of the discussions and decisions made during the Board of Supervisor meeting. For the most accurate and comprehensive record, please refer to the audio recording of the meeting that can be provided upon request at the auditor's office.

Tama County Board of Supervisors - Weekly Engineer's Office Report

May 29th, 2025

We've been taken care of our Dust control lists with blading and rock. Here are the dates for application per provider. All dust control should be sprayed by the end of the week.

- Hand Nutrients – 5/15/2025
- Central Iowa – 5/15/2025
- Enviro Tech – 5/22/2025
- Victor Oil – 5/27/2025

Traffic Counters will be out on our roads next week.

We will be prepping to replacing the cap on 340th St. Bridge. Last week the rain delayed the crane showing up to replace the cap. Tanker cars on G Avenue were delayed in progress last week due to the rain as well and this week we will be finishing up the dirt work for this project.

With the rain last week, we were able to clean up some scrap metal around our cold storage building. This week we have will be started to grade on K Avenue North of the shop to 270th St. Have started spray patching in a few areas this week.

Resolution 5-29-2025A
Resolution on Reconsideration, Rescission, or Revocation of the Conditional Use Permit
from 2020 to Salt Creek Wind, LLC

WHEREAS, the Tama County Board of Supervisors enacted an ordinance on January 14, 2010, regulating Commercial Wind Energy Conversion Systems (“C-WECS”), which specified the requirements for an application for a Conditional Use Permit (“CUP”) related to C-WECS; and

WHEREAS, testimony and evidence presented at the May 27, 2025 hearing in *Salt Creek Wind, LLC v. Tama County Board of Supervisors and Tama County*, No. CVCV008931, raises questions as to the CUP granted to Salt Creek Wind, LLC (“Salt Creek”) in 2020 and Salt Creek’s compliance with applicable specifications and requirements; and

WHEREAS, the Board of Supervisors finds there are sufficient concerns regarding the Board of Adjustment’s approval of the 2020 CUP application submitted by Salt Creek to warrant reconsideration, rescission, or revocation of the grant of the CUP; and

IT IS THEREFORE RESOLVED by the Board of Supervisors of Tama County, Iowa:

The Board of Supervisors is authorized to submit an application or petition to the appropriate body seeking, to the extent lawful, the reconsideration, rescission, or revocation of the grant of the Conditional Use Permit granted to Salt Creek Wind, LLC in 2020 based on the numerous deficiencies in the application, failure to comply with the Commercial Wind Energy Conversion System ordinance specifications and application submittal requirements, and any other such considerations deemed appropriate not inconsistent with the Tama County zoning ordinances and Iowa law.