

Auditor's Office
Jefferson, Iowa
March 25, 2024

The Greene County Board of Supervisors met at 8:30 a.m. in the courthouse boardroom with the following members present: Bardole, Benitz, Burkett, Muir, Rudolph. Motion by Bardole, second by Benitz to approve the agenda. Motion carried unanimously. Motion by Rudolph, second by Burkett to approve the minutes of March 18, 2024. Motion carried unanimously.

Supervisors reported attending the following meetings. Supervisor Rudolph, Decat meeting. Supervisor Benitz and Supervisor Muir had interviews with the top 5 companies applying for the CMar for the building of the new jail. Supervisor Benitz also had Airport Commission and Central Iowa Juvenile Detention meetings. Supervisor Bardole attended the Iowa Tourism Award luncheon.

County Attorney Thomas Laehn shared with the board a draft 28E agreement between Dallas and Greene County. This agreement would provide for sharing of tower space and the provision of recording backup services for the operation of the Iowa statewide interoperable communications systems. This will be placed on a later agenda for the board's approval once Dallas County has approved it.

Drainage Clerk Michelle Fields updated the board on the jetting project in the railroad right of way over by Scranton.

County Engineer Wade Weiss updated the board on road projects and discussed the replacement of a mower tractor.

Overnight travel was informally approved for Wade Weiss to attend the National Association of County Engineers Annual Meeting in Palm Springs, California.

RESOLUTION 2024-011

Motion by Bardole, second by Benitz to approve Resolution 2024-011 Proposing Amendments to the Greene County Zoning Ordinance and Setting Public Hearing.

A RESOLUTION PROPOSING CERTAIN AMENDMENTS TO THE GREENE COUNTY ZONING ORDINANCE AND SETTING PUBLIC HEARING

WHEREAS, the Greene County Board of Supervisors is proposing to amend the Greene County Zoning Ordinance to change the maximum geographical size of utility-scale solar energy systems, to require applicants to consult with certain county officials prior to the submission of an application for a conditional use permit for the construction of a utility-scale solar energy system, and to clarify the requirements for utility-scale solar energy systems that include a battery energy storage system; and

WHEREAS, pursuant to Iowa Code section 335.6, an amendment to a county zoning ordinance cannot become effective until after a public hearing at which parties in interest and citizens are afforded an opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS FOR GREENE COUNTY, IOWA:

Section 1. The Board of Supervisors is proposing the attached Amendment to the Greene County Zoning Ordinance.

Section 2. The Board of Supervisors shall meet at the Courthouse Boardroom in the Greene County Courthouse, in Jefferson, Iowa, on Monday, April 15, 2024, at 8:45 a.m., at which time and place a public hearing shall be held on the proposal, at which hearing all parties in interest and citizens who appear shall be given an opportunity to express their views for or against the proposal.

Section 3. The County Auditor of Greene County is hereby directed to publish notice of this proposal and of the public hearing on the proposal one time, not less than fifteen days nor more than twenty days before the date of the meeting, in The Jefferson Herald and The Scranton Journal, legal newspapers published and having a general circulation within Greene County.

Aye: Bardole, Benitz, Burkett, Muir, Rudolph. Resolution approved unanimously.

Joey Wendinger, Senior Project Manager with ISG, Inc. reviewed his letter of recommendation for the Construction Manager at Risk. On January 2024, a request for Qualifications (RFQ) was posted. Ten (10) Construction Managers responded to the RFQ and were deemed qualified. Those firms are Ball Team, LLC, Conlon Co., DCI Group, Edge Commercial, Henkel Construction Co., Jensen Builders Ltd., Larson Construction, Miron Construction, Samuels Group and Woodruff Construction. These qualifications were reviewed and evaluated and ranked by the Greene County Board of Supervisors and ISG.

Following the RFQ, the ten (10) Construction Manager firms were invited to submit a Request for Proposal (RFP) for the new Greene County Jail. Five (5) proposals were received on March 7, 2024. And read aloud at the March 11, 2024, Greene County Board of Supervisors meeting. The Construction Manager firms that responded to the RFP are Ball Team, LLC, DCI Group, Inc., Edge Commercial, Henkel Construction Co., and Jensen Builders, LTD.

Supervisors Dan Benitz and John Muir, Sheriff Jack Williams, and Lauren Gray and Joey Wendinger of ISG conducted interviews with the five (5) Construction Managers on March 19, 2024. Based on the RFQ, RFP, and interview processes and in accordance with Iowa Bidding Laws, ISG is recommending that the Greene County Board of Supervisors select DCI Group, Inc. as their Construction Manager at Risk for the construction of the new Greene County Jail project.

Motion by Benitz, seconded by Rudolph to approve DCI Group, Inc. as the Construction Manager at Risk for the construction of the new Greene County Jail. Motion carried unanimously.

Engineer Wade Weiss reviewed his amended FY24 Secondary Roads budget with changes being made in his receipts of road use tax in the amount of an additional 6% and for an increase in expenditures due to increase cost of engineering expenditures due to overtime. Motion by Rudolph, seconded by Burkett to approve the Iowa DOT Amended FY24 Secondary Roads Budget. Motion carried unanimously.

Weiss then presented his Iowa DOT FY25 Secondary Roads budget for approval with no changes being made from his previous presentation to the board back on January 29, 2024. Motion by Benitz, second by Bardole to approve his Iowa DOT FY25 Secondary Roads Budget. Motion carried unanimously.

Next Weiss presented his Iowa DOT FY25 Secondary Roads Five-Year Construction Program. Motion by Burkett, second by Rudolph to approve the Iowa DOT FY25 Secondary Roads Five-Year Construction Program. Motion carried unanimously.

RESOLUTION 2024 -012

Motion by Bardole, second by Benitz to approve Resolution 2024-012 for a Road Closure on 280th Street east of Greene County Highway P-46, due to construction of a new bridge over Snake Creek beginning March 25, 2024.

WHEREAS, the bridge located on a gravel road approximately thirty-five (35) feet East of the Northwest corner of Section 2, Township 82 North, Range 29 West (Washington Twp.) over Snake Creek is to be replaced, and that construction work will make it necessary to close the roadways to vehicular traffic, and;

WHEREAS, the Code of Iowa Chapter 306 provides for the temporary closing of sections of roadway when necessary because of construction or maintenance, and shall cause to be erected "Road Closed" signs and partial or total barricades in the roadways at each end of the closed roadway section.

NOW THEREFORE BE IT RESOLVED, that Greene County roadway designated as 280th St. will be closed to all vehicular traffic from the centerline of County Highway P-46 at the Northwest corner of Section 2, Township 82 North, Range 29 West (Washington Twp.) thence East approximately 500 feet, and will include use of temporary lane closure devices on County Highway P-46 until the bridge replacement and roadway reconstruction is completed as determined by the County Engineer.

BE IT FURTHER RESOLVED that signs for the road closures are to be placed as directed by the engineer according to Chapter 306 of the Code of Iowa and signs are to remain in place throughout the bridge replacement project until removed by directive of the County Engineer.

Aye: Bardole, Benitz, Burkett, Muir, Rudolph. Resolution approved unanimously.

Motion by Benitz, second by Rudolph to approve claims payable for March 25, 2024. Motion carried unanimously.

Heidi Kuhl with Northland Land Securities reviewed financing options for new Jail, HVAC Project and Secondary Roads projects. The county is currently waiting to hear from ISG and DCI Group, Inc., on updated construction cost and construction timeline before having Northland Securities start the process of the issuance of the bonds. The HVAC project is on hold pending another vote on the change in revenue purpose. The Board plans to have this placed on the ballot for the November 5, 2024, General Election. Kuhl then discussed financing for secondary roads projects through TIF. County Engineer Weiss has asked for 13 million from TIF revenue to replace 8.2 miles of pavement on E-18, from Hwy 144 East to Boone County on P-46, from E-18 South to E-26. The county would have to issue bonds for the construction, but the bonds would be repaid through TIF. The board also discussed future road projects that would be funded by TIF with Kuhl.

Muir adjourned the meeting at 10:20 a.m.

ATTEST: John J. Muir, Chair
Billie Jo Hoskins, Auditor