

Auditor's Office
Jefferson, Iowa
January 2, 2026

The Greene County Board of Supervisors met at 8:30 a.m. in the courthouse boardroom with the following members present: Gannon, Muir, Rudolph. Supervisors Bardole and Benitz participated via telephone. Current Board Chair Muir requested nominations for board chair for the 2026 calendar year. Supervisor Bardole nominated Dawn Rudolph for board chair. Supervisor Benitz nominated Muir for board chair. Motion by Gannon, second by Benitz to cease nominations. Motion carried unanimously. Motion by Gannon, second by Muir to appoint Dawn Rudolph as board chair. Motion carried unanimously. Supervisor Muir then asked for nominations for vice-chairperson. Supervisor Benitz nominated Pete Bardole as vice-chair. Motion by Gannon, second by Rudolph to cease nominations. Motion carried unanimously. Motion by Gannon, second by Rudolph to appoint Pete Bardole as vice-chairperson. Motion carried unanimously.

Motion by Muir, second by Gannon to approve the agenda. Motion carried unanimously. Motion by Benitz, second by Muir to approve the minutes of December 29, 2025. Motion carried unanimously.

Real Estate/Tax Coordinator Pam Olerich reviewed the Taxable Valuations for FY26/27 Tax Levies. The rural valuations increased 4.43% and the urban valuations increased 4.67%. Overall increase for the county was 4.49% increase. Olerich highlighted that Panorama School District has a decrease of 14.29%. Highland Township showed increase of 25.66% due to New Cooperative's expansion, and Washington Township had a decrease of 4.12%, due to land that was transferred to the DNR, which is now nontaxable.

Sheriff Jack Williams and County Attorney Thomas Laehn updated the board on the arrests that have been made in conjunction with the burglaries in Greene County. Laehn reported that their initial appearance before the magistrate will be next Wednesday.

Supervisors reviewed and proposed organizational meeting resolutions prior to consideration. Motion by Muir, second by Gannon to approve **Resolution 2026-001** as follows:

WHEREAS the Greene County Board of Supervisors (Board) has convened to review and designate procedures, appointments, meeting times, business hours, depositories, and other items as included below; and

WHEREAS the Board has performed its review of those items;

NOW, THEREFORE BE IT RESOLVED by the Board to adopt the following:

Board of Supervisors Terms of Office:

District 1	Joe Gannon	term ending 01/02/2029
District 2	Dawn Rudolph	term ending 01/03/2027
District 3	Dan Benitz	term ending 01/03/2027
District 4	John Muir	term ending 01/02/2029
District 5	Pete Bardole	term ending 01/02/2029

Meeting times for Board of Supervisors as follows:

Regular meetings of the Board will be held on Monday mornings beginning at 8:30 a.m., year-round. Regular meetings are routinely moved to Tuesdays when an observed holiday falls on a Monday. Other meetings may be held as necessary, effective immediately, on Thursdays during the budget process.

BE IT FURTHER RESOLVED that the business hours of the Greene County Courthouse shall be Monday through Friday from 8:00 a.m. until 4:30 p.m. except on designated holidays or as otherwise posted.

County Holidays Observed:

President's Day
Memorial Day
Independence Day
Labor Day
Veterans Day
Thanksgiving
Christmas
New Year's Day

Day Observed:

Monday, February 16, 2026
Monday, May 25, 2026
Friday, July 3, 2026
Monday, September 7, 2026
Wednesday, November 11, 2026
Thursday & Friday, November 26 & 27, 2026
Thursday & Friday, December 24 & 25, 2026
Thursday, January 1, 2026

Cash Counts:

Tuesday, June 30, 2026 @ 4:00 p.m.
Thursday, December 31, 2026 @ 4:00 p.m.

BE IT FURTHER RESOLVED that the following appointments are made:

Official County newspapers: *The Scranton Journal and The Jefferson Herald*

BOARD ASSIGNMENTS TO COMMISSIONS, OTHER BOARDS, COMMITTEES:

Pete Bardole as Member of:

Airport Commission – alternate (non-voting)
Jefferson Matters: A Main Street & Chamber Comm.
Greene County Development Corp.
Bell Tower Comm Foundation
Region XII Policy Council
Public Art liaison
Emergency Operations Center Committee

Dawn Rudolph as Member of:

Decat
Joint Entity Board
Investment, Insurance & Finance
Greene County Board of Health
Central Iowa Community Services Advisory Board
& CICS Children's Behavioral Health Committee
New Opportunities - alternate
Freedom Rock Committee

Joe Gannon as Member of:

Central Iowa Juvenile Detention alternat
E911 Service Board
Pioneer Cemetery
2nd Judicial District, Dept. of Corrections
Vet Affairs liaison
Highway 30 Coalition
Region V Hazardous Materials Response &
LEPC - alternate

Dan Benitz as Member of:

Airport Commission – county rep (non-
voting)
Drainage Districts – vice chair
Joint Entity Board
Greene County Recycling Agency
New Opportunities
Courthouse Security Committee
Central Iowa Juvenile Detention

Region XII Policy Council - alternate
Grow Greene County Gaming Corp. -ex officio
Emergency Management Commission
Animal Shelter Board

John Muir as Member of:

Drainage Districts – chair
Central Iowa Community Services Governing Board – alternate
Investments, Insurance & Finance – chair
Region XII COG Executive Board & Policy Council (Reg XII COG 28E)
Chief Elected Official Board (IWD Region 8 28E) &
Region XII Dev. Corp., COG Housing Board
Second Judicial District, Dept. of Corrections – alternate
Emergency Operations Center Committee

OTHER BOARD APPOINTMENTS:

<u>Public Information Officer</u>	Dawn Rudolph
<u>E911 Service Board member</u>	Jack J. Williams
<u>Greene County Civil Service Commission (six-year term):</u>	
Tom Heater	12/31/2030 (County Attorney appt)
John McCormick	12/31/2026
Mary Jane Fields	12/31/2028

Greene County Board of Health (three-year term):

Thomas Fagg, DO	12/31/2028
Juanita Gilley	12/31/2028
Dawn Rudolph	12/31/2026
Annie Smith	12/31/2026
Amanda Bills	12/31/2027
Keith Van Beek, DDS	12/31/2027
Rochelle Guess, ARNP	12/31/2027

Region XII:

Regional Housing Authority Executive Board – Karla Janning (term ends 09/30/2026)
Technical Advisory Committee – Wade Weiss (Tanner Stauffer – alternate)
Policy Council – Billie Jo Hoskins and Victoria Riley

Greene County Compensation Commission in Condemnation Proceedings:

Real Estate Salespersons/Brokers

Linda Eighmy	Amanda Bills	Dale Hoyt
Doug Lawton	Al Rowedder	Dale Higgins
Nicole Uebel		

Owners/Operations Ag Property

Craig Brelsford	Johnetta Harms	Roger Norgren
Kim Bates	Paul Mears	Dale Thompson

Richard Burnell
Dave Cunningham
Craig Fillman

Ryan Higgins
Mike Holden
Luke Hoyle

Dan Tronchetti
Bruce Wessling

City Property Owners

Ned Johnston
Bill Figenshaw
Andy Krieger (G Jct)

Guy Richardson
Mike Mentzer
Jim Sankot

Knowledge of Real Estate Values

Doug Carman
Jared Taggart
Bob Allen

Craig Marquardt
Ralph Riedesel
Eric Happe

Roger Custer

Greene County Pioneer Cemetery Commission:

Joe Gannon
Clayton Dudley
Ronda Kendall

Ada Ross
Jeri Reese
Annette Foster

Neal Hoyt
Tanner Scheuermann

Greene County Medical Examiner* (two-year term):

Robert Clemons, MD *	12/31/2026
Jack J Williams, ME Investigator	12/31/2027
Michele Madsen, ME Investigator	12/31/2027

Greene County Conservation Board (five-year terms):

Peg Gannon, Chair	12/31/2028
Steve Hauptert	12/31/2029
Michael Silbaugh	12/31/2030
Mary Jo Koch	12/31/2026
Dave Morlan	12/31/2027

Greene County Zoning Commission (three-year terms):

Mike Bravard	01/01/2027
Sharon Fisher	01/01/2027
Chris Henning	01/01/2027
Bill Frederick	01/01/2028
Vacant	
Nancy Hanaman	01/01/2028
Glen Christensen	01/01/2029
Jeff Pudenz	01/01/2029
Michael Subbert	01/01/2029

Greene County Board of Adjustment (five-year terms):

Wade Sohm	01/01/2030
Dan Tronchetti	01/01/2031
Cale Juergensen	01/01/2027
Mike Holden	01/01/2028
Angie Jewett	01/01/2029

Greene County Veteran Affairs Commission (three-year terms):

Jeff Lamoureux	12/31/2027
Vacant	12/31/2028
Bruce Chaffee	12/31/2026

Greene County Magistrate Appointing Commission (six-year term):

Craig Marquardt	12/31/2026
Jenny Wessling	12/31/2026
Jerry Boyd	12/31/2026

Supervisor Appointments:

Custodian	Tony Janssen
Custodian (PT)	Vacant
IT Director	Justin Bristow
Engineer/Weed Commissioner	Wade Weiss
Env Health/Zoning Director/ Safety Director	Chuck Wenthold
County Veteran Service Officer & General Assistance (PT)	Billie Johnson-Daves

County Officer Appointments:

Attorney:

Jeri Angell, Office Manager
Laura Snider, Assistant Greene County Attorney
Kaitlyn Willms, Assistant Greene County Attorney

Ambulance (FT only):

Michele Madsen, Director, Paramedic
Lacy Follett-Brubaker, Paramedic
Becky Freeman, AEMT
Megan Lange, AEMT
Ryan Moranville, EMT
Mark Renslow, EMT
Cade Silbaugh, EMT
Cynthia Thurman, EMT

Auditor:

Pam Olerich, Real Estate & Tax Coordinator
Tori Gettler, Deputy Auditor

Recorder:

Kathryn Fisher, Deputy Recorder

Treasurer:

Jessica Larson, Deputy
Avis Keasey, Driver's License Clerk
Alexis Olson, Motor Vehicle Clerk

Sheriff (FT only):

Nathaniel Chapman, Chief Deputy/Jail Administrator
Shane Allen, Captain/Deputy Sheriff
Christopher Frehse, Deputy Sheriff
Colton Gaede, Deputy Sheriff
Cale Crowder, Deputy Sheriff
Ashley Duff, Deputy Sheriff
Heath Enns, Investigator/Deputy Sheriff
Larry Rogers, Deputy Sheriff
Amanda Clouse, Dispatcher
Mindy Durlam, Dispatcher
Brandon Gustoff, Dispatcher
Kim Christensen, Sheriff Secretary
Kathy Booth, Assistant Sheriff Secretary
Tressa Hatfield, Assistant Jail Administrator
Josh Derry, Jailer
Abbie Warner, Jailer
Shane Monthei, Jailer
Kelsey Hatfield, Jailer
Haylee Berry, Jailer

Engineer:

Tanner Stauffer, Assistant to Engineer
Sherry Graven, Office Manager

Other offices:

Conservation: (Conservation Board)

Tanner Scheuermann, Director
Joseph Allen, Park Ranger
Dan Sayre, Maintenance Technician
Jacob Fernholz, Naturalist

BE IT FURTHER RESOLVED that depository limits are as follows:

Treasurer's Depository Limits for 2025

Home State Bank, Jefferson	\$30,000,000
Peoples Bank, Jefferson	\$20,000,000
Heartland Bank, Jefferson	\$12,000,000
IPAIT	\$ 5,000,000
Auditor	\$ 12,500
Recorder	\$ 50,000
Sheriff	\$ 200,000

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Motion by Muir, second by Benitz to approve the cash count from December 31, 2025. Motion carried unanimously.

Motion by Bardole, second by Gannon to approve Resolution 2026-002 Adopting 28E Agreement for the Provision of Law Enforcement Services for the City of Churdan.

RESOLUTION 2026-002

A RESOLUTION ADOPTING A 28E AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES TO THE CITY OF CHURDAN, IOWA

WHEREAS, the City of Churdan, Iowa, is in need of certain law enforcement services;

WHEREAS, Greene County wishes to provide such services to the City of Churdan;

WHEREAS, Greene County desires adequate reimbursement for the costs incurred in the provision of such services; and

WHEREAS, public agencies may enter into an agreement with other public agencies for joint and cooperative action pursuant to Chapter 28E of the Iowa Code;

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

Section 1: That the proposed 28E Agreement for the Provision of Law Enforcement Services to the City of Churdan, Iowa be hereby adopted by Greene County.

Motion by Gannon, second by Benitz to approve Resolution 2026-003 Adopting 28E Agreement for the Provision of Law Enforcement Services for the City of Dana.

RESOLUTION 2026 – 003

A RESOLUTION ADOPTING A 28E AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES TO THE CITY OF DANA, IOWA

WHEREAS, the City of Dana, Iowa, is in need of certain law enforcement services;

WHEREAS, Greene County wishes to provide such services to the City of Dana;

WHEREAS, Greene County desires adequate reimbursement for the costs incurred in the provision of such services; and

WHEREAS, public agencies may enter into an agreement with other public agencies for joint and cooperative action pursuant to Chapter 28E of the Iowa Code;

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

Section 1: That the proposed 28E Agreement for the Provision of Law Enforcement Services to the City of Dana, Iowa be hereby adopted by Greene County.

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Motion by Muir, second by Gannon to approve Resolution 2026-004 Adopting 28E Agreement for the Provision of Law Enforcement Services for the City of Grand Junction.

RESOLUTION 2026 – 004

A RESOLUTION ADOPTING A 28E AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES TO THE CITY OF GRAND JUNCTION, IOWA

WHEREAS, the City of Grand Junction, Iowa, is in need of certain law enforcement services;

WHEREAS, Greene County wishes to provide such services to the City of Grand Junction;

WHEREAS, Greene County desires adequate reimbursement for the costs incurred in the provision of such services; and

WHEREAS, public agencies may enter into an agreement with other public agencies for joint and cooperative action pursuant to Chapter 28E of the Iowa Code;

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

Section 1: That the proposed 28E Agreement for the Provision of Law Enforcement Services to the City of Grand Junction, Iowa be hereby adopted by Greene County.

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Motion by Gannon, second by Bardole to approve Resolution 2026-005 Adopting 28E Agreement for the Provision of Law Enforcement Services for the City of Paton.

RESOLUTION 2026 – 005

A RESOLUTION ADOPTING A 28E AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES TO THE CITY OF PATON , IOWA

WHEREAS, the City of Paton, Iowa, is in need of certain law enforcement services;

WHEREAS, Greene County wishes to provide such services to the City of Paton;

WHEREAS, Greene County desires adequate reimbursement for the costs incurred in the provision of such services; and

WHEREAS, public agencies may enter into an agreement with other public agencies for joint and cooperative action pursuant to Chapter 28E of the Iowa Code;

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

Section 1: That the proposed 28E Agreement for the Provision of Law Enforcement Services to the City of Paton, Iowa be hereby adopted by Greene County.

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Motion by Muir, second by Gannon to approve Resolution 2026-006 Adopting 28E Agreement for the Provision of Law Enforcement Services for the City of Rippey.

RESOLUTION 2026 – 006

A RESOLUTION ADOPTING A 28E AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES TO THE CITY OF RIPPEY, IOWA

WHEREAS, the City of Rippey, Iowa, is in need of certain law enforcement services;

WHEREAS, Greene County wishes to provide such services to the City of Rippey;

WHEREAS, Greene County desires adequate reimbursement for the costs incurred in the provision of such services; and

WHEREAS, public agencies may enter into an agreement with other public agencies for joint and cooperative action pursuant to Chapter 28E of the Iowa Code;

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

Section 1: That the proposed 28E Agreement for the Provision of Law Enforcement Services to the City of Rippey, Iowa be hereby adopted by Greene County.

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Motion by Gannon, second by Benitz to approve Resolution 2026-007 Adopting 28E Agreement for the Provision of Law Enforcement Services for the City of Scranton.

RESOLUTION 2026 – 007

A RESOLUTION ADOPTING A 28E AGREEMENT FOR THE PROVISION OF LAW ENFORCEMENT SERVICES TO THE CITY OF SCRANTON, IOWA

WHEREAS, the City of Scranton, Iowa, is in need of certain law enforcement services;

WHEREAS, Greene County wishes to provide such services to the City of Scranton;

WHEREAS, Greene County desires adequate reimbursement for the costs incurred in the provision of such services; and

WHEREAS, public agencies may enter into an agreement with other public agencies for joint and cooperative action pursuant to Chapter 28E of the Iowa Code;

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

Section 1: That the proposed 28E Agreement for the Provision of Law Enforcement Services to the City of Scranton, Iowa be hereby adopted by Greene County.

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Motion by Muir, second by Gannon to approve Resolution 2026 – 008 Construction Evaluation Resolution Relating to Construction of a Confinement Feeding Operation Structure.

RESOLUTION 2026 – 008

WHEREAS, Iowa Code section 459.304(3) sets out the procedure if a board of supervisors wishes to adopt a “construction evaluation resolution” relating to the construction of a confinement feeding operation structure; and

WHEREAS, only counties that have adopted a construction evaluation resolution can submit to the Department of Natural Resources (DNR) an adopted recommendation to approve or disapprove a construction permit application regarding a proposed confinement feeding operation structure; and

WHEREAS, only counties that have adopted a construction evaluation resolution and submitted an adopted recommendation may contest the DNR’s decision regarding a specific application; and

WHEREAS, by adopting a construction evaluation resolution the board of supervisors agrees to evaluate every construction permit application for a proposed confinement feeding operation structure received by the board of supervisors between February 1, 2026, and January 31, 2027 and submit an adopted recommendation regarding that application to the DNR; and

WHEREAS, the board of supervisors must conduct an evaluation of every construction permit application using the master matrix created in Iowa Code section 459.305, but the board’s recommendation to the DNR may be based on the final score on the master matrix or may be based on reasons other than the final score on the master matrix.

NOW, THEREFORE, BE IT RESOLVED that the Greene County Board of Supervisors hereby adopts this construction evaluation resolution pursuant to Iowa Code section 459.304(3).

Roll Call Vote was taken. Aye: Bardole, Benitz, Gannon, Muir, Rudolph. Resolution unanimously approved.

Rudolph adjourned the meeting at 9:07 a.m.

ATTEST: Dawn Rudolph, Chair

Billie Jo Hoskins, Auditor