

Auditor's Office
Jefferson, Iowa
October 12, 2026

The Greene County Board of Supervisors met at 8:30 a.m. in the boardroom of the Greene County Courthouse. The following members were present: Bardole, Benitz, Gannon, Rudolph. Absent: Muir. Motion by Gannon, second by Benitz to approve the agenda. Motion carried unanimously. Motion by Bardole, second by Benitz to approve minutes of October 7, 2026. Motion carried unanimously.

County Attorney Thomas Laehn reported that he has received a draft memorandum of understanding from Junction Hilltop Wind Project stating that even though their repowering project would be grandfathered in under the proposed amendments to the current zoning ordinance they are willing to adhere to the proposed regulations.

Environmental Health Coordinator Chuck Wenthold reported that he has been receiving quotes for tuck pointing of the courthouse. Once he receives all of them, he will present them to the board.

County Engineer Wade Weiss gave an update on the X Avenue bridge project. He also updated the board on the Dana pavement project. Shouldering should begin this week or next weather permitting. He also discussed improvements to the intersection of old HWY 30 and new HWY 30 by Ralston.

Supervisors reported on meetings attended. Supervisor Bardole attended a Region XII Policy Council meeting via Zoom.

Scott Peterson gave his monthly City of Jefferson update. The Tree Committee is out planting trees today. After today all the north/south streets east of HWY 4 will be completed. Next spring and fall the committee will begin work on the west side of HWY 4. The Westwood Drive sidewalk project is progressing weather permitting. Completion will not be until Spring of 2027. The city is working on DD#57. They are still trying to locate where damages are and working to fix the issues. He also discussed potential changes to the Cemetery Burial Ordinance and also discussed access points on HWY 30 with the DOT.

County Attorney Thomas Laehn reviewed the amendment to the zoning ordinance. After discussion with the board, Laehn needed to revise the amendment before the board set the public hearing. Motion by Benitz, second by Bardole to table approval of Resolution 2027-076 until later in the meeting. Motion carried unanimously.

Ryan Berven with Gallagher presented the 2027 Health Benefits Renewal. Berven reviewed year-to-date figures for 2026 and the renewal for 2027 and one option. The proposed renewal would be to keep the stop loss coverage at \$90,000, which would result in a 5.14% increase in fixed costs. Option 1 would be to increase the stop loss coverage to \$100,000, which would result in a -3.05% decrease in fixed costs. Berven stated that under both plans employees would not see any change in their premiums. Dental insurance

would go up 2% and there would be no increase in Vision Insurance. The board tabled any decision until their next board meeting.

Scranton Fire Chief Alex Duff discussed with the board a countywide training on how to handle and manage an electric vehicle at the time of an accident. The cost of this training would be \$6,606. Supervisor Gannon stated that both Grand Junction and Jefferson Fire Departments have already completed the training through Iowa Fire Service Training Bureau or PRI, which is free of charge. The board asked Duff to reach out to them to schedule a training. If one could not be scheduled, he should report back to the board.

Motion by Benitz, second by Gannon to approve the Recorder's Quarterly Report of Fees for July, August and September 2026. Motion carried unanimously.

Motion by Bardole, second by Gannon to approve Resolution 2026-076 proposing certain amendments to the Greene County Zoning Ordinance and Setting Public Hearing.

Resolution 2026-076

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 increase the maximum height of conditionally permitted free standing and guyed towers in agricultural districts; to require applicants for a conditional use permit for the construction of a tower, antenna, or wind turbine to submit a roadway use and repair agreement, a public drainage system protection agreement, evidence of general liability insurance, and a decommissioning plan; to prohibit wind turbine generators from interfering with electromagnetic communications; to require applicants for a conditional use permit for the construction of a wind turbine to apply for approval for the installation of an aircraft detection lighting system; to limit wind turbine shadow flicker on certain buildings on non-participating properties; to set conditions for the issuance of a conditional use permit or written authorization for the repowering of an existing wind turbine; to establish new minimum distances between utility-scale solar energy systems and between data centers and cryptocurrency mining centers; to prohibit the use of groundwater and surface water for non-recirculating cooling systems at data centers, cryptocurrency mining centers, and commercial battery energy storage systems; to establish standards for the maintenance of soil health at the location of a utility-scale solar energy system; to set conditions for the issuance of a conditional use permit for the construction of a commercial battery energy storage system; to define the jurisdiction of the board of adjustment; and to require notice of public hearings on amendments proposed by the zoning commission in accordance with state law; 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 located at 114 North Chestnut Street in Jefferson, Iowa, on October 26, 2026, at 8:45 a.m., or as soon as possible thereafter as the matter may be considered, at which time a public hearing shall be held on the proposed Amendment and all persons 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 four days nor more than twenty days before the date of the public hearing, in *The Jefferson Herald* and *The Scranton Journal*, legal newspapers published and having a general circulation within Greene County.

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

Motion by Gannon, second by Benitz to approve the CDBG Admin Billing #2 for the Paton-Churdan Early Learning Center. Motion carried unanimously.

Motion by Bardole, second by Gannon to approve the contract extension with Region XII Council of Governments for Greene County's Hazardous Mitigation Plan. Motion carried unanimously.

Motion by Bardole, second by Gannon to approve Resolution 2026-077 Approving the transfer of funds from General Basic, Rural Basic and LOSST Funds.

RESOLUTION 2026-077

WHEREAS the Greene County Board of Supervisors (Board) has approved funding transfers in the County's FY2027 budget, and

WHEREAS Iowa Code section 331.432 requires the board to authorize transfers to the Secondary Roads funds in accordance with section 331.429, subsection 1.

BE IT RESOLVED that the Board authorized the transfers of \$62,724.00 from General Basic fund, \$706,553.50 from the Rural fund, and \$250,000.00 from the LOSST fund, all to be transferred to the Secondary Roads fund, and

BE IT FURTHER RESOLVED that the transfers are to be made upon completion of the apportionment of September tax collections.

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

Motion by Gannon, second by Bardole to approve Resolution 2026-078 Approving the transfer of funds from General Basic to the Bike Trail and Conservation Reserve Funds.

RESOLUTION 2026-078

WHEREAS the Greene County Board of Supervisors (Board) has budgeted for transfers of funds in fiscal year 2027 in accordance with Sections 331.432 and 350.6 of Iowa Code:

BE IT RESOLVED that the Board approves the transferring of \$40,000.00 from the General Basic fund to the Bike Trail Fund and \$35,000.00 from General Basic to Conservation Reserve fund.

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

At 10:00 a.m. motion by Bardole, second by Benitz to adjourn to a drainage meeting. Motion carried unanimously.

At 10:03 a.m. motion by Gannon, second by Bardole to return to their regular meeting. Motion carried unanimously.

Motion by Benitz, second by Gannon to approve claims payable for October 12, 2026. Motion carried unanimously.

Rudolph adjourned the meeting at 10:10 a.m.

ATTEST: Dawn Rudolph, Chair

Billie Jo Hoskins, Auditor