

Auditor's Office
Jefferson, Iowa
October 19, 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 Benitz, second by Gannon to approve the agenda. Motion carried unanimously. Motion by Bardole, second by Gannon to approve the minutes of October 12, 2026. Motion carried unanimously.

During Open forum Vicki Copeland and Sheila Madsen addressed the board concerning maintenance on the bike trail from the City of Jefferson to Winkelman's Switch. They had concerns of overgrown trees, bushes and debris on the trail. The board agreed that they would be in contact with the Conservation Department to get this addressed. They also discussed the funding for the replacement of the bike trail between Greene and Guthrie counties. The board explained that Conservation Director Tanner Scheuermann is working on getting grants and additional funding for the project. They also explained that there are not a lot of grants available for repairs to existing trails, that most grants are for new construction.

County Engineer Wade Weiss gave an update on the P46 Pavement Project.

Informal overnight stay was approved for County Engineer Wade Weiss to attend ICEA Scholarship Interviews in Waterloo and Iowa City.

Shelby Cooklin, Director Greene County Public Health gave an update on the IHHS Public Health System Alignment. She explained that the state will be split up into 5 Regions. Greene County will belong to Region 5. Iowa HHS has begun a request for proposal (RFP) process to select a lead entity in each district. Polk County Health Department is applying to become the lead entity in Region 5. Cooklin explained that because of the new regional structure the lead entity would need 15% to administer the region. This would mean a decrease in grant revenue for selected services for each county. Cooklin reassured the board that the county funding for public health will stay within the county and not go to the region.

Motion by Gannon, second by Benitz to approve Resolution 2026-079 Approving the Memorandum of Understanding with Junction Holdco, LLC regarding the Repowering of the Junction Hilltop Wind Project.

Resolution 2026-079

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING REGARDING THE REPOWERING OF THE JUNCTION HILLTOP WIND PROJECT BETWEEN GREENE COUNTY, IOWA, AND JUNCTION HOLDCO, LLC
RESOLUTION 2026-076

WHEREAS, Junction Holdco, LLC owns and operates a wind energy facility consisting of five General Electric 1.62-82.5 wind turbines in Greene County, Iowa;

WHEREAS, Junction Holdco, LLC intends to repower the wind turbines by replacing or reconstructing their drivetrain components (ultracapacitors, pitch bearings, main shafts, and gearboxes) to extend their operating life by at least ten years;

WHEREAS, Junction Holdco, LLC and its subsidiaries entered into a binding Equipment Purchase and Installation Agreement with Takkion Operating LLC d/b/a Renew Energy Maintenance (REM) dated June 30, 2026, under which Junction Holdco, LLC is obligated to make payments to REM totaling more than \$3.5 million;

WHEREAS, on July 1, 2026, Junction Holdco, LLC paid a down payment to REM equal to ten percent (10%) of the aggregate contract price under the Equipment Purchase and Installation Agreement;

WHEREAS, physical work on the repowering began on July 1, 2026;

WHEREAS, Greene County currently is considering amending the Greene County Zoning Ordinance, including a proposed new section 15A that would regulate the repowering of wind energy facilities and impose requirements that must be satisfied before the repowering of a wind project commences;

WHEREAS, Junction Holdco, LLC has requested that Greene County confirm that the repowering of its wind turbines is fully authorized by the County under its existing construction permits and the County Zoning Ordinance currently in effect;

WHEREAS, Junction Holdco, LLC has participated in a review of the proposed haul routes and County drainage tile with the County Drainage Clerk, who determined that no County drainage tiles would be affected by the repowering; delivered a decommissioning plan to the Zoning Administrator; and taken other voluntary measures not required under the existing County Zoning Ordinance; and

WHEREAS, the Parties wish to document (i) the facts concerning the repowering of Junction Holdco, LLC's wind turbines, (ii) the County's findings and determination that the repowering is an authorized continuation of a permitted use under Junction Holdco, LLC's existing construction permits and the existing County Zoning Ordinance, and (iii) certain actions Junction Holdco, LLC has voluntarily agreed to undertake;

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

Section 1. The Memorandum of Understanding Regarding the Repowering of the Junction Hilltop Wind Project between Greene County, Iowa, and Junction Holdco, LLC, in the form attached to this Resolution, is approved.

Section 2. The Chair of the Board of Supervisors is authorized and directed to execute the Agreement on behalf of Greene County, and the Greene County Auditor is authorized and directed to attest the Chair's signature.

Section 3. The Greene County Zoning Administrator is authorized to execute the Agreement in that capacity.

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

Motion by Bardole, second by Gannon to approve the Iowa Department of Transportation Preconstruction Agreement for Primary Road Project Iowa HWY 25 within Guthrie and Greene County. Motion carried unanimously.

Motion by Gannon, second by Benitz to approve the 2027 Health Insurance Renewal with Option 1, increasing our stop loss deductible from \$90,000 to \$100,000 per covered member. Motion carried unanimously.

Motion by Bardole, second by Gannon to approve Steve Morehead for appointment as a Mahanay Maestro authorized to play the Mahanay Memorial Carillon. Motion carried unanimously.

Motion by Benitz, second by Bardole to approve the Auditor's Quarterly Passport Report for July, August and September 2026. Motion carried unanimously.

At 9:15 a.m. motion by Gannon, second by Benitz to adjourn to a drainage ditch meeting. Motion carried unanimously.

At 9:22 a.m. motion by Bardole, second by Benitz to return to their regular meeting.

The remainder of the meeting, the board reviewed a draft Remote Work Policy provided by the county's HR Attorney Brent Hinders. The board asked that the policy be given to County Attorney Thomas Laehn for review and comments.

Rudolph adjourned the meeting at 9:41 a.m.

ATTEST: Dawn Rudolph, Chair
Billie Jo Hoskins, Auditor