

Floyd County Board of Supervisors Meeting
 March 11, 2024, 9:00 a.m.

The Floyd County Board of Supervisors met in the Board Room of the Floyd County Courthouse with the following in attendance: Supv Mark Kuhn, Supv Dennis Keifer, and Supv Jim Jorgensen.

Keifer/Jorgensen moved to approve the agenda as presented. Motion carried 3-0.

Public comment: none.

Jorgensen/Keifer moved to approve the March 4, 2024 minutes. Motion carried 3-0.

Keifer/Jorgensen moved to approve the claims presented: County #1924-2003 and Engineer/Secondary Roads #10504-10527. Motion carried 3-0.

K Adelmund	Rent	232.00	1
Amazon	Supplies	138.81	1
TEK/AMR	Service	17291.67	1
ARAMARK	Supplies	308.25	1
Arnold Supply	Parts	21.69	1
ASAP	Parts	217.40	1
A Bellinger	Reimb	82.65	1
Black Hills	Util	186.03	1
REC	Elect	247.63	2
J Butterfield	Reimb	147.06	1
Cartersville	Fuel	910.33	1
CenturyLink	Phone	588.24	3
CC Press	Notice	1308.77	5
Floyd	Util	45.00	1
Rockford	Util	236.35	1
Rudd	Services	185.00	1
CJ Cooper	Tests	100.00	1
B Hinz	Reimb	106.02	1
H Ducker	Reimb	27.93	1
Fareway	Food	1582.95	1
FC Gen	Pstg	2700.00	1
FC Treas	Serv Fees	216.16	1
GATR Truck	Parts	251.66	1
Gordon Flesch	Lease	122.03	1
Gr Record	Publ	34.00	1
Hauser Weishaar	Services	1000.00	1
Heartland	Util	45.00	1
B Hicks	Reimb	218.31	1
Housby	Parts	52082.63	1
Howard Co	Fees	134.00	1
ICEOO	Mtg	30.00	1
Inland Truck	Parts	9345.37	1
Interstate	Batteries	287.90	1
Jendro	Disposal	3547.41	4
Kanrad Tech	Software	1500.00	1
Kimley-Horn Assoc	Grant	3676.87	1
Kwik Star	Notice	133.39	1
Kwik Star	Supplies	354.86	1
Lessin	Parts	2375.02	1
J Lovik	Reimb	67.83	1
Marco	Maint	136.22	1
MDS Records	Services	86.72	1
Mediacom	Serv Fee	216.52	1
Menards	Supplies	155.24	1
Mid Am	Util	346.68	3
Mikes C&O	Tires	1139.36	1
NH Tribune	Ad	466.00	1
Newbauer	Custodial	23.00	1
Next Gen	Update	2122.00	1
Viafield	Fuel	212.33	1

NS-Rkfd Reg	Notice	167.36	2
N Iowa	Ads	570.00	1
N Iowa	Broadcast	145.00	1
N IA Therapy	Eval	2405.00	1
Office Depot	Supplies	107.74	1
Omnitel	Phone	1458.25	3
Pakor	Supplies	165.47	1
Petroblend	Parts	719.90	1
Pitney Bowes	Pstg	1500.00	1
Schueth Ace	Hwd	483.93	4
Superior	Supplies	656.45	3
D Swartzrock	Reimb	55.29	1
T-Mobile	Phone	204.47	1
T-Mobile	Service	475.91	2
Dept Revenue	Tax	188.75	1
Truck Co	Equip	1243.05	1
US Cellular	Phones	263.91	1
Visa	Misc	7242.59	9
Welter	Equip	1251.00	1
Wex Bank	Fuel	3542.84	1
WIN	Services	750.00	1
L Wulff	Reimb	143.07	1
Ziegler	Parts	3013.37	1
218 Express	Fuel	958.95	1

Updates on various boards/commissions/activities: Supv Jorgensen attended an Ambulance Commission meeting and the Maple Syrup Pancake Breakfast at Tosonak. Supv Keifer attended Department Head and Main Street Charles City meetings. Supv Kuhn attended a Farm Bureau meeting. Supvs Kuhn and Jorgensen attended the Assessor's Conference Board meeting.

Updates on Law Enforcement Center/Courthouse (LEC) Project: Keifer commented on no progress on water softening system. Auditor Carr mentioned work continues with HVAC issues and plaster repairs.

John Robbins, NIACOG planner, provided an update on last Thursday's meeting with the Zoning Commission regarding utility-scale wind energy systems and battery storage amendment to the Zoning Ordinance. The Commission would like to have a joint workshop meeting with the supervisors to review and discuss other county ordinances and invite other departments such as conservation regarding environmental concerns, county engineer regarding road use, and other entities such as the local airport manager. Robbins suggested representatives from other counties to participate in person, with paid mileage reimbursement, or by Zoom; possible considerations include Kossuth County which has a more restrictive ordinance, Boone County who is less restrictive, Story County which uses a scoring system, Clinton which has a lot of experience with renewable energy, Crawford County, and Chickasaw County with their experience in entering into development agreements. Keifer mentioned closer counties such as Bremer County and Butler County be considered.

Feedback from the Commission's meeting included: 1) preferring a conditional use permitting process where appeals go to the district court rather than a zoning commission rezoning or a floating overlay zone hearing process, both of which the final decision is the board of supervisors, or to have a hybrid conditional use process that involves zoning commission time for review but the board of adjustments approves or disapproves; 2) having pre-hearing or informational meetings 30-45 days prior to the county hearing; and 3) direct mail notifications to landowners within a certain distance of a turbine, post development of the wind farm but before hearings. Definite application feedback requirements included: 1) financial security bonds or escrow account that protects landowner in case of abandonment; 2) decommissioning plan after use of life including timeframe for removal and infrastructure that needs to be removed below grade; 3) road use agreements with county engineer addressing construction routes, dust control, and modified intersections for turns; 4) repairing damages to private or public drainage structures; 5) safety items such as ground clearance of blades and the site not being accessible to the public; 6) 911 signs erected at developers expense; 7) lighting at discretion of the Federal Aviation Administration and Federal Communications Commission licensure; 8) proof of liability insurance; 9) must meet all floodplain requirements; 10) emergency action response plans; 11) transfer of ownership goes with the new owner; 12) evidence of applying to the FAA for no hazard determination; 13) proof of applying with the FCC; 14) proof of landowner agreements or signoff sheets where there are turbines, towers or transmission lines; 15) all infrastructure

has to meet district requirements. Distances or levels of setback were not determined but should include elements related to non-participating landowners, road right of way, utility lines, railroad right of way, other wind turbines, conservation areas, occupied buildings, setback waivers, and consideration of having consultations with cities within a certain distance of a wind farm for input on comprehensive plans for future growth. Regulations for topics like noise and shadow flicker should be established, as well as a complaint resolution process. Regulations for battery energy storage systems would be regulated similarly to a substation. Keifer questioned if any consideration was given to protect highly productive ground; Robbins responded that generally the amount of land used per turbine is not relevant to the amount what is taken out of production and typically a corn suitability rating (CSR) factor is not written into an ordinance.

Robbins will work on lining up people for an evening workshop meeting at either the courthouse or the Rockford Fossil and Prairie Center.

The Board discussed entering into an agreement between NIACOG and the County to provide planning and zoning services after March 29. Robbins would serve in an advisory capacity at \$60/hour plus mileage to guide staff and the new administrator, including assisting with processes and procedures, counsel with difficult applications, training and sitting in on landowner meetings with staff if needed. Consideration of the contract will be given at a future meeting after the county attorney has had time to review the proposed contract.

Carr read an update from Tyler Conley, Bolton & Menk Project Manager for Drainage District #3 Main Open Ditch repair project, including tree clearing is progressing nicely and nearing completion, ditch excavation work has started and is ahead of schedule, and the contractor is aware that work will need to be distributed between both sides of the ditch. Keifer/Jorgensen moved to approve DD #3 Main Open Ditch Repair, Pay Ap #5 for \$17,100.00 Moton carried 3-0.

The Board reviewed FY25 budget information. A proposal comparing the current dental plan with a 13% increase to a Delta Dental plan at lower costs with some variations in deductibles, out of pocket costs, and in network and out of network costs was reviewed; the Board will take action at a future meeting regarding employer/employee health/dental insurance rates. Carr provided historical information from FY06 to FY25 tax rates, valuations, tax collections and department specific expenses and revenues.

Future agenda items: March 11-Closed session for negotiations on Communications Tower land acquisition and March 25-Emergency Medical Services Advisory Council regarding special election date

Jorgensen/Keifer moved to adjourn. Motion carried 3-0.

ATTEST:

Gloria A. Carr
Floyd County Auditor

Mark A. Kuhn, Chair
Floyd County Board of Supervisors