

February 10, 2026

The Benton County Board of Supervisors met in regular session with Supervisors Seeman and Volz present, Tippet was absent. Chairman Seeman called the meeting to order at 9:00 a.m. at the Benton County Service Center. Members of the public are invited to join in during open session or watch the livestream at <https://www.youtube.com/bentoncountyiowa>. *Full Resolutions will be available in the Auditor's office and at: www.bentoncountya.gov*

Volz moved/Seeman seconded: To approve the agenda. Seeman and Volz voting aye. Motion carried.

Volz moved/Seeman seconded: To approve the February 3, 2026. Seeman and Volz voting aye. Motion carried.

Volz moved/Seeman seconded: To approve the following claims numbered 256417 through 256559, 2/12/2026 payroll checks numbered 143998 through 144009, ACH Deposits 64262 through 64417, vendor checks 256560 through 256566. Tippet and Volz voting aye. Motion carried.

Volz moved/Seeman seconded: To set land use hearing date of Tuesday, March 3, 2026 at 9:15 a.m. for Cameron Erickson in part of the NE ¼ NE ¼ of 36-84-9. Seeman and Volz voting aye. Motion carried.

Seeman moved/Volz seconded: To approve the six year contract with Pictometry for new aerial imagery all at the 2 inch for a total of \$321,206 divided by fiscal years to be \$53,535/annually to be paid using Local Option Sales and Services Tax (LOSST) funds. Seeman and Volz voting aye. Motion carried. Supervisor Volz was gone last week, so had no committee reports although reporting that Supervisor Tippet attended the Wellness Committee meeting on his behalf, and there was a packet shared on the upcoming requirements to reach our goal of 85% participation. Supervisor Seeman and Auditor Rippel attended the EMS advisory council meeting last week. The Board had a joint meeting with the Conservation Board last night.

There was some budget discussion. Next week there will be a budget work session after the regular meeting. Auditor Rippel would like to set the maximum levy public hearing date next week and told the board to be thinking about what time they would want to have it. This has to be a totally separate meeting than normal.

Kate Robertson, Greg Walston and Janelle Jack, representing Benton Development Group (BDG) to present their FY 27 Budget Request. The request of \$100,000 was the same as last year noting that they were cut \$20,000 which led to eliminating some of their marketing efforts. Robertson stressed that she hasn't had a raise in over four years. Greg Walston stated it was appropriate to give raises to those who work hard. They have been working to bring more business and money into Benton County and he felt BDG was worth the value. Robertson says she has been working with the communities, and helping them build up the main streets and their downtowns. They promote Benton County and encourage other partners to partner with us.

The time of 10:30 a.m. being the time and set for opening bids received for the county owned real estate property known as the Dog pound. Assistant County Attorney Derek Marsh reviewed the requirements and how this will take place with the minimal bid of \$10,000. Those who are present can also increase their bids after they are all opened. The transfer of ownership will be done by Quit Claim Deed.

The Bids were opened as follows:

Travis Thompson-\$11,000

Max Wehage-\$14,000 (not present)

John Ketchen-\$10,000

Samuel Reicks-\$12,500

Roger Uthoff-\$11,100 (not present)

Chris Lacey-\$10,000

Brenon Hennigsen-\$12,000

Debra McKibben-\$13,000 (not present)

Randy Patten-\$11,000

The current highest bidder is Chris Lacey for \$35,000. Chairman Seeman asked to give everyone a few more minutes to think on it. Randy Patten then increased his bid to \$36,000, and Lacey countered with \$37,000. There were no more bids received. Highest bidder is Chris Lacey in the amount of \$37,000.

Attorney Marsh was filling in the details onto the resolution and we will come back to it.

The Engineer presented quotes received for purchasing a new semi tractor as follows:

GATR Mack Granite MP8-13L-\$169,593

Truck Center Co. Western Star 49X Detroit DD13-\$160,603

Truck Country Western Center 49X Detroit DD13-\$171,619

Seeman moved/Volz seconded: Award the quote to Truck Center Co. in the amount of \$160,603 for the Western Start 49X. Seeman and Volz voting aye. Motion carried,

Volz moved/Tippett seconded: To approve Resolution #26-8, Approval to accept winning sealed bid for the real estate sale of county property known as the animal shelter. Seeman and Volz voting aye. Motion carried.

RESOLUTION #26-8

APPROVAL TO ACCEPT WINNING SEALED BID FOR THE REAL ESTATE SALE OF COUNTY
PROPERTY

RE: ANIMAL SHELTER

WHEREAS, on February 10, 2026, the Board of Supervisors opened sealed bids for the real estate sale of county property; and

WHEREAS, the county property at issue is commonly known as the Animal Shelter located within Benton County, Iowa, with the following legal description,

One acre in the Southeast corner of the Southwest Quarter (SW¹/₄) of the Southeast Quarter (SE¹/₄), all in the West Half (W¹/₂) of the Southeast Quarter (SE¹/₄) of Section Twenty-Two (22), Township Eighty-Five (85) North, Range Ten (10) West of the 5th P.M.,

and WHEREAS, the Board of Supervisors has previously approved the sale of the Animal Shelter by accepting sealed bids; and

WHEREAS, the Board of Supervisors have previously approved the deed for the Animal Shelter to be transferred via quitclaim deed; and

WHEREAS, the Board of Supervisors have considered all acceptable sealed bids; and

WHEREAS, the Board of Supervisors have decided to accept the highest bid at the conclusion of the opening of all sealed bids, and, if necessary, the auction portion of the sale; and

WHEREAS, the Board of Supervisors will transfer the deed for the Animal Shelter to Chris Lacey so long as all remaining terms and conditions are met and all proceeds from the sale shall be transferred to Benton County Conservation for capital projects.

NOW, THEREFORE, BE IT RESOLVED by the Benton County Board of Supervisors, after considering all acceptable sealed bids, hereby approve and accept the winning sealed bid by Chris Lacey for \$37,000 for the foregoing described property, known as the Animal Shelter, and where the deed for the Animal Shelter shall be transferred to Chris Lacey so long as all remaining terms and conditions, and where all proceeds shall be transferred to Benton County Conservation for capital projects.

Signed this 10th day of February, 2026.

Tracy Seeman, Chairman

Ronald J. Tippett

Bruce Volz

ATTEST:

Hayley Rippel, Benton County Auditor

Seeman moved/Volz seconded: To approve road maintenance agreement with ITC Midwest, LLC. and Benton County, Iowa, where the developer is constructing transmission line through Benton County and if they cause damage they will cover the costs to fix. Volz and Seeman voting aye. Motion carried. The board discussed the HMA overlay from HWY 150 south ½ mile along 30th Ave with the City of Urbana. The Board tabled this from a few weeks ago. The estimated cost for the entire project is \$363,000. The city asked if the county would be willing to participate and share in the cost. Seeman preferred to have it chipped and oiled again like we have in the past. This was approximately around \$30,000 the last time it was coated. Myron Parizek thought the city was planning a public hearing this evening. Volz agreed he liked the sealcoating idea. The board approved offering them up to \$64,000 towards the project.

Seeman moved/Volz seconded: To adjourn meeting at 11:26 a.m. Seeman and Volz voting aye. Motion carried.

The Board then had an exempt session 20.17(3) where a strategy meeting of public employers is exempted from the provisions of Chapter 21 of the Iowa Code.

Tracy Seeman, Chairman

ATTEST: _____

Hayley Rippel, Benton County Auditor