

March 17, 2026

The Benton County Board of Supervisors met in regular session with Supervisors Seeman and Tippet present, Volz called in. 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*

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

Tippet moved/Volz seconded: To approve the minutes of March 10, 2026. Seeman and Volz voting aye. Motion carried.

Volz moved/Tippet seconded: To approve firework permit applications for Iowa Pyrotechnic Association for the following dates: March 21, 2026, April 16, 2026, May 23, 2026, June 20, 2026, July 18, 2026, August 21 and 22, 2026, September 19, 2026, October 17, 2026 and November 21, 2026. Tippet, Seeman and Volz all voting aye. Motion carried.

Volz moved/Tippet seconded: To approve the Special Class C Retail Alcohol License Renewal for Bloomsbury Farm Inc. effective April 30, 2026 through April 30, 2027. Seeman, Tippet and Volz voting aye. Motion carried.

Andrea Morris read a letter aloud to clarify the board's denial on the ruling for Cameron Erickson's land use hearing last week. The property subject to the request had a CSR greater than 70. It would remove 2.2 acres of high quality farm ground out of row crop production. Approval of such request may set precedent that could encourage other removal of high-quality ag land from production elsewhere in the county. This non-agricultural use would likely interfere with existing ag operations in the surrounding area.

Tippet moved/Volz seconded: To authorize a letter to be mailed to Cameron Erickson why his land use was denied. Tippet, Seeman and Volz voting aye. Motion carried.

Volz moved/Tippet seconded: To adopt Resolution #26-17, Granting variance to the subdivision ordinance for Rich Kundel and Ben Grant. Tippet, Seeman and Volz voting aye. Motion carried.

RESOLUTION #26-17

VARIANCE TO THE BENTON COUNTY SUBDIVISION ORDINANCE

WHEREAS, Benton County adopted the Benton County Subdivision Ordinance #72; and

WHEREAS, said ordinance prohibits the creation of multiple splits within a 40-acre aliquot part; and

WHEREAS, said ordinance sets forth the minimum requirements and improvements for subdivisions created in the unincorporated area of Benton County; and

WHEREAS, this ground in consideration had a previous split in 2012 for cemetery purposes, and therefore shouldn't count against the property owners;

WHEREAS, a request has been presented to the Board of Supervisors by Rich Kundel & Ben Grant to vary the required provisions of the ordinance to allow for one new, residential parcel located in the North East corner of the Southeast quarter of the Northeast quarter of Section 4, Township 84 North, Range 9 West (NE Cor, SE ¼, NE ¼, Sec 4, T84N, R9W).

NOW THEREFORE BE IT RESOLVED by the Benton County Board of Supervisors allowed for the division of real property located in a parcel within the NE Cor, SE ¼, NE ¼, Sec 4, T84N, R9W.

Signed this 17th day of March, 2026.

Tracy Seeman, Chairman

Ronald J. Tippet

Bruce Volz

ATTEST:

Hayley Rippel, Benton County Auditor

Tippett moved/Volz seconded: To approve Resolution #26-18, Acting on the Compensation Board's recommendation for the FY 27 Elected Officials Salaries. Tippett, Seeman and Volz voting aye. Motion carried.

RESOLUTION #26-18

ELECTED OFFICIALS' SALARIES

WHEREAS, the Benton County Compensation Board met on November 13, 2025, and recommended the following increases in the salaries of all the elected officials pursuant to Iowa Code Sections 331.905 and 331.907; and

WHEREAS, the Benton County Compensation Board recommended zero increases for FY 27;

WHEREAS, The Board of Supervisors approved the following:

<u>Official</u>	<u>Current Salary</u>	<u>Increase</u>	<u>Recommended Salary for FY27</u>
Auditor	\$101,441.46	\$0	\$101,441.46
Treasurer	\$95,897.07	\$0	\$95,897.07
Recorder	\$95,897.07	\$0	\$95,897.07
Attorney	\$146,534.51	\$0	\$146,534.51
Sheriff	\$140,290.32	\$0	\$140,290.32
Supervisor	\$51,664.61	\$0	\$51,664.61

NOW THEREFORE BE IT RESOLVED that the Benton County Board of Supervisors adopts the salary recommendations for elected officials for the fiscal year beginning July 1, 2026, as recommended by the Benton County Compensation Board and this resolution replaces the previous one.

Dated this 17th day of March, 2026.

Tracy Seeman, Chairman

Ronald J. Tippett

Bruce Volz

ATTEST:

Hayley Rippel, Benton County Auditor

Tippett moved/Volz seconded: To approve Resolution #26-19, Approval to post public notice for sealed bids for real estate sale of county property known as the Cherveney Wildlife Area. Tippett, Seeman and Volz voting aye. Motion carried.

RESOLUTION #26-19

APPROVAL TO POST PUBLIC NOTICE AND SEALED BID PACKET FOR REAL ESTATE SALE OF COUNTY PROPERTY

RE: CHERVENY WILDLIFE AREA

WHEREAS, on or about October 14, 2025, after the conclusion of a public hearing regarding the sale of county property, the Benton County Board of Supervisors determined that such county property shall be sold; and

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

All of Chicago Milwaukee Corporation's (the former Chicago, Milwaukee, St. Paul and Pacific Railroad Company) 100 foot wide and extra width right of way located in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) and the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) lying westerly of the West line of County Road Highway V56 of Section Sixteen (16), Township Eighty-three (83) North, Range Eleven (11) West, containing 7.15 acres, more or less,

and WHEREAS, the Board of Supervisors will start accepting sealed bids after the public notice is published. Such public notice is attached hereto; and

WHEREAS, no sealed bid will be accepted after 3:00 pm on April 2, 2026. All sealed bids will be opened in the public meeting occurring on April 7, 2026; and

WHEREAS, the Board of Supervisors reviewed the public notice and the terms within the Sealed Bid Packet RE: Cherveney Wildlife Area; and

WHEREAS, the Board of Supervisors reserves the right to reject any and all bids.

NOW, THEREFORE, BE IT RESOLVED by the Benton County Board of Supervisors hereby approve the public notice for the sale of the Cherveney Wildlife Area and hereby approve the terms contained within the Sealed Bid Packet RE: Cherveney Wildlife Area.

Signed this 17th day of March, 2026.

Tracy Seeman, Chairman

Ronald J. Tippett

Bruce Volz

ATTEST:

Hayley Rippel, Benton County Auditor

Tippett moved/Seeman seconded: To adjourn meeting at 9:45 a.m. Seeman and Volz voting aye.
Motion carried.

Tracy Seeman, Chairman

ATTEST: _____

Hayley Rippel Benton County Auditor