

**March 31, 2026**

The Benton County Board of Supervisors met in regular session with Supervisors Seeman, Tippet and Volz present. 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](http://www.bentoncountya.gov)*

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

**Tippet moved/Volz seconded:** To approve both sets of minutes for March 24, 2026. Seeman and Volz voting aye. Motion carried.

**Tippet moved/Volz seconded:** To approve utility permit for East Central Iowa REC in Fremont Township along 72<sup>nd</sup> Street between 28<sup>th</sup> and 29<sup>th</sup> Ave. Tippet, Seeman and Volz voting aye. Motion carried.

**Volz moved/Tippet seconded:** To approve Resolution #26-20, Proclamation that the month of April is Sexual Assault Awareness Month. Tippet, Seeman and Volz voting aye. Motion carried.

**RESOLUTION #26-20  
PROCLAMATION**

WHEREAS, sexual assault affects women, children and men of all racial, cultural and economic backgrounds; and

WHEREAS, in addition to the immediate physical and emotional costs, sexual assault may also have associated consequences of post-traumatic stress disorder, substance abuse, depression, homelessness, eating disorders and suicide; and

WHEREAS, sexual assault can be devastating not only to the survivor, but also for the family, friends, and community of the survivor; and

WHEREAS, since no one person, organization, agency, or community can eliminate sexual assault on their own, we must work together to educate our entire population about what can be done to prevent sexual assault, support survivors and their significant others, and support those agencies providing services to survivors.

NOW THEREFORE, WE THE BOARD OF SUPERVISORS IN AND FOR BENTON COUNTY, ON BEHALF OF ALL STAFF AND CITIZENS OF BENTON COUNTY DO HEREBY PROCLAIM THE MONTH OF APRIL, 2026 AS

***“SEXUAL ASSAULT AWARENESS MONTH”***

**IN BENTON COUNTY, IOWA AND ENCOURAGE ALL CITIZENS TO LEARN MORE ABOUT PREVENTING SEXUAL VIOLENCE.**

Signed this 31<sup>st</sup> day of March, 2026.

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Tracy Seeman, Chairman

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Ronald J. Tippet

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Bruce Volz

ATTEST:

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Hayley Rippel, Benton County Auditor

**Volz moved/Tippett seconded:** To approve the following EMS claims numbered 256956 through 256962 to the following:

North Benton Ambulance-\$3717.45

Garrison First Responders-\$245.51

Keystone First Responders-\$126.18

Belle Plaine Area Ambulance-\$2773.39

Blairstown Ambulance-\$159.99

Van Horne First Responders-\$8698.55

Lifemed Safety, Inc. for North Benton Ambulance-\$25,000

Tippett, Seeman and Volz all voting aye. Motion carried.

**Tippett moved/Volz seconded:** To set the FY 27 Budget Hearing for Tuesday, April 21, 2026 at 9:30 a.m. Tippett, Seeman and Volz voting aye. Motion carried.

Supervisor Seeman reported on a recent meeting he attended with the Vinton City Council regarding the Vinton Airport. They are in need of a new runway. Currently the yearly cost to operate is around 127,000 and they only bring in around 99,000 from grants and fees. The City was inquiring if the County would help cover some expenses and if we were interested in a 28E agreement. No action taken, Seeman just wanted to share this information with the other members.

Discussion was also had regarding Iowa Primary Care's request to utilize office space in the Service Center for a system navigator. This individual would go hand in hand with the other services offered in the building. Seeman thought it would only be a couple days a week.

The time of 9:15 a.m. having arrived, and this being the time and date set for a land use hearing for Melissa and Brendan Rule in part of the NW ¼ SE ¼ of Section 22-85-10. Rule's were present. Matt Even presented the technical information with the Benton County Agricultural Land Use Preservation Ordinance. Rule's would like to change 7.9 acres to build a single family dwelling with outbuilding. This site has a CSR below 70, which is not considered high-quality farmland. The current driveway was reviewed and approved by Secondary Roads Department. This request will need a new septic system and well that will be permitted by the department. Official notices were sent out and published in the newspaper, the department received a complaint concerning a neighbor possibly being unable to access a secondary driveway that was installed for use as an emergency egress in the event 59<sup>th</sup> Street Drive floods. This request has been found to be consistent with the applicable policies of the Benton County Land Use Preservation and Use Plan. Hearing no other further comments, the public hearing was closed.

**Volz moved/Tippett seconded:** To approve the land use change for Melissa and Brendan Rule in part of the NW ¼ SE ¼ of Section 22-85-10. Tippett, Seeman and Volz voting aye. Motion carried.

The time of 9:30 a.m. having arrived, and this being the time and date set for a land use hearing for Tim and Jaime Whitehead in part of the SE ¼ NE ¼ of Section 12-85-9. Whitehead's were present. Andrea Morris presented the technical information with the Benton County Agricultural Land Use Preservation Ordinance. Whitehead's would like to replace an existing pole building with a larger one that includes living quarter. This site has a CSR below 70, which is not considered high-quality farmland. There is a current driveway that can be extended 44 feet to the east and still meet sight distance and it was reviewed and approved by Secondary Roads Department. This request will need a new septic system but can utilize the existing private well. Official notices were sent out and published in the newspaper. There was a written letter from Jessica Burnell adjoining land owner who opposed this request read aloud by Morris. There is an existing fence, chicken coop and bridge that are encroaching on her property. Liability issues along with a pond being built on the Whiteheads property that caused water to back up on Burnell's property. Vic Jones who rents the ground from Burnell was also present and voiced his opposition of the change and asked the Board to go take a look at this property in person. The Board and Assistant County Attorney Derek Marsh agreed that the boundary or fence dispute needs addressed between the owners separately or having the township trustees get involved. Whiteheads shared that the land was surveyed and they were told that area in question is theirs. This request has been found to be consistent with the applicable policies of the Benton County Land Use Preservation and Use Plan. Hearing no other further comments, the public hearing was closed.

**Volz moved/Tippett seconded:** To approve the land use change for Tim and Jaime Whitehead in part of the SE ¼ NE ¼ of Section 12-85-9. Tippett and Volz voting aye, Seeman nay. Motion carried. Kelsey Herren presented a map and request to the board to allow him to plat a subdivision but waive the requirement for a paved road.

**Tippett moved/Volz seconded:** To approve Resolution #26-21, Variance to the Subdivision Ordinance #61. Tippett, Seeman and Volz voting aye. Motion carried.

## **RESOLUTION #26-21**

### **VARIANCE TO THE BENTON COUNTY SUBDIVISION ORDINANCE**

WHEREAS, Benton County adopted the Benton County Subdivision Ordinance #61; as amended by Ordinance #72; and

WHEREAS, said ordinance regulates the subdivision of land; and

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

WHEREAS, a request has been presented to the Board of Supervisors by Kelsey Herren to waive the required provisions in Article V, Section 5.06(a)1-2 of the ordinance to allow for a subdivision not serviced by an asphaltic or concrete road located within the NW ¼, NW ¼, Sec 27, T85N, R9W.

NOW THEREFORE BE IT RESOLVED by the Benton County Board of Supervisors that the requirements of Ordinance #61, as amended by Ordinance #72, are hereby waived as stated for the division of real property located in a parcel within the NW ¼, NW ¼, Sec 27, T85N, R9W.

Signed this 31<sup>st</sup> day of March, 2026.

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Tracy Seeman, Chairman

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Ronald J. Tippet

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Bruce Volz

ATTEST:

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Hayley Rippel, Benton County Auditor

Jane Scheer met with the Board regarding the Morgan Valley Energy Center being proposed by Alliant Energy. The location for the center is in Linn County along the Benton/Linn county line at the intersection of HWY 30. Scheer has a lot of concerns with pollution, light, sound and smell with a lot of unanswered questions. This will have a 10-mile radius impact and Scheer asked what Benton County was going to do about the threat. Other neighbors residing in both Linn and Benton County spoke up on the matter also. They asked why residents from Benton County weren't informed of the proposal. Supervisor Seeman attended a recent Alliant meeting where it was new knowledge to him as well. He felt they were not forthcoming and agreed too many questions before he would give them the green light. City of Atkins representative Scott Flory was also in attendance and spoke to the matter. He along with Benton County has invited Alliant to attend a council meeting to give more information. Other topics in relation to the proposed facility were also the impact to emergency services in Benton County would be. Andrea Morris also spoke in regards to Linn County's ordinance with the 2.25 mile set back, and why wouldn't they honor that same distance for us. Morris has already been researching the matter and also attended the recent meeting with Supervisor Seeman

After over an hour of listening to the concerns and pleading for Benton County elected officials to help, everyone with questions or concerns are urged to contact the Iowa Utilities Commission and refer to docket #GCU-2026-0002.

Supervisor Volz reported on his recent Heartland Insurance Meeting. He shared a return to work policy draft. Volz also mentioned the harassment training could still be done by our own training officer in the counter.

Chairman Seeman attended a recent EMS meeting with Derek Marsh and other EMS entities. Seeman also attended ECICOG and the Eastern Iowa Housing Trust Fund Meetings. Seeman also reported that the remodeling in the old Human Resources office space has been finished and wanted to show the Board after the meeting.

**Seeman moved/Tippett seconded:** To adjourn meeting at 11:29 a.m. and enter a FY 27 Budget Work Session. Tippett, Seeman and Volz voting aye. Motion carried.

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Tracy Seeman, Chairman

ATTEST: \_\_\_\_\_

Hayley Rippel Benton County Auditor