

July 21, 2026

The Benton County Board of Supervisors met in regular session with Supervisors Seeman, Tippet and Volz were 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.bentoncountytia.gov*

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

Volz moved/Tippett seconded: To approve the minutes of Tuesday, July 14, 2026. All members voting aye. Motion carried.

Tippett moved/seconded: To approve the 07/16/2026 payroll checks numbered 144163 through 144174, ACH Deposits 66063 through 66233, vendor checks 258074 through 258082 and claims numbered 258083 through 258209. Tippett, Seeman and Volz voting aye.

Tippett moved/Volz seconded: To approve Resolution #26-64, Sergeant Promotion for Caleb Stewart in the Correction's Division at the Sheriff's Office. Tippett, Seeman and Volz voting aye. Motion carried.

RESOLUTION #26-64

Sergeant Promotion in the Corrections Division at the Sheriff's Office

WHEREAS, the Benton County Sheriff has elected to promote a correctional officer to the rank of Sergeant in the Corrections Division at the Benton County Sheriff's Office; and

WHEREAS, applications have been accepted, and interviews have been completed for said position; and

WHEREAS, the Sheriff recommends Officer Caleb Stewart, who has been employed with Benton County since 06/10/2022, as the most qualified candidate for the position;

WHEREAS, compensation associated with this promotion shall be as provided in the applicable collective bargaining agreement and Benton County Board of Supervisors Resolution No. #25-96.

NOW THEREFORE BE IT RESOLVED by the Benton County Board of Supervisors that Caleb Stewart be approved for this promotion effective July 21, 2026.

Signed this 21st day of July, 2026.

Tracy Seeman, Chairman

Ronald Tippett

Bruce Volz

ATTEST:

Hayley Rippel, Benton County Auditor

Tippett moved/Volz seconded: To table action on replacing the witness chair in the courtroom until Maintenance and Clerks office can decide what will work best for the replacement. All members voting aye. Motion carried.

The time of 9:15 a.m. having arrived, and this being the time and date set for a land use hearing for Farmtastic 3, LLC within the NE ¼ NE ¼ and the SE ¼ of the NE ¼ of Section 12-86-11. Andrea Morris presented the technical information with the Benton County Agricultural Land Use Preservation Ordinance. Farmtastic 3, LLC would like to add a new non-agricultural use to allow for storage in the old

abandoned chicken layer farm. Total parcel size is 16.15 acres with 52% of the area having a CSR of 70, the area of the request having a weighted average CSR of 68, so based on that, this area is considered low-quality farmland. There is an existing driveway that was reviewed and approved by Secondary Roads Department. The septic system for former office was abandoned in 2017, if plumbing fixtures would be installed or utilized in the future, a private sewage disposal system will need to be installed. There are two private water wells located on this property. Official notices were mailed and published accordingly. The department received several calls asking clarification on the type of storage and whether it would be used as a wind blade storage facility. They also received one public comment ahead of today's hearing which Morris read aloud and afterwards explained that this is for storage and not warehousing and that the facility will not be used for the storage of wind blades. The surrounding area is primarily agricultural with scattered single-family dwellings. The requested use will take place within existing buildings, therefore it should not materially alter the stability of the overall land use pattern in the area. According to the Benton County Land Preservation and Use plan, is to provide low-impact development opportunities within the area upon a fair and equitable evaluation. Morris stated that based on the information provided with the application this request has been found to be consistent with the applicable policies of the Benton County Land Preservation and Use Plan. Adjoining resident Don Petersen read a letter contesting the land use change, stating concerns that by changing to commercial will reduce the surrounding property value. If the property is zoned and has been advertised and operating as a commercial storage facility for the past two years. The ag buildings are engineered as ag not for commercial use, and the past precedents has shown that the owners are not complying with county zoning laws and Petersen has continued concern they will not follow the commercial zoning laws. Questions were why is there a need to change from agricultural to commercial now when it has been operating as a business the past 2 years. How do we ensure property is compliance, does owners have a business plan that they shared with the board and how do we ensure the owners are not considering selling the property once it has been approved to commercial, can it be used as a data center/solar or wind generation facility or any other large industrial/manufacturing facility? Morris explained that the county does not have commercial zoning and that it has a land use policy which changes have to go through the land use policy one use at a time. Morris had sent a notice of violation to Farmtastic and that is why they had to apply for the change to allow for storage rental. Other questions were if it should be put in writing, what the owners can store, hours of business and other specifics. Morris and Assistant Attorney Derek Marsh explained that Benton County does not have zoning, they have a Land Use Ordinance and that each use has to be applied for individually and the owners is provided with a compliance certificate after approval. No other further comments were had, the public hearing was closed.

Tippett moved/Volz seconded: To approve the land use change Farmtastic 3, LLC within the NE ¼ SE ¼ and the SE ¼ of the NE ¼ of Section 12-86-11. Tippett, Seeman and Volz voting aye. Motion carried. Supervisor Tippett reported on his tour with the weed department last week and the main concerns were Canadian thistle, bull thistle and morning glory. Supervisor Volz commented what a nice ceremony last Tuesday was with the coloring contest winners and tours given. Supervisor Seeman virtually attended the WMA meeting last week.

Tippett moved/Volz seconded: To adjourn at 9:43 a.m. Tippett, Seeman and Volz voting aye. Motion carried.

Tracy Seeman, Chairman

ATTEST: _____

Hayley Rippel, Benton County Auditor