

September 28, 2026

The Poweshiek County Board of Supervisors met in regular session at 8:30 a.m. Members present: Jeff Tindle, Jacki Bolen, and Jason Roudabush. Also present: Corey Simpson, Athena Simpson, and Tammi Johnson-Quinlan.

Moved by Tindle, 2nd by Bolen to approve agenda. 3 ayes. Motion carried.

Moved by Bolen, 2nd by Tindle to approve September 24, 2026, board minutes. 3 ayes. Motion carried.

Moved by Tindle, 2nd by Bolen to approve the following claims:

Advanced Correctional	Svc	4,284.65
Airgas Usa LLC	Goods	4,825.00
All American Pest Control	Svc	43.00
Alliant Energy/IPL	Svc	1,818.36
Amazon Capital Services Inc	Svc	15.19
AT&T Mobility	Svc	1,567.49
Bailey Office Outfitters	Goods	1,168.70
Bob Barker Co Inc	Goods	216.30
Bowker Pinnacle Plumbing & Mech	Svc	15,283.46
Brooklyn Hardware	Goods	164.38
Brooklyn Lumber	Goods	32.98
Browns Shoe Fit	Goods	384.99
Cintas Corporation	Svc	194.29
Consolidated Management Co	Svc	14,301.01
Creative Software Services Inc	Svc	687.00
Criswell Propane	Svc	85.25
Critical Hire	Svc	150.00
Cyclone Pest Management West	Svc	70.00
Dawn R Disney-Bruggeman	Reimb Goods	39.77
DeJong Door Service, Inc	Svc	770.00
Dept Of Inspect, Appeals & Lic	Svc	135.00
Diamond Mowers LLC	Goods	448.77
Ecolab	Goods	501.60
Ed Kline	Reimb Goods	13.10
French-Reneker-Associates, Inc	Svc	21,350.45
Galls Inc	Goods	384.16
Grinnell Firestone	Svc	289.03
Grinnell Herald Register	Svc	520.08
Grinnell Regional Public Health	Svc	9,713.57
Headsets Direct Inc	Goods	398.64
Hometown Hardware	Goods	174.97
Hometown Press	Svc	255.09
Housby Mack Inc	Goods	133.96
ICIT	Svc	50.00
Iowa Dept Of Public Health	Svc	4,573.00
Iowa Dept Of Transportation	Svc	780.00
IP Pathways	Svc	1,845.93
ISAC	Svc	260.00
ISACA	Svc	275.00
ISCTA	Svc	100.00

Jeremy McIlrath	Well Closure	700.00
Karen Hensler	Well Closure	700.00
Less Lethal LLC	Goods	166.00
Live Deep Publishing LLC	Svc	189.82
M & K Truck Centers	Goods	1,370.00
Mahaska Communication Group	Svc	290.98
Mainstay Systems	Svc	237.00
MCI	Svc	32.54
Microbac Laboratories Inc	Svc	160.00
Mid-American Energy	Svc	99.05
Mid-American Research Chem	Goods	842.48
Mike Arment	Svc	3,000.00
Montezuma Municipal Utilities	Svc	3,730.69
Motorola Solutions	Goods	29,416.87
NACO	Svc	450.00
Pauls Ace Hardware Inc	Goods	101.11
Peterson Contractors Inc	Svc	2,500.00
Petty Cash	Svc	40.10
Pitney Bowes	Goods	151.88
Pow Co Employee Health Plan Tr	Svc	3,404.72
Poweshiek County Sheriff	Svc	451.19
Professional Office Services Inc	Svc	815.03
Quill Corporation	Goods	70.44
Reliance Telephone Inc	Svc	694.41
Rockmount Research &Alloys, Inc	Goods	4,473.31
Sinclair Napa	Goods	308.99
Snap On Tools	Goods	114.10
Staples	Goods	42.98
Stellar Services LLC	Svc	994.45
Storey Kenworthy	Goods	579.88
The Depot Express	Goods	20.00
TIP REC	Svc	436.09
T-Mobile	Svc	20.05
Total Choice Shipping	Goods	163.19
Uniti	Svc	1,188.35
Vannoy Chevrolet Co	Svc	178.83
Verizon	Svc	160.11
Vestis	Svc	310.38
Victor Oil, Inc.	Goods	1,779.64
Visa	Goods	1,385.56
Wagon Wheels West	Goods	1,226.70
Weld Works, Inc.	Goods	41.72
Wendling Quarries, Inc.	Goods	7,982.84
Xerox Financial Services	Svc	192.20

3 ayes. Motion carried.

Moved by Bolen, 2nd by Tindle to approve certificate of appointments for Emily Fielding job position change to part-time dispatcher/jailer and full-time Recorder's Clerk, effective October 27, 2026. 3 ayes. Motion carried.

Board received sealed bids for snow removal for Public Safety Building, Montezuma, and County Services Building, Grinnell. Bids received were as follows:

- Lacaeyse Snow Removal for removal of snow at County Services Building, 200 4th Ave. W., Grinnell – Bid for \$225 per 24-hour period for snow removal for upper & lower lots, sidewalks, & all entrances into the building and \$112.50 per 24-hour period for salting the parking lots, sidewalks, & entrances
- Taylor’s Snow Removal & Lawn Service for removal of snow at Public Safety Building, Montezuma – Bid for \$145 per 24-hour period for snow removal for parking lot and \$145 per 24-hour period for sanding parking lot. This bid does not include sidewalks.

Moved by Tindle, 2nd by Bolen to accept bid from Josh Lacaeyse, Lacaeyse Snow Removal for snow removal and salting at County Services Building in Grinnell. 3 ayes. Motion carried.

Moved by Tindle, 2nd by Bolen to accept bid from Taylor’s Snow Removal & Lawn Services for snow removal and sanding at Public Safety Building in Montezuma. 3 ayes. Motion carried.

Board discussed adopting a resolution establishing a temporary moratorium relating to data centers within the unincorporated areas of Poweshiek County. The draft resolution was reviewed by County Attorney Klaver, and the board needed to determine the limit for megawatts, square footage, and the duration of the resolution. Bolen stated she would like to see a 6-month duration, and Tindle and Roudabush stated they would like to see one year. Bolen wanted the 6-month duration to put a push for getting the regulations established. Bolen agrees with the resolution and that regulations need to be established; she just feels the one-year duration is too long. Tindle and Roudabush stated the resolution does have verbiage that the board can terminate the resolution at any time. After discussion, it was moved by Tindle, 2nd by Roudabush to approve Resolution 2027-11 establishing a temporary moratorium relating to data centers within the unincorporated areas of Poweshiek County. Tindle aye; Bolen, nay; Roudabush aye. Motion carried.

RESOLUTION NO. 2027-11

A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR ALL CLASSES OF DATA CENTERS WITHIN THE UNINCORPORATED AREAS OF POWESHIEK COUNTY, IOWA

WHEREAS, the Poweshiek County Board of Supervisors (“Board”) is vested with the authority to protect the public health, safety, and general welfare of county residents, and to regulate land uses within the unincorporated areas of the County pursuant to Chapters 331 and 335 of the Code of Iowa; and

WHEREAS, data centers have begun to emerge nationwide as large-scale industrial facilities that vary significantly in size, operational intensity, environmental impact, water and energy demand, noise generation, and compatibility with surrounding land uses; and

WHEREAS, such facilities may involve substantial levels of water use, electrical consumption, continuous mechanical noise generation, large-scale cooling infrastructure, accessory substations, emergency backup power systems, and other related components that may pose unique and significant land-use impacts on surrounding properties, agricultural operations, natural resources, public services, and rural quality of life; and

WHEREAS, the Board finds that the Poweshiek County Zoning Ordinance does not specifically include modern data centers as a land use category in the use regulations of any zoning district; and

WHEREAS, the Board wishes to engage in a thorough review of its zoning ordinance, including but not limited to definitions, siting requirements, use classifications, performance standards, environmental protections, and public infrastructure considerations related to data centers; and

WHEREAS, the Board finds that the acceptance or approval of new applications for data centers during this period of study could undermine the purpose of such review, could expose Poweshiek County to incompatible land uses, and could jeopardize the County's ability to develop consistent and protective zoning standards; and

WHEREAS, temporary moratoria of reasonable duration are a recognized and lawful planning tool used by counties throughout Iowa to prevent development from occurring under outdated regulations while comprehensive studies and ordinance updates are being completed; and

WHEREAS, the Board finds that establishing a temporary moratorium on data center applications is necessary and reasonable to protect public health, safety, and welfare while the County studies the issue and develops appropriate regulations.

NOW, THEREFORE, BE IT RESOLVED by the Poweshiek County Board of Supervisors that:

1. Moratorium Established.

A temporary moratorium is hereby enacted prohibiting the acceptance, processing, consideration, or approval of any rezoning, zoning permit, conditional use permit, special exception, variance, subdivision, site plan, building permit, or other development application for any type or class of data center within the unincorporated areas of Poweshiek County.

2. Definitions.

For purposes of this Resolution, the term "data center" shall include any facility primarily used for the centralized storage, management, processing, or transmission of digital data; and any facility whose principal use involves high-density servers, information technology equipment, specialized mechanical cooling systems, or related digital infrastructure. This definition is intended to be interpreted broadly and includes enterprise data centers, colocation data centers, hyperscale data centers, server farms, cloud-computing facilities, cryptocurrency or other digital asset mining facilities, and similar operations, in each case having a designed electrical load of 5 megawatts or more or a building footprint of 10,000 square feet or more. The term "data center" does not include server rooms, telecommunications equipment shelters, or computer equipment that is accessory to a principal use that is not a data center, such as an agricultural operation, business office, school, hospital, or public utility.

3. Geographic Scope.

This moratorium applies only to properties located within the unincorporated territory of Poweshiek County, Iowa.

4. Duration.

This moratorium shall remain in effect until 11:59 p.m. Central Time on September 27, 2027, or until amendments to the Poweshiek County Zoning Ordinance regulating data centers are adopted and take effect, whichever occurs first. The Board may terminate this moratorium early by resolution if it determines that amendments are no longer necessary and may extend it by resolution adopted after a public hearing if additional time is reasonably necessary to complete the review and adopt regulations.

5. Existing Facilities and Pending Applications.

This moratorium shall not apply to:

- (a) Legally established existing data center facilities currently in operation;
- (b) Applications that have received all required final approvals prior to the effective date of this Resolution;

- (c) Routine maintenance, repair, or upgrades to existing lawful facilities that do not constitute expansion or the establishment of a new data center use and do not increase the facility's footprint, electrical capacity, or water use.

Any application for a data center that is pending but has not received all required final approvals on the effective date of this Resolution shall be held in abeyance for the duration of this moratorium.

6. Direction to County Staff.

County staff, including the Poweshiek County Sanitarian & Zoning Department and other relevant departments, are hereby directed to:

- (a) Conduct a comprehensive review of zoning provisions related to data centers with the Poweshiek County Planning and Zoning Commission;
- (b) Propose updated definitions, standards, and regulatory frameworks designed to address modern data center land-use impacts;
- (c) Present draft recommendations to the Planning and Zoning Commission and the Board for further consideration;
- (d) Consult with the Poweshiek County Attorney's Office regarding the legal and regulatory implications of the proposed changes;
- (e) Provide a written status report to the Board within one hundred eighty (180) days after adoption of this Resolution; and
- (f) Ensure that the Planning and Zoning Commission forwards its recommendation to the Board, following the notice and hearing procedures of Chapter 335 of the Code of Iowa, no later than two hundred seventy (270) days after adoption of this Resolution, so that the Board has time to act before this moratorium expires.

7. Relief.

Any property owner who believes that application of this Resolution to a specific property would deprive the owner of all reasonable use of that property may submit a written request for relief to the Board. The Board shall consider the request at a public meeting and may grant relief only to the extent necessary to avoid such deprivation.

8. Severability.

If any portion of this Resolution is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

9. Effective Date.

This Resolution shall take effect immediately upon its passage and approval.

Moved by Supervisor Tindle, seconded by Supervisor Roudabush.

Roll call vote: Ayes: 2 Nays: 1 Absent: 0

PASSED AND APPROVED this 28 day of September 2026.

POWESHIEK COUNTY BOARD OF SUPERVISORS

Jason Roudabush, Chair

ATTEST: Melissa Eilander, Poweshiek County Auditor

Chris Nolte, Veterans Affairs Director, met with the board for monthly meeting.

Moved by Bolen, 2nd by Tindle to approve Resolution 2027-12 setting time & place for public hearing on Ordinance No. 35 establishing local option sales and services tax. 3 ayes. Motion carried.

RESOLUTION #2027-12

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED ORDINANCE NO. 35 ESTABLISHING A LOCAL OPTION SALES AND SERVICES TAX

WHEREAS, the Poweshiek County Board of Supervisors has been presented with a draft of proposed Ordinance No. 35, entitled "*An Ordinance Establishing a Local Option Sales and Services Tax Applicable to Transactions Within the Unincorporated Areas of Poweshiek County, Iowa and Within the Incorporated Areas of Brooklyn, Deep River, Grinnell, Guernsey, Hartwick, Malcom, Montezuma, Searsboro, Victor, within Poweshiek County, Iowa*"; and **WHEREAS**, pursuant to the provisions of Chapter 423B of the Code of Iowa, a county-wide election was held at which a majority of the eligible electors voting on the proposition approved the continuation of a one percent (1%) Local Option Sales and Services Tax (LOST); and

WHEREAS, to legally finalize and enforce said voter-approved tax, the Board of Supervisors must officially adopt an ordinance establishing the Local Option Sales and Services Tax within the qualifying areas of the County; and **WHEREAS**, pursuant to Iowa Code Section 331.302, the Board of Supervisors must hold a public hearing on the proposed ordinance before formal consideration and final adoption.

NOW, THEREFORE, BE IT RESOLVED by the Poweshiek County Board of Supervisors, as follows:

1. **Setting of Public Hearing & First Reading:** A public hearing and the First Reading of Proposed Ordinance No. 35, entitled "*An Ordinance Establishing a Local Option Sales and Services Tax Applicable to Transactions Within the Unincorporated Areas of Poweshiek County, Iowa and Within the Incorporated Areas of Brooklyn, Deep River, Grinnell, Guernsey, Hartwick, Malcom, Montezuma, Searsboro, Victor, within Poweshiek County, Iowa*", shall be held on October 19, 2026, at 9:00 a.m.
2. **Location:** The public hearing shall take place in the Board of Supervisors Room at the Poweshiek County Courthouse, main floor, 302 E. Main St., Montezuma, Iowa.
3. **Publication Instructions:** The County Auditor is hereby directed to publish notice of this public hearing at least once in the county's official designated newspapers. In accordance with Iowa Code Section 331.305, publication must occur not less than four (4) days nor more than twenty (20) days before the scheduled hearing date.
4. **Public Inspection:** A complete copy of the proposed Local Option Sales Tax ordinance is on file and available for public inspection at the Office of the County Auditor during regular business hours.

Passed and approved this 28 day of September, 2026.

POWESHIEK COUNTY BOARD OF SUPERVISORS

Jason Roudabush, Chair

Jacki Bolen, Vice Chair

Jeff Tindle, Supervisor

ATTEST: Melissa Eilander, Poweshiek County Auditor

Board met with department heads: J.D. Griffith, Sanitarian/Zoning; Bart Klaver, County Attorney; Lyle Brehm, Engineer; Galyn Nook, IT Director; Matt Maschmann, Sheriff; Jennifer Anderson, Treasurer; Marcy DeMeulenaere, Assessor; Tylor Nelson, Conservation Director; Lora Wyckoff, Recorder; Missy Eilander, Auditor. Discussion was on any revisions or updates to the current personnel policy, which was last updated in July 2022. Since the last update, there have been some revisions passed by resolution relating to sick family leave and longevity, which need to be incorporated into the policy, so the board wanted to get feedback from department heads on whether there was anything else within the policy that needed clarification, deletion, or anything new requested to add. Suggestions were made to add Martin Luther King Jr. Day and Juneteenth as holidays due to the banks and the State of Iowa being closed; updating the language to the inclement weather policy; updating funeral leave to include relatives of a partner/significant other and adding sister-in-law and brother-in-law; and also providing a change for the vacation limit from "at any time" to a hard date once per year, such as the end of fiscal year. Updates that were approved

prior by resolution were an increase in longevity pay from twenty-two cents per hour to twenty-five cents per hour and the increase in sick family days from 5 to 10 per fiscal year.

Board will review and relay responses of the requests back to department heads at a future date.

Bolen has a Region 6 meeting today.

Roudabush has an Iowa Workforce meeting tomorrow.

Moved by Bolen, 2nd by Tindle at 10:16 AM to adjourn.

Melissa Eilander, Poweshiek County Auditor

Jason Roudabush, Chairman