

Approved Emmet County Board of Supervisor Minutes
September 30, 2025, at 08:30 a.m.
Regular Meeting
Board Room, Courthouse

Present: Lisa Hansen, Chair; John Pluth, Jeff Quastad, Tim Schumacher, Todd Glasnapp

Media: Ed Funston, Mike Tidemann

Emmet County Employees present: Heidi Goebel, Melanie Summers Bauler, Walter Davis-Oeth. Emmet County Zoning Administrator, Steve Hallgren.

Chairperson Hansen, called the meeting to order. All in attendance recited the Pledge of Allegiance. Motion by Schumacher, second by Glasnapp to approve the board meeting minutes from 09.23.2025, also approving them for publication. All ayes. Motion carried. Motion to approve agenda by Pluth, second by Quastad. All Ayes, motion carried.

Committee updates: Hansen-ECCOG; Quastad-Central Iowa Juvenile Detention; Update on the Central Iowa Juvenile Detention-judge upheld the settlement agreement with Hardin County and Emmet County is no longer a member of Central Iowa Juvenile Detention.

Public forum: Goebel provided a letter to the Board of Supervisors letting them know that the owners (Rob and Heidi Goebel) of the commercial property (that the county leases part of for the Iowa Department of Health and Human Services local office) has entered into a contract to sell the building at the end of October. Current IDHHS lease is in place until August 31, 2026 and will transfer to the new owner.

Dennis Quastad offered information to the Board about his research of the impact of wind turbines on agricultural areas and provided results from a study. Chuck Gardner offered a power point presentation of his thoughts. Doug Hansen asked for a longer time for the wind energy moratorium so the planning and zoning can have time to develop the ordinances.

Motion to adopt Resolution 25-36 by Schumacher, second by Quastad. Roll call vote: Schumacher-aye; Glasnapp-aye; Pluth-aye; Quastad-aye; Hansen-aye. Resolution adopted.

RESOLUTION #2025-36 Temporary Moratorium on the Construction of USSES and BESS in the Unincorporated Areas Of Emmet County, Iowa

Emmet County Board of Supervisors Resolution No. 2025-36

Resolution to Establish a Temporary Moratorium on the Construction of Utility Scale Solar Energy Systems (USSES) and Battery Energy Storage Systems (BESS) in the Unincorporated Areas of Emmet County Iowa; and

WHEREAS the Board of Supervisors, hereafter referred to as “Board”, has concerns that in the future persons may desire to construct Utility Scale Solar Energy Systems (USSES), commonly referred to as solar farms, and/or Battery Energy Storage Systems (BESS) in the unincorporated areas of Emmet County, Iowa; and

WHEREAS the Board believes that before any such facilities are constructed in Emmet County, ordinances should be put in place to ensure that the Board and Zoning Administrator are aware of these projects in Emmet County and that the construction, operation, and deconstruction of these facilities would be subject to reasonable regulations that would ensure that said facilities are constructed and operated in a safe manner, the rights of persons or property within reasonable distance of said facilities are appropriately protected, and the conditions of County roads are protected; and

WHEREAS the Board desires to have said temporary moratoriums in place until such time as ordinances can be prepared and passed to provide appropriate regulation of said facilities.

BE IT THEREFORE RESOLVED by the Emmet County Board of Supervisors that:

1. The board does hereby establish and impose a temporary moratorium on the construction of a Utility Scale Solar Energy System (USSES), commonly referred to as solar farms, in the unincorporated areas of Emmet County. No USSES facilities or appurtenances to said facilities shall be constructed in the unincorporated areas of Emmet County. This shall include the renovation of any existing structures to be used as said facility. This moratorium will remain in place until March 31, 2026, at 11:59 p.m. unless extended by the Board prior to the expiration.

2. The Board does hereby establish and impose a temporary moratorium on the construction of a Battery Energy Storage Systems (BESS) in the unincorporated areas of Emmet County. No BESS facilities or appurtenances to said facilities shall be constructed in the unincorporated areas of Emmet County. This shall include the renovation of any existing structures to be used as said facility. This moratorium will remain in place until March 31, 2026, at 11:59 p.m. unless extended by the Board prior to the expiration.

3. The Emmet County Board of Supervisors reserves the right to end the moratorium on either USSES or BESS prior to the approved term of the moratorium upon completion of the amendments to the Emmet County Zoning Ordinance and satisfactory resolution of the issues as determined by the Emmet County Board of Supervisors.

4. This resolution as to both temporary moratoriums shall become effective upon passage. Signed September 30, 2025. Lisa Hansen, Chairperson. Attest by Heidi Goebel, Auditor.

Discussion between county residents present and the supervisors was held about the wind energy ordinance and the moratorium.

Motion to adopt Resolution 25-37 Continuation of a Moratorium on Issuing Conditional Use Zoning Permits for the Construction of Wind Energy Conversion Systems by Glasnapp, second by Schumacher. Roll call vote: Schumacher-aye; Glasnapp-aye; Pluth-aye; Quastad-aye; Hansen-aye. Resolution adopted.

RESOLUTION #25-37 CONTINUATION OF A MORATORIUM ON ISSUING CONDITIONAL USE/ZONING PERMITS FOR THE CONSTUCTION OF COMMERCIAL WIND ENERGY CONVERSION SYSTEMS

WHEREAS, Iowa Code Chapter 335 grants counties the ability to adopt Zoning Ordinances to regulate land use within its jurisdictional boundaries; and
WHEREAS, from time to time, it is necessary and prudent to review and study ordinances for updates to ensure proper regulation; and
WHEREAS, the size and impact of Commercial Wind Energy Conversion Systems (CWECS) have the potential to create an excessive burden on the County’s infrastructure, the environment, wildlife, nearby property owners and a potential to interfere with the operation of Doppler Weather Radar accuracy; and
WHEREAS, CWECS require a rezoning subject to consideration and action by the Emmet County Zoning Board of Supervisors; and
WHEREAS, the Emmet County Board of Supervisors recognizes that Commercial Wind Energy Conversion Systems may affect the character of the surrounding area and the Board desires that all applications for Commercial Wind Energy Conversion Systems be considered consistently within the purpose and intent of an amended Emmet County Zoning Ordinance so that the most appropriate uses of land are encouraged throughout unincorporated Emmet County; and
WHEREAS, the Emmet County Board of Supervisors desires to amend the current zoning ordinance as it pertains to CWECS and has not yet approved the version passed by Emmet County’s Planning and Zoning Commission; and
WHEREAS, Emmet County is currently in the process of reviewing the amendment to the zoning ordinance and said process will involve multiple sessions;
NOW, THEREFORE, BE IT RESOLVED that the Emmet County Board of Supervisors hereby established a temporary moratorium on issuing conditional use/zoning permits for the purpose of constructing a CWECS, that was to expire at 11:59 p.m. Central Time on September 30, 2025. This moratorium will be continued until December 31, 2025 at 11:59 p.m. by action of the Board of Supervisors, to allow the above referenced changes to the Emmet County Zoning Ordinance concerning CWECS, to be considered by the Emmet County Board of Supervisors; and
BE IT FURTHER RESOLVED that this resolution and resulting moratorium continuation does not affect any currently filed permit applications for CWECS; and
BE IT FURTHER RESOLVED that the Emmet County Board of Supervisors reserves the right to end the moratorium continuation prior to the approved term of the moratorium upon completion of the amendments to the Emmet County Zoning Ordinance and satisfactory resolution of the issues as determined by the Emmet County Board of Supervisors; and
BE IT FURTHER RESOLVED that the moratorium continuation approved by this Resolution shall be effective immediately upon adoption of this Resolution.
Lisa Hansen, Board of Supervisors Chair signed the 30th day of September 2025. Heidi Goebel, Auditor, attested.

Motion to set a public hearing for the amendment to the wind energy ordinance for Wednesday, November 12 at 6 p.m. at the Iowa Lakes Community College Room 16 by Glasnapp, second by Pluth. All ayes. Motion carried.

Motion to continue the secondary roads benefits included in collective bargaining agreement though June 30, 2026 by Schumacher, second by Glasnapp. All ayes. Motion carried.

Walter Davis-Oeth presented utility permits by Iowa Lakes Electric Cooperative, 270th Street, High Lake Township, Section 32,33, and 34. Motion by Schumacher to approve the permit, second by Pluth. All ayes. Motion carried.

Motion to approve a utility permit presented by Iowa Lakes Regional Water, directional boring 270th Street, High Lake Township by Section 6 by Schumacher, second by Glasnapp. All ayes. Motion carried.

10:12 a.m. motion to go into closed session pursuant to Iowa Code 21.5 (1) c by Quastad, second by Pluth. All ayes. Motion carried.

Motion by Schumacher to leave closed session, second by Glasnapp to leave closed session at 11:34 a.m. Roll call vote: Schumacher-aye; Glasnapp-aye; Pluth-aye; Quastad-aye; Hansen-aye.

No decisions made in closed session.

Sheriff Schultes addressed the status of the AFSCME dispatcher collective bargaining agreement. The dispatcher agreement ends on June 30, 2026. Dispatchers are currently discussing options with the union representative about whether to go under county personnel policy or continue collective bargaining agreement.

Manure Management Plans reviewed by the supervisors:

Facility	Owner	Site
Denmark 24	Summit Pork II, LLP	70513
Vernon 12	Summit Pork II, LLP	70470
Seneca 19	Summit Pork II, LLP	70511
Jan Len Site	Summit Pork IV, LLP	60920
Denmark 20	Summit Pork III, LLP	71610

Motion by Schumacher, second by Quastad to adjourn at 11:47 a.m. All ayes. Motion carried.

Heidi Goebel, Auditor

Lisa Hansen, Chairman