

Ringgold County Board of Supervisors Minutes

August 24, 2026

The Ringgold County Board of Supervisors met in regular session Monday, August 24, 2026. The meeting was called to order at 9:00 A.M with the following members present Colby Holmes, Randy Taylor and Steve Knapp.

A motion was made by Taylor, second by Knapp to approve the agenda.

AYES: Unanimous NAYS: None

Engineer Jared Johnson met with the Board to provide secondary roads updates. A tractor and mower was out working to mow vegetation along paved roadsides and Farm-to-Market gravels in the northwestern portion of the county.

Farm-to-Market rock was hauled to the north central and southwest maintainer districts.

The crew worked on gravel surface patches along P64 and P27.

The department was out working to spray and mow noxious weeds along roadsides.

The crew worked to repair a hole in the shoulder of the road along 130th Street between 290th and 300th Ave. The void was located near a large diameter culvert. The culvert itself is in good condition, however, will need to be relayed as piping along the culvert length is prevalent.

J55 Chip Seal, from P14 to US HWY 169: The crew worked last week on surface preparation. This work included blading, watering, and rolling. Some areas required the addition of some class A surfacing to obtain a desirable surface. Soft areas in the base near the US HWY and J55 intersection were cored out and replaced with granular material. It is planned to sweep, prime, and chip the roadway this week weather pending. Chipping equipment was hauled to Redding.

The department completed final plan revisions for the Union 13 project. Final plans for the project were submitted Tuesday, August 18th. The title sheet of the submitted plans will be replaced with the fully signed title sheet. Letting will be in November. The Board moved forward with approval of the final plans for project BRS-C080(88)--60-80.

Last week at the Middle Fork 10 project site, the crew finished installing the guardrail splice bolts, burnt brush piles on site, removed the temporary stream crossing, shaped the upstream and downstream channel banks, backfilled the bridge ends, placed downstream channel bank revetment, worked on east and west roadway embankment shaping. This week, depending on seal coating operations, it is planned to haul and place upstream channel bank revetment, perform final site shaping, and haul and place granular surfacing material.

The department is working to procure materials for the Poe 17 project. The department is working to review the reinforcing steel shop drawings.

Johnson stated pending weather, the Lotts Creek 10 bridge project could be worked on throughout the winter.

Johnson said he looked at the pickup REC has for sale. He said it would be a good fit for the department. With the purchase budgeted for this fiscal year, Johnson plans to make an offer.

Johnson presented the Board with an application for a Ringgold Wind LLC application for (2) temporary meteorological towers. These are not wind turbines, but rather a tower similar to a cell phone tower. It will be used to collect wind data.

Representatives from Steelhead Americas appeared before the Board to discuss their application and request for a waiver from the County's one-half-mile setback requirements for two proposed temporary meteorological (MET) towers.

Alex Ingulsrud, representing Steelhead, explained that the request is limited to two temporary towers, approximately 197 feet tall, that would be used solely to collect wind data and determine the feasibility of future wind energy development. The towers would utilize steel plate foundations rather than concrete and are anticipated to remain in place for approximately two years.

Ingulsrud stated that the County's current ordinance requires a one-half-mile setback from property lines and public rights-of-way. Steelhead is requesting a waiver from those requirements, arguing that the setback is significantly greater than commonly used safety standards for temporary MET towers. He stated that a setback of approximately 110% of the tower height would be consistent with standards used elsewhere.

Steelhead representatives argued that requiring neighboring landowners to sign waivers effectively gives neighboring property owners control over how participating landowners may use their property. They stated that the proposed towers would have minimal impact on neighboring properties because they are temporary, have no turbine blades, produce no significant noise or shadow flicker, and are used only for data collection.

Lou Clark, representing Steelhead, discussed his experience with MET tower applications in other Iowa counties, including Palo Alto, Franklin, and Emmet Counties. He stated that other counties have generally considered whether a proposed tower would materially affect public health, safety, or welfare; whether public resources would be required for construction or maintenance; and whether strict enforcement of an ordinance would create unnecessary hardship. Clark stated that, in his opinion, the proposed towers would not negatively affect neighboring properties or require County resources.

Knapp questioned whether Steelhead had contacted neighboring property owners located within the required setback area. Steelhead representatives confirmed they

had not specifically sought waivers from all affected neighboring landowners for these proposed tower locations. Board members discussed the existing ordinance provision that allows setback requirements to be waived with neighboring landowner consent and questioned why Steelhead would not utilize that process.

Steelhead representatives responded that while neighbor waivers may be appropriate for permanent wind turbines because of potential impacts such as noise and shadow flicker, they did not believe the same standard was warranted for temporary MET towers. They emphasized the participating landowners' property rights and requested that the temporary towers be treated similarly to other towers already located within the County.

Participating landowners (Mark & Tammy Rychnovsky and Gary & Polly Hartsook) spoke in support of the proposed towers and wind development. Gary Hartsooks comments focused on private property rights, the difficulty smaller landowners may have meeting a one-half-mile setback, potential economic benefits of wind development, and possible future tax revenues that could benefit County infrastructure and local school districts. Tammy Rychnovsky read a statement confirming permission for a MET tower to be placed on their property and requested that the Board approve the waiver.

Discussion also included concerns regarding the broader implications of changing or waiving the setback requirements. Supervisor Holmes referenced previous public meetings regarding wind development and concerns that wind projects have created division among residents in other counties. Holmes went on to emphasize that the County's existing regulations were developed following significant public input and expressed concern about disregarding those requirements without further consideration.

Steelhead representatives clarified that approval of the MET tower waiver would not constitute approval of a future wind turbine project. They stated that the towers are intended only to gather wind data and determine whether future development would be feasible. Representatives also noted that setbacks for permanent turbines in other counties are generally measured from residences and/or based on multiples of turbine height rather than a one-half-mile setback from all property lines.

The Board discussed the temporary nature and limited physical impact of the MET towers but indicated additional time was needed to consider the waiver request, the County's existing ordinance, neighboring property rights, and the concerns raised during the discussion.

No action was taken on the waiver. The Board indicated it would further review and discuss the request before deciding.

Ingulsrud went on to discuss tax laws for electricity generation from wind energy. Steelhead Americas is developing a potential wind energy project in Ringgold County and states that the project could provide significant long-term economic benefits if constructed and if the County adopts a special wind energy valuation

ordinance under Iowa Code § 427B.26. The data below is calculated based on their plan of 65 wind turbines across the county.

Key points presented by Steelhead include:

- The project is projected to generate approximately \$140 million in property tax revenue over 30 years, or roughly \$4 million annually.
- Of that amount, approximately \$2 million annually is projected to benefit the two school districts where portions of the project would be located.
- Steelhead estimates approximately \$70,000 per turbine annually in local property taxes, including approximately \$30,000 per turbine for the applicable school district, assuming adoption of the special valuation ordinance.
- Ringgold County landowners have currently leased more than 12,000 acres to Steelhead for potential wind energy development.
- Planned high-voltage transmission improvements in western Iowa and northwest Missouri may cross Ringgold County and could encourage additional energy development in southwest Iowa.
- Steelhead stated that wind farms are the largest taxpayer in approximately one-third of Iowa counties and believes the proposed project could provide Ringgold County with substantial long-term tax revenue and economic investment.

Steelhead expressed appreciation for the County's consideration and emphasized that it is continuing to evaluate the feasibility of developing the project in Ringgold County.

Treasurer Debra Cannon met with the Board to review the month end report for her department. The Board moved forward with approval.

Supervisor Taylor excused himself from the meeting at 10:45 a.m.

Kim Crawford, Executive Director, Circle of Freedom met with the Board to discuss fiscal year funding through opioid settlement funds. County Attorney Mike Wells and Sheriff Rob Haley were also present. The county has contributed over the last two years. Circle of Freedom is a nonprofit, Christ-centered women's recovery organization located in Seymour, Iowa. The organization assists women struggling with addiction and other life-controlling issues through residential recovery services, jail ministry, mentoring, Biblical counseling, life-skills development, and transitional support designed to help participants successfully reestablish their lives. The Board supports the program and agreed they will continue to support at an annual amount of \$5,000.

The Board approved the temporary closure of a portion of Co Hwy J20 in Tingley for Halloween festivities on Saturday, October 31.

RESOLUTION RC26-121

WHEREAS the Ringgold County Board of Supervisors do hereby approve the final plans for project BRS-C080(88)--60-80.

THEREFORE, a motion was made by Knapp and seconded by Taylor stating such.

The vote on the resolution: AYES: Unanimous. NAYS: None.

ATTEST: Amanda Waske, Auditor. Passed and approved August 24, 2026.

RESOLUTION RC26-122

WHEREAS the Ringgold County Board of Supervisors do hereby approve Treasurer's month end report as presented by Treasurer Debra Cannon.

THEREFORE, a motion was made by Knapp and seconded by Taylor stating such.

The vote on the resolution: AYES: Unanimous. NAYS: None.

ATTEST: Amanda Waske, Auditor. Passed and approved August 24, 2026.

RESOLUTION RC26-123

WHEREAS the Ringgold County Board of Supervisors do hereby approve the temporary closure of a portion of Co Hwy J20 in Tingley for Halloween festivities on Saturday, October 31.

THEREFORE, a motion was made by Knapp and seconded by Holmes stating such.

The vote on the resolution: AYES: Unanimous. NAYS: None.

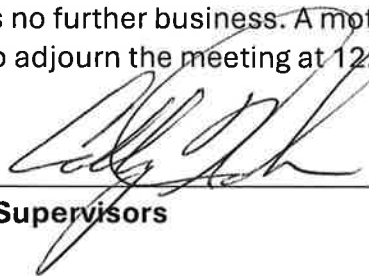
ATTEST: Amanda Waske, Auditor. Passed and approved August 24, 2026.

Knapp moved to approve the minutes. Holmes second. Motion carried.

There was no further business. A motion was made by Knapp and seconded by Holmes to adjourn the meeting at 12:25 p.m.

ATTEST:

Board of Supervisors



Ringgold County Auditor