

Salt Creek Wind Phase II agreement reached

MICHAEL D. DAVIS
CORRESPONDENT

TOLEDO — Last week's Tama County Board of Supervisors meeting started off with the pistol shot of contentious discord in the leadup to a unanimous decision to approve all actions on the agenda pertaining to the Salt Creek Wind Phase II project.

Hours ahead of the vote on Monday, Sept. 22, former Tama County Zoning Commissioner Craig Sash took umbrage with Supervisor Curt Hilmer (R-Dysart) for being kicked out of the previous week's meeting. Sash presented Hilmer with a copy of the supervisors' oath of office and made the argument that when he was thrown out for telling Hilmer to "shut up," he stepped on his First Amendment right to free speech.

Hilmer's response was that he had initiated a conversation with the person standing next to Sash, not Sash himself, and that, according to public comment policy, he did what he was allowed to do. The two men went back and forth on the issue some more. At one point, Sash chuckled to which Hilmer mockingly responded, "What's the evil giggle mean?"

The usual breezy approving of the prior meeting's minutes was another point of controversy as Supervisor Heather Knebel (R-Traer) made a motion to take out a large chunk. The redacted passage was

six paragraphs of the Supervisors' discussion on the Salt Creek Wind Phase II development agreement, which ultimately failed by a 3-2 vote.

During the later public comment time, the subject of transparency was brought up, and Knebel addressed this concern.

"It's nothing to do with that. If we don't for other things, we've never put what our discussion item is, we're not gonna do it just for one topic. If we don't do it for every topic," she said.

The stricken paragraphs are published in full at the end of this article.

The Tama County Engineer, Ben Daleske, reported that they are reworking 275th St. and C Avenue into a T intersection. Iowa Bridge and Culvert finished the box and are working on the culvert. PCI has removed the bridge and is working on the substructure. Manatt's is on to E66 to start the Cold-In-Place; this should go on until November. They are still working on O Avenue between 200th & 210th, replacing a low water stream crossing. They are also continuing to retrieve shoulders this week. The Supervisors approved a utility permit.

The previously scheduled Zoning Ordinance Fee Public Hearing for Oct. 13 was changed to the same date, but for 9:30 AM, instead of its previously scheduled time.

After a nearly hour-long closed session, the super-

visors came back to discuss the Salt Creek Wind Phase II issues. After publicly stating their opinions on the current deal, they unanimously approved all actions pertaining to the project, including the Road Use Agreement, Decommissioning Plan, Settlement Agreement, and resolution. Before the vote, Knebel spoke about how they got to this point.

"So, after our last meeting, the biggest trend was that per Iowa Code 335, a few of us felt like it needed to go to the Board of Adjustment. What I didn't want to see happen is this agreement to go away. I think Mark and David did a good job negotiating it," she said.

Knebel went on to talk about how after supervisor David Turner (R-Tama) took himself off the negotiating team, Knebel got the phone number of Nations Energy Solutions CEO Sean Roberts, sole owner of Salt Creek Wind Phase II.

"So, I called him up, and I said, you know, it needs to go to the Board of Adjustment, can we make that happen? And he was completely accommodating. You know he's wanted it to go to the Board of Adjustment and so he got back with his team and they agreed yes that they could put in there so if you look in the agreement, there's a couple different spots, but under number 5 effective date this agreement shall become effective after

SCW2 has arranged a CUP from the Board of Adjustment of Tama County or an equivalent authority to proceed with construction has been granted to SCW2 and any appeals period for the same have expired without any ongoing legal or administrative challenges for the avoidance of doubt if SCW2 is not issued a CUP then this agreement, the road use agreement, and the decommissioning plan shall become void of no effect," she said. "So, that was the item where it was added, so ultimately, what that means is the board of adjustment will have their opportunity to meet and hear it, and I want, this is all in good faith, it's not like I'm just doing this, let's send it there so it fails, this is good faith. Let it go to the Board of Adjustment."

The supervisors also designated Attorney Tom Henderson for the Board of Adjustment, and approved the Chairman to sign a rental agreement for the board to reserve the Reinig Center for a meeting.

Claims totaling \$102,059.83 were approved.

Redacted paragraphs

Supervisor Turner stated he was for the agreements and that he is voting on truths and facts. He had spoken to young farmers and sees this as a landowner right and can see where this could lead to legal action. He also stated how the city of Toledo, South Tama

School District and Chamber of Commerce is in favor of the agreement. He believes that if it is deferred to the board of adjustment that would be a delaying tactic.

Supervisor Hilmer stated his problem is how this all happened. He stated this has been all lies and bullying. That only a small number of farmers are struggling. He stated he will agree with what the board of adjustment says. He stated today has been great, but that he will always be against them and that he can never be in favor of it.

Supervisor Knebel stated that this needs to go before the board of adjustment. She then read Iowa Code and what the powers of the board are. She stated that she enjoyed the conversation today, but that they are not meeting the ordinance. She stated that we have the Comprehensive Land Use Plan and that this needs to be changed to industrial. She stated property values will be affected and that there could be health issues. She stated she will vote no today and that she wants to digest what was discussed today and have lawyers and the public review it. She stated board of adjustment, per the ordinance, should be hearing it.

Supervisor Doland stated that everything negotiated today and all stipulations from today will all go away if not approved today. If this goes to the board of

adjustment, it will end up in court and we could be sued for millions. He stated the county's attorney has said that the board of supervisors can approve the agreements. He stated other things in the county are suffering because this is all that has been worked on. He said that Knebel has stated in the past that they have vested rights. He said Hilmer has said what is another 27 when we have 80. He stated the board of supervisors do have the power today to approve these agreements. He stated he is tired of wasting county resources and is trying to stop a lawsuit.

Supervisor Kupka stated that he is the deciding factor and to just take the vote. I'll tell you how I feel when we get there. Knebel asked why we would lose everything that has been negotiated. Doland stated if we can't come up with an agreement means we will end up in litigation. Our own attorney has said that we would. It's not a threat or a scare tactic, it is what is going to happen. They have agreed to all of our terms other than the \$2 million. Why would you vote no? Hilmer said he had made that comment, but after 45 calls he has changed his mind. Knebel stated she has been the wind person and would have handled the negotiations. She stated the \$1.3 million is all we are losing and that it should go to the board of adjustment.

Legals Board of Supervisors Minutes September 15, 2025

The Tama County Board of Supervisors met at 9:00 a.m. September 15, 2025. Present: 1st District Supervisor, Curt Hilmer; 2nd District Supervisor, David Turner; 3rd District Supervisor, Heather Knebel; 4th District Supervisor, Mark Doland and 5th District Supervisor, Curt Kupka. Also, Tama County Auditor, Karen Rohrs, Sheriff Schmidt, and members of the public.

The Pledge of Allegiance was recited.

Motion by Turner to amend the agenda to change act on decommissioning plan, settlement agreement, road use plan, and

Resolution 9-15-2025B to discussion/possible action on decommissioning plan, settlement agreement, road use plan, and Resolution 9-15-2025B, and settlement agreement should read development agreement, seconded by Knebel. Discussion: None. All voted aye. Motion carried.

Motion by Turner, seconded by Knebel to approve the amended agenda. Discussion: None. All voted aye. Motion carried.

Public Comments: Public comments were heard from Carolyn Adolphs, Richard Arp, Karen Murty, Jon Winklepleck, and Berleen Wobeter. Public comment time closed at 9:09 am.

Motion by Turner, seconded by Kupka to approve the minutes of

the September 8 th regular meeting. Discussion: None. All voted aye. Motion carried.

The Board met with Ben Daleske, Tama County Engineer, to get a road projects report. Daleske also had a resolution to establish a speed limit on K Ave of 30 mph. Motion by Hilmer, seconded by Kupka to amend the resolution to read 35 mph. Discussion: It was discussed what speed the limit should be and that this will be a temporary speed limit. All voted aye. Motion carried.

Motion by Hilmer, seconded by Kupka to approve the following resolution. Discussion: Daleske will bring this back to the Board when construction is done.

RESOLUTION 9-15-2025A RESOLVING A SPEED LIMIT

WHEREAS, the Board of Supervisors is empowered under authority of Iowa Code Sections 321.255 and 321.285 to determine the speed limit of any secondary road is greater than is reasonable and proper under the conditions existing, and may determine and declare a reasonable and proper speed limit, and WHEREAS, the current closure of E43 from K Avenue to Hwy 63 has caused increased traffic on K Avenue near Toledo, THEREFORE BE IT RESOLVED the following speed limits are established effective immediately, and appropriate signs shall be erected at the locations described as follows; 35 mph on K Avenue commencing at E43 and proceeding south to Ross Street/310 th Street. Roll Call Vote: Hilmer, aye. Turner, aye. Knebel, aye. Doland, aye. Kupka, aye. Resolution passed and adopted this 15th day of September 2025. Mark Doland, Chairman, Board of Supervisors. Karen Rohrs, County Auditor.

Daleske also informed the Board that Chad Bartling had applied to change positions. Bartling would be going from a laborer position to the open Traer motor grader operator position. He recommends the Board approve the position change for Chad Bartling. This position change occurred 9/9/25. Motion by Knebel, seconded by Turner to approve the position change for Chad Bartling to the open Traer motor grader operator position. Discussion: None. All voted aye. Motion carried.

Laura Wilson, Zoning Administrator, was present to recommend the Board set public hearings to update the Zoning Ordinance Fees to match Marshall County's fees. Motion by Hilmer, seconded by Turner to accept the Zoning Board recommendation to update the Zoning Ordinance Fees and to set public hearing dates of October 6 th, 13 th, and 20 th. All public hearings on those dates will be held at 9:00 am. Discussion: None. All voted aye. Motion carried.

Supervisor Turner stated Supervisor Knebel had submitted changes she would like to see made to the Development Agreement. He stated negotiations had been held between himself, Supervisor Doland and Sean

Public Hearing Notice for Planning and Zoning Commission Public Hearing

PUBLIC HEARING NOTICE

Notice is hereby given that the City of Traer Planning and Zoning Commission will hold a public hearing on an updated comprehensive plan and zoning ordinance for the City of Traer on Thursday, October 16 th at 6:00pm. The hearing will take place at the City of Traer City Council Chambers at 649 2nd Street, Traer, Iowa 50675. The public will have an opportunity to review the city's comprehensive plan, proposed updates to the zoning map and proposed zoning changes and provide public comments on these items. Copies of the proposed map and changes are available at the Traer City Clerk Office at 649 2nd Street, Traer, Iowa.

Haley Blaine
Traer City Clerk
Published in the North Tama Telegraph Oct 3, 2025

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Roberts, who is the owner of Salt Creek Wind II (SCW II) and that those negotiations answered her concerns. He invited Sean Roberts to open negotiations with the entire board starting with the Development Agreement. There was much discussion with each concern being addressed and Mr. Roberts agreeing to them. A recess was held at 11:35 am to allow for a restroom break. The Board came out of recess at 11:42 am.

Motion by Turner, seconded by Kupka to approve the claims for payment as presented in the amount of \$196,139.89. Discussion: None. All voted aye. Motion carried.

The Board recessed at 12:03 pm for lunch. The Board came out of recess at 1:13 pm.

Mr. Roberts and the Board discussed the changes that had been made to the development agreement. There were more language changes that were suggested by Knebel that Mr. Roberts agreed to. The Board looked at the Road Use Agreement. The Tama County Engineer had submitted some additional language to be included. Mr. Roberts agreed to the additional language. Next the Board went over the Decommissioning Agreement with Mr. Roberts. Doland stated changes had been asked to be made to the agreement for more compliance. Changes were to have a decommissioning plan on file and reviewed every three years, also to have a bond be set to 150% of what a professional licensed engineer in Iowa recommends including net scrap value rather than gross scrap value. Mr. Roberts agreed to those changes also. The Board then discussed Resolution 9-15-2025B with Mr. Roberts. Knebel asked if they would do additional studies due to the time that has passed since the original studies. Mr. Roberts stated they would follow the federal government's study guidelines to ensure that they can continue with their permits. Mr. Roberts also agreed to add language to the resolution stating that nothing will prohibit any county person from enforcing the ordinances. Mr. Roberts left to work with his team to get all agreements and the resolution updated with the changes.

The Board recessed at 1:42 pm for a short break. The Board came out of recess at 2:10pm.

Each supervisor was allowed time to voice their comments and have a discussion. After the supervisors voiced their comments Doland opened public comment time. Public comments were heard from Lynn Cizek, Patrick Cornwell, Richard Arp, Karen Murty, Sheriff Schmidt,

Berleen Wobeter, and Jodelle Boldt. Public comment time closed at 3:01 pm.

Turner called the question. All voted aye to end debate. Motion by Turner, seconded by Doland to approve and authorize execution of the Decommissioning Agreement, Development Agreement, Road Use Agreement, and Resolution 9-15-2025B with Salt Creek Wind II and direct the Chairman to sign on behalf of the Board. Roll Call Vote: Hilmer, nay. Turner, aye. Knebel, nay. Doland, aye. Kupka, nay. Resolution and motions failed.

Chairman Doland adjourned the meeting at 3:03 pm.

These minutes are intended to provide a summary of the discussions and decisions made during the Board of Supervisor meeting. For the most accurate and comprehensive record, please refer to the audio recording of the meeting that can be provided upon request at the auditor's office.

Published in the North Tama Telegraph Oct 3, 2025
L80152 #38190

MINUTES OF THE TRAER CITY COUNCIL

The Planning & Zoning Board of Traer, Iowa met on **Thursday, September 18th, 2025** at 6:00 p.m. at Municipal Hall.

ROLL CALL
The meeting was called to order by Clerk Blaine with trustees Roy, Hasselmann, Bauch and Kvidera present. Calderwood was absent.

ZONING MAP UPDATING
Julie Winter was here to meet with the planning and zoning board one last time before a public hearing is held on the matter of the updated zoning map and ordinances. The board was given updated ordinances and the map prior to the meeting. A couple topics were discussed including parking pads and camper parking. The board is happy with the way those things are worded now but would like Julie to investigate what other comparable cities do in regard to camper parking on properties. Any information will be shared with the board prior to the public hearing. Julie let the board know that the next step would be a holding a public hearing as a planning and zoning board and then it would be handed off to the council for review, another public hearing and approval. The board will meet again on October 16th 2025 at 6:00pm for a public hearing on the updates made to the zoning map and zoning ordinances.

There being no further business, the meeting was adjourned.
HALEY BLAINE, CITY CLERK
Published in the North Tama Telegraph Oct 3, 2025
L80012 #38188

PUBLIC NOTICE
Tama County Zoning Board of Adjustment
Hearing for Conditional Use Permits

The Tama County Zoning Board of Adjustment will meet at **6:00pm on Tuesday October 14, 2025**, at the Reinig Toledo Civic Center, 1007 S Prospect Drive, Toledo, Iowa 52342. The meeting will also be available online with a Teams Meeting link that will be on the agenda. The purpose of this meeting is to hold a hearing to consider a Conditional Use Permit for Manatt's to use a Temporary Portable Asphalt Plant within Wendling Quarries (Montour Quarry) at 2920 C Ave, and to consider 28 Conditional Use Permits for Salt Creek Wind II LLC to build a Commercial Wind Energy Conversion System project at the following locations within Tama County:

Turbine	PIN	Latitude & Longitude	Abbreviated Legal
1	1412200001	42.019 -92.540	12-83-15 NW NE
2.1	1412100007	42.021 -92.545	12-83-15 NE NW (EX PT LYG IN N20 ACS N 1/2 NW)
3	1507100001	42.021 -92.532	07-83-14 FRL NW NW
4	1401400002	42.026 -92.535	01-83-15 NE SE
5.1	1402200004	42.032 -92.557	02-83-15 SE NE
6	1035300003	42.038 -92.569	35-84-15 SW SW
7	1034400002	42.040 -92.574	34-84-15 NE SE
8	1036300002	42.040 -92.547	36-84-15 NE SW
9	1035400002	42.041 -92.553	35-84-15 NE SE
10	1036100004	42.046 -92.546	36-84-15 SE NW
11	1025400001	42.055 -92.538	25-84-15 NW SE
12.1	1027400001	42.055 -92.577	27-84-15 NW SE
13	1028300002	42.056 -92.604	28-84-15 NE SW
14	1028200004	42.058 -92.593	28-84-15 SE NE
15	1028200001	42.062 -92.598	28-84-15 NW NE
16	1025100003	42.061 -92.550	25-84-15 SW NW
17	1027200002	42.064 -92.575	27-84-15 NE NE
18	1020400004	42.067 -92.611	20-84-15 SE SE
19	1021300002	42.069 -92.604	21-84-15 NE SW
20	1022400002	42.072 -92.576	22-84-15 NE SE
21.1	1023300002	42.069 -92.569	23-84-15 S1/2 NW SW
22	1023400007	42.070 -92.555	23-84-15 NE SE (EX S 5AC)
23	1024300002	42.070 -92.546	24-84-15 NE SW
24	1024400003	42.068 -92.540	24-84-15 SW SE
25	1119100003	42.074 -92.530	19-84-14 SW NW FRL
26	1119100001	42.079 -92.532	19-84-14 NW NW FRL
27	1019200004	42.075 -92.635	19-84-15 SE NE
Substation	1035400003	42.038 -92.560	SW SE 35-84-15

This meeting will allow public comment and invites interested people to provide support or objections to the proposals in writing. Written comments should be submitted by 12pm the day of the hearing by presenting it to the Auditor's Office at 104 West State Street, Toledo Iowa 52342 or by email to lwilson@tamacounty.org. A site map for Salt Creek Wind II is available on the Supervisor's webpage.

This notice has been posted in the North Tama Telegraph, the Tama-Toledo News Chronicle and outside of the Board of Supervisor's Meeting Room.

If you have any questions, you may contact the Zoning Administrator:

Laura Wilson
Tama County Zoning Administrator
641-484-4788 Ext 103
lwilson@tamacounty.org

PUBLIC NOTICES

iowapublicnotices.com