

Floyd County supervisors set new permit fees

Changes designed to update process as well as make county more welcoming to new residential construction

By Bob Stenson
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The Floyd County Board of Supervisors on Tuesday adopted a new Planning and Zoning fee schedule that increases most permit fees, including a tiered structure for residential and commercial construction that replaces the old system based on estimated construction costs.

The board approved the resolution after a lengthy discussion that touched on whether the new fees adequately covers the cost of processing permits, particularly for large-scale wind energy projects.

Planning and Zoning Administrator Jessy Willadsen said the new schedule represents what

he described as a “flat fee” approach, as opposed to a sliding scale tied to construction values.

He said the change was developed after consulting other Iowa counties, where he found little consensus on how to structure permit fees.

“There just really isn’t a standard approach, Willadsen said. “Every county you go to, they’re doing it different.”

Under the new schedule, applications requiring a hearing – rezoning, variances, and other use permits – will cost \$300, up from \$150. Conditional use permits for wind energy conversion systems will be \$200 per turbine. Building permits for new

commercial or industrial structures will range from \$500 to \$1,500 depending on square footage.

New residential homes will be \$250 to \$750 depending on size, with residential additions at \$100.

Wind energy building permits will be \$1,000 per turbine for commercial-scale projects.

SUPERVISOR BOYD CAMPBELL raised questions about whether the wind turbine fees in particular were high enough to cover county costs, given the extensive work likely involved in processing large wind project applications. Willadsen noted that at \$200

per turbine for the conditional use application and \$1,000 for the building permit, Floyd County’s combined per-turbine fee of \$1,200 is close to what Mitchell County charges – approximately \$1,500 per turbine when that county’s fees are combined.

Supervisor Chair Gloria Carr noted that a 30-turbine wind project, such as developer Invenergy has suggested in Floyd County, would generate \$30,000 in building permit fees, plus \$6,000 in conditional use application fees. She said she believes those figures are in line with comparable counties.

The much more significant revenue to the county would be the additional property taxes

such projects would pay each year.

Campbell continued to push back that the commercial wind energy project fees were “too light,” but agreed to support the resolution after Carr said that they or any future board can change it whenever needed, increasing the fees if experience warrants it.

“We know we’re not going to have an application for a permit for a couple years, anyway,” Carr said regarding commercial wind energy.

One feature of the new schedule is how it handles attached versus detached garages.

COUNTY ASSESSOR BRANDI Schmidt, whose office will serve as the initial entry point for permit applications under a new streamlined county process, explained that a house with an attached garage is treated as a single structure for permitting purposes, while a detached garage triggers a separate permit and fee because it requires an independent review of setbacks and other zoning requirements.

Schmidt said the approach was designed with equity in mind – treating property owners the same whether they build structures simultaneously or years apart.

Carr said the new fee schedule should be a step toward encouraging residential development in Floyd County, noting that the old schedule had not been updated since 2012.

The former rates had been based on construction costs per square foot and had become burdensome for new home builders at a time when the county wants to attract residents and new home construction.

They also created inequities, for example, for someone who contracted to have a house built versus someone who built a similar house himself or herself at a lower cost per square foot.

IN OTHER BUSINESS TUESDAY, the board:

- Approved a letter formalizing a shift in Planning and Zoning Administrator Willadsen’s salary allocation, moving the 5 percent previously charged to the 911 communications fund to the Planning and Zoning fund.

- The change reflects Willadsen no longer resigning 911 duties following the reversion of an assistant who had covered 911, Board of Health and Planning and Zoning work. Emergency Zoning Coordinator Jason Webster has assumed the 911 duties, with the Secondary Roads Department helping out with the installation of 911 address signs.

- Noted the fiscal year 2024 audit of the Central Iowa Juvenile Detention Center, released March 19 by Iowa Auditor of State Rob Sand. The audit reported 10 findings, seven of them repeated from the prior year.

- Three were classified as the most serious weaknesses – involving bank reconciliation procedures, voided checks recorded incorrectly as revenue, rather than expenses reductions, and related failures in financial reporting controls.

- Carr, who represents Floyd County on the CIJDC board, acknowledged the seriousness of the findings but said the center has been working to address the issues.

- Discussed preparation for the fiscal year 2027 budget public hearing, scheduled for Tuesday, April 14, at 9:30 a.m. in the Floyd County Courthouse Board Room.

- Carr and Auditor Montagne walked the other two supervisors, Campbell and Frank Rottinghaus, through how to read service area expense and revenue public questions about the budget and why money is being spent in certain ways.

- Carr noted that the general fund balance is running slightly above the county’s 25 percent carryover target, but said uncertainty around state legislation and pending expenses – including ambulance contract costs and a potential county software transition – justified leaving additional reserves in place.

- The board will not meet next week. The next scheduled meeting is April 14, which will also be the budget hearing.

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NOTICE OF PUBLIC HEARING – PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027 NORTH IOWA AREA CC

The Board of Directors of NORTH IOWA AREA CC in the counties of BUTLER, CERRO GORDO, CHICKASAW, FLOYD, FRANKLIN, HANCOCK, KOSSUTH, MITCHELL, WINNEBAGO, WORTH, WRIGHT in Iowa will conduct a PUBLIC HEARING on the proposed budget as follows:
Meeting Date: 4/16/2026 Meeting Time: 05:00 PM Meeting Location: Room 100, Pierce Administration Building, 500 College Dr, Mason City, Iowa
At the public hearing, any resident or taxpayer may present their objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of budget receipts and expenditures on file with the Board Secretary. Copies of the Supplemental Detail will be furnished to any taxpayer upon their request.

Resources:		General Funds FY 2026/2027 Budget	Plant Funds FY 2026/2027 Budget	Bonds & Interest Funds FY 2026/2027 Budget	Total of All Funds FY 2026/2027 Budget	FY 2025/2026 Re-Estimated Budget	FY 2024/2025 Audited Actual
Taxes Levied on Property	1	8,100,498	1,966,517	2,158,251	12,225,266	12,756,166	10,063,639
Utility Replacement Tax	2	200,235	48,606	48,599	297,440	0	0
Student Fees	3	1,296,000	0	0	1,296,000	1,514,911	1,309,869
Tuition	4	13,839,000	0	0	13,839,000	13,610,679	11,985,583
State Aid	5	11,850,525	0	0	11,850,525	11,672,752	11,490,071
Other State Aid	6	1,162,000	1,400,000	0	2,562,000	1,763,129	1,688,623
Federal Aid	7	2,758,200	1,000,000	0	3,758,200	5,597,461	2,264,082
Sales-Service	8	350,000	0	0	350,000	295,924	284,766
Other	9	7,679,000	6,575,000	0	14,254,000	10,651,269	13,879,875
Proceeds from Certificates	10	1,000,000	0	0	1,000,000	1,080,000	0
Total Resources	11	48,235,458	10,990,123	2,206,850	61,432,431	58,942,291	52,966,508
Expenditures:							
Liberal Arts and Sciences	12	5,664,002	0	0	5,664,002	5,274,548	6,114,642
Vocational and Technical	13	7,032,546	0	0	7,032,546	5,665,787	6,772,796
Adult Education	14	5,327,749	0	0	5,327,749	4,867,871	4,984,164
Cooperative Programs/Services	15	3,820,000	0	0	3,820,000	1,756,404	4,622,739
Administration	16	1,303,476	0	0	1,303,476	1,180,039	1,440,084
Student Services	17	6,979,854	0	0	6,979,854	6,898,164	8,919,826
Learning Resources	18	313,294	0	0	313,294	385,178	271,034
Physical Plant	19	8,500,298	20,500,000	1,735,250	30,735,548	19,586,311	17,097,945
General Institution	20	9,092,033	0	0	9,092,033	8,076,240	4,670,983
Total Expenditures	21	48,033,252	20,500,000	1,735,250	70,268,502	53,690,542	54,897,213
Net Resources minus Expenditures	22	202,206	-9,509,877	471,600	-8,836,071	5,251,749	-1,930,705
Beginning Fund Balance	23	18,376,586	10,599,949	1,561,493	30,538,028	25,286,279	27,216,984
Ending Fund Balance	24	18,578,792	1,090,072	2,033,093	21,701,957	20,538,028	25,286,279

Estimated Total Tax Rate per \$1000 Valuation 1.23913

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NOTICE OF PUBLIC HEARING – PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027
County Name: FLOYD COUNTY County Number: 34

The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County Boardroom
Meeting Date: 4/14/2026 Meeting Time: 09:30 AM Meeting Location: Floyd County Courthouse Boardroom

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the County Auditor. A copy of the supporting detail will be furnished upon request. County budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult dom.iowa.gov/local-budget-appeals

Average annual percentage changes between "Actual" and "Budget" amounts for "Taxes Levied on Property", "Other County Taxes/TIF Tax Revenues", and for each of the ten "Expenditure Classes" must be published. Expenditure classes proposing "Budget" amounts, but having no "Actual" amounts, are designated "NEW".

County Website (if available)
https://www.floydco.iowa.gov/

County Telephone Number
(641) 257-6131

		Budget 2026/2027	Re-Est 2025/2026	Actual 2024/2025	AVG Annual % CHG
REVENUES & OTHER FINANCING SOURCES					
Taxes Levied on Property	1	9,368,047	8,902,662	8,781,854	3.28
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0	
Less: Credits to Taxpayers	3	307,700	340,652	349,728	
Net Current Property Taxes	4	9,060,347	8,562,010	8,432,126	
Delinquent Property Tax Revenue	5	0	0	504	
Penalties, Interest & Costs on Taxes	6	20,100	20,100	58,713	
Other County Taxes/TIF Tax Revenues	7	1,749,253	1,847,150	2,031,046	-7.20
Intergovernmental	8	6,576,559	5,620,140	6,270,233	
Licenses & Permits	9	67,300	49,300	71,028	
Charges for Service	10	627,950	657,825	620,592	
Use of Money & Property	11	829,800	875,000	1,037,410	
Miscellaneous	12	398,950	417,100	478,323	
Subtotal Revenues	13	19,330,259	18,048,625	18,999,975	
Other Financing Sources:					
General Long-Term Debt Proceeds	14	0	0	0	
Operating Transfers In	15	1,890,986	1,854,373	1,665,094	
Proceeds of Fixed Asset Sales	16	0	0	6,050	
Total Revenues & Other Sources	17	21,221,245	19,902,998	20,671,119	
EXPENDITURES & OTHER FINANCING USES					
Operating:					
Public Safety and Legal Services	18	4,753,971	4,409,146	4,024,913	8.68
Physical Health and Social Services	19	1,495,937	1,493,375	1,264,335	8.77
County Environment and Education	21	1,022,566	954,642	1,010,954	0.57
Roads & Transportation	22	8,357,050	7,636,350	6,961,161	9.57
Government Services to Residents	23	853,327	833,717	807,458	1.77
Administration	24	2,153,792	2,058,046	1,755,417	10.72
Nonprogram Current	25	0	0	0	
Debt Service	26	2,312,750	2,312,900	2,303,100	0.21
Capital Projects	27	1,115,000	2,119,734	1,002,999	5.44
Subtotal Expenditures	28	22,046,393	21,807,910	19,130,337	
Other Financing Uses:					
Operating Transfers Out	29	1,890,986	1,854,373	1,665,094	
Refunded Debt/Payments to Escrow	30	0	0	0	
Total Expenditures & Other Uses	31	23,937,379	23,662,283	20,795,431	
Excess of Revenues & Other Sources over (under) Expenditures & Other Uses					
Beginning Fund Balance - July 1,	33	11,303,063	15,062,348	15,186,660	
Increase (Decrease) in Reserves (GAAP Budgeting)	34	0	0	0	
Fund Balance - Nonspendable	35	0	0	0	
Fund Balance - Restricted	36	6,154,098	7,549,898	10,448,304	
Fund Balance - Committed	37	0	0	0	
Fund Balance - Assigned	38	365,155	359,555	258,955	
Fund Balance - Unassigned	39	2,067,676	3,393,610	4,355,089	
Total Ending Fund Balance - June 30,	40	8,586,929	11,303,063	15,062,348	
Proposed property taxation by type:		Proposed tax rates per \$1,000 taxable valuation:			
Countywide Levies*:	6,913,451				
Rural Only Levies*:	2,454,596	6.16384			
Special District Levies*:	0	9.52306			
TIF Tax Revenues:	654,850	Any special district tax rates not included.			
Utility Replacement Excise Tax:	197,953				

Explanation of any significant items in the budget or additional virtual meeting information:
PERSONNEL COSTS (WAGES, FICA, IPERS, INSURANCE), OPERATIONAL EXPENSES (AMBULANCE SERVICE, COMMUNICATION CENTER, IT INFRASTRUCTURE), AND REQUIRED DEBT SERVICE PAYMENTS.

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Floyd County Board of Supervisors Meeting March 24, 2026, 9:00 a.m.

The Floyd County Board of Supervisors met in the Floyd County Courthouse Board Room. Supervisors Gloria Carr, Boyd Campbell, and Frank Rottinghaus were in attendance.

Campbell/Rottinghaus moved to approve the agenda. Motion carried 3-0.

Carr opened the public hearing at 9:06 a.m.

Auditor Morrigan Montagne explained the proposed Property Tax public hearing and related notification letters. Noting that the originally proposed tax rates of 7.748539 countywide and 10.84461 rural had already been reduced to 6.16384 countywide and 9.52306 rural. Carr outlined HF 718 requirements and its intent to reduce property taxes and noted that FY26 levies are 6.20 countywide and 9.66 rural, with lower rates anticipated for FY27.

Public Comment: Louis Nixt inquired about the other taxing authorities' rates listed in the notice. Carr clarified that those rates are outside the Board of Supervisors' jurisdiction and advised Nixt to attend the respective taxing authority's public hearing. Merlyn Schweizer asked how agricultural land valuations are calculated. Supervisor Brandi Schmidt explained the valuation methodology and advised individuals with valuation questions to contact the Assessor's Office. John Zimmerman questioned the timing of the mailed notices, noting that he had spoken with Floyd County property owners who believed the notices were not sent timely. Montagne assured the Board that the notices were mailed in compliance with Iowa Code § 24.2A. Stan Pyatt inquired about the increase in tax dollars. Carr explained the increase was due to higher personnel costs (wages, FICA, IPERS, and insurance), operational expenses (ambulance service, communications center, and IT infrastructure), and required debt service payments.

Carr closed the public hearing at 9:52 a.m. Rottinghaus/Campbell moved to adjourn at 9:52 a.m. Motion carried 3-0.

ATTEST: Morrigan Montagne, Floyd County Auditor

Gloria A. Carr, Chair
Floyd County Board of Supervisors

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REQUESTS FOR BIDS / INVITATION FOR BIDS (Advertisement)

Sealed proposals will be received by the North Cedar Aviation Authority of Charles City, Iowa, 3131 Highway 18, Charles City, Iowa 50616 until 3:00 PM CST on April 23, 2026, for furnishing all labor, materials and equipment and performing all work necessary on the:

Construct T-Hangar and Taxilanes Northeast Iowa Regional Airport (CCY), Charles City, Iowa

AIP Nos. 3-19-0015-021/022-2026, IaDOT Nos. 9I250CCY100/9I250CCY300

In general, the improvements on which bids are requested will require the following major construction items: construct 10-place hangar, taxilanes, ramps, and other related and preparatory work.

Copies of the bid documents including project drawings and technical specifications are on file and may be associated at: Kirkham, Michael & Associates, Inc., 4515 N. River Boulevard NE, Suite 200, Cedar Rapids, Iowa 52411

Contract documents may be examined at the above addresses. Digital contract documents are available on QuestCDN.com (Ebid #9508130) at no charge. Paper copies may be procured from the office of the Engineer, Kirkham Michael, 4390 114th Street, Des Moines, Iowa 50322, upon a fee payment of \$150.00. This fee is REFUNDABLE. Provided the following conditions are met: 1) The plans and specifications are returned to Kirkham Michael complete and in good usable condition and 2) they are returned to the above address within fourteen (14) calendar days after the award of the project. Bids will only be accepted from bidders receiving contract documents directly from QuestCDN, Planrooms, or Kirkham Michael. Questions regarding bids shall be directed to Kirkham Michael & Associates, Inc. at cgaston@kirkham.com and aha-zelton@kirkham.com no later than seven (7) calendar days prior to the bid opening.

A contractor may view the contract documents at no cost prior to deciding to become a plan holder. Registering as a plan holder is recommended for all prime contractors and subcontractors as Plan holders will receive automatic notice of addenda and other contract document updates via QuestCDN. Contact QuestCDN Customer Support at 952.233.1632 or info@questcdn.com for assistance in membership registration and downloading digital project information.

Each bid must be accompanied by a bid guaranty in the amount of five (5) percent of the total amount of the bid. The bid guaranty

may be certified check, cashier's check, or bid bond made payable to the North Cedar Aviation Authority of Charles City, Iowa.

Bids may be held by the North Cedar Aviation Authority for 90 days for the purpose of evaluating bids prior to award of contract.

The right is reserved, as the North Cedar Aviation Authority may require, to reject any and all bids and to waive any informality in the bids received.

This project is subject to the requirements of the Davis-Bacon Act, as amended. The Contractor is required to comply with wage and labor provisions and to pay minimum wages in accordance with the schedule of wage rates established by the United States Department of Labor.

This project is subject to the requirements of 49 CFR Part 26 Disadvantaged Business Enterprise Participation. The owner has established a contract goal of 0.0% participation for small business concerns owned and controlled by qualified Disadvantaged Business Enterprises (DBE) due to the Interim Final Rule (IFR) issued in October 2025. The bidder shall make and document good faith efforts, as defined in Appendix A of 49 CFR Part 26, to meet the established goal.

Award of contract is also subject to the following federal provisions:

- DOT Regulation 29 CFR Part 5 – Davis Bacon Act
- DOT Regulation 49 CFR PART 29 – Governmentwide Debarment and Suspension and Governmentwide Requirements for Drug-free Workplace
- DOT Regulation 49 CFR PART 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (Foreign Trade Restriction)
- TITLE 49 United States Code, CHAPTER 501 – Buy American Preferences
- 31 U.S.C. § 1352 – Byrd Anti-Lobbying Amendment; 2 CFR part 200, Appendix II (J); and 49 CFR part 20, Appendix A
- Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act and the regulatory provisions of 40 CFR Part 247
- Title VI of the Civil Rights Act of 1964 (49 USC § 47123 and FAA Order 1400.11)

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