

PUBLIC NOTICE:
IDA COUNTY WIND ENERGY • ORDINANCE #35

Ordinance #35
AMENDMENT TO
AMENDED SECTION 31 OF THE
ZONING ORDINANCE
Wind Energy Regulations

This ordinance hereby amends the Wind Energy Regulations in Ida County Zoning Ordinance Section 31, as adopted on March 22, 2015 and subsequently amended through the enactment of Ordinance #27 on February 8, 2016, by inserting the following Section 31.13 immediately following Section 31.12:

Section 31.13. WIND ENERGY
DEVICE REPOWERING.

Subject to the requirements and standards in this Section 31.13 of this Ordinance, the Owner of an existing wind energy device lawfully operating in Ida County may repower said wind energy device without applying for a new conditional use permit or obtaining approval pursuant to Sections 31.5, 31.6, 31.7, or 31.8 of this Ordinance, nor shall a new building permit be required for the repowering of any existing wind energy device, provided that the requirements of this Section 31.13 are met prior to the start of construction. For the purposes of this Section 31, “repower” or “repowering” shall mean to replace, refurbish, or modernize wind energy devices or components thereof expressly with the intent to extend operational life or increase energy generating capacity only; provided, however, that repowering activities do not include activities performed for purposes of ordinary maintenance, repair, or replacement of parts of existing wind energy devices in a manner that does not change overall physical dimensions (e.g., total height or rotor diameter) or energy generating capacity.

Before commencing repowering, the Owner must provide the specifications for each wind energy device to be repowered and satisfactory proof of compliance with the following requirements and standards to the zoning administrator:

1. Written Description. The Owner shall provide a narrative description of the proposed repower.
2. Engineer’s Certification. The

Owner shall provide certification by a licensed professional engineer that the wind energy devices will be structurally sound following the proposed repower.

3. Siting. The Owner shall provide the latitude and longitude of the existing wind energy devices proposed to be repowered and shall utilize existing sites only unless approved by the zoning administrator.

4. Height. The Owner shall provide a narrative description of the anticipated change in total height of the wind energy devices to be repowered to the zoning administrator, who will verify that the total height of each wind energy device shall increase by no more than fifteen percent (15%).

5. Setbacks. The zoning administrator shall verify that the repowered wind energy devices will be consistent with the following setback requirements, notwithstanding the anticipated increase in total height thereof.

Repowered wind energy devices shall remain consistent with the 1,250 minimum setback from any human occupied dwelling as set forth in Section 31.4(2) of this Ordinance unless written consent is obtained from the owner thereof.

Notwithstanding the minimum setback applicable to new wind energy devices set forth in Section 31.4(2), each repowered wind energy device must be set back a minimum distance equal to 105% of its total height from public right of way, overhead utility lines, and adjacent property lines unless this property line setback has been waived by written consent of the property owner or entity with jurisdiction over the street, utility line, or property.

To facilitate review by the zoning administrator, the Owner shall provide a parcel map for each wind energy device to be repowered illustrating the applicable setback distances under this Section 31.13(5).

6. Federal Aviation Administration (FAA) Approvals. The Owner shall confirm in writing that Determinations of No Hazard to Air Navigation obtained from the FAA shall be provided to the zoning administrator

prior to beginning construction on the repowering.

7. Aircraft Detection Lighting System (ADLS). If the existing wind energy devices to be repowered do not utilize an ADLS to monitor airspace and activate obstruction lighting only when aircraft area nearby, the Owner shall apply for all federal and state regulatory approvals required to install and operate an ADLS prior to commencing construction on the repowering. If such approvals are obtained, the Owner shall install and operate an ADLS on the repowered wind energy devices. The Owner may construct one or more new radar towers as may be required to operate such an ADLS, so long as any such tower complies with the setback provisions set forth in Section 31.4. If the Owner fails to obtain a federal or state regulatory approval required to install or operate an ADLS, the Owner may proceed with repowering subject to the other requirements in this Section 31.13.

8. Mitigation. Consistent with Section 31.9, prior to the start of repowering the Owner shall execute a roads agreement with Ida County that clearly and specifically lays out the respective rights and obligations of Ida County and the owner concerning the construction, maintenance and use of roads in connection with the repowering. Following repowering, the owner shall also remedy effects on any established public drainage tile caused by such repowering.

9. Updated Decommissioning Plan. The Owner shall provide the zoning administrator with an updated decommissioning plan outlining the anticipated means and proposed financing methods adequate to remove the repowered wind energy devices upon the same becoming a discontinued use as defined in this Ordinance.

10. Legal Compliance. The Owner shall acknowledge in writing repowering performed pursuant to this Section 31.13 shall not relieve the Owner from compliance with the legal requirements applicable to wind energy devices set forth in

Section 31.4(5) through 31.4(15) of this Ordinance.

11. Liability. Ida County assumes no liability whatsoever by virtue of the Owner undertaking repowering of the wind energy devices.

12. Public Notice. The Owner shall provide notice of its intent to perform repowering activities prior to commencing said activities. This notice requirement may be satisfied by either (a) submitting a written notice to the Ida County Board of Supervisors and then attending a public meeting of the same or (b) publishing notice indicating the township, section, and range numbers of the wind energy devices to be repowered in a newspaper of general circulation within Ida County.

13. Fees. The Owner shall pay a \$500 submission fee and a fee of \$500 per wind energy device to be repowered to cover costs associated with verifying that the standards set forth in this Section 31.13 have been met and costs associated with activities to be undertaken in connection with the roads agreement described herein.

14. Upon receipt of a submission pursuant to this Section 31.13, the zoning administrator shall within 15 days thereafter evaluate the submission to determine whether the requirements set forth herein have been satisfied and either (a) provide the Owner with written authorization to commence repowering activities or (b) specifically identify any deficiencies to be remedied by the Owner in order to establish such compliance.

Passed and Approved by the Ida County Board of Supervisors effective on the 17th day of August 2026.

/s/ Devlun Whiteing
Devlun Whiteing, Board Chair
/s/ Creston Schubert
Creston Schubert

Kyle Rohlk
ATTEST:
/s/ Kristy Gilbert
Kristy Gilbert, Ida County Auditor

Published in The Holstein Advance
on Thursday, Aug. 27, 2026

PUBLIC NOTICE:
IDA COUNTY FY 2025/2026 ANNUAL FINANCIAL REPORT

FY 2025/2026 ANNUAL FINANCIAL REPORT
Statement of Revenues, Expenditures, and Changes in Fund Balance – Actual and Budget
For the fiscal year ended June 30, 2026
County Name: IDA COUNTY County Number:47

		General	Special Revenue	Capital Projects	Debt Service	Permanent	Actual Totals	Budgeted Totals	
Revenues & Other Financing Sources									
Taxes Levied on Property	1	3,245,589	2,023,036		0		5,268,625	10,229,270	1
Less: Uncollected Delinquent Taxes - Levy Year	2		0		0		0	5,114,635	2
Less: Credits to Taxpayers	3	206,577	114,971		0		321,548	116,300	3
Net Current Property Taxes	4	3,039,012	1,908,065		0		4,947,077	4,998,335	4
Delinquent Property Tax Revenue	5	553	-2		0		551	90	5
Penalties, Interest & Costs on Taxes	6	26,001					26,001	10,000	6
Other County Taxes/TIF Tax Revenues	7	101,247	3,709,748	0	0	0	3,810,995	4,577,927	7
Intergovernmental	8	348,971	3,280,036	0	0	0	3,629,007	3,472,073	8
Licenses & Permits	9	24,509	40,376	0	0	0	64,885	27,200	9
Charges for Service	10	326,223	10,087	0	0	0	336,310	310,475	10
Use of Money & Property	11	508,777	9,575	10,220	0	0	528,572	122,320	11
Miscellaneous	12	135,432	220,500	0	0	0	355,932	242,101	12
Subtotal Revenues	13	4,510,725	9,178,385	10,220	0	0	13,699,330	13,760,521	13
Other Financing Sources:									
General Long-Term Debt Proceeds	14	0	0	0	0	0	0		14
Operating Transfers In	15	0	1,379,120	1,200	2,749,630	0	4,129,950	5,607,007	15
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0		16
Total Revenues & Other Sources	17	4,510,725	10,557,505	11,420	2,749,630	0	17,829,280	19,367,528	17
Expenditures & Other Financing Uses									
Operating:									
Public Safety and Legal Services	18	1,959,439	902,199			0	2,861,638	2,985,179	18
Physical Health Social Services	19	267,291	0			0	267,291	445,984	19
County Environment and Education	20	410,702	434,170			0	844,872	1,218,969	20
Roads & Transportation	21	0	5,473,464			0	5,473,464	6,315,721	21
Government Services to Residents	22	448,666	8,000			0	456,666	472,676	22
Administration	23	1,199,631	93,295			0	1,292,926	1,432,309	23
Nonprogram Current	24	0	0			0	0		24
Debt Service	25	0	0	0	2,748,430	0	2,748,430	2,748,430	25
Capital Projects	26	0	5,194	1,255,624		0	1,260,818	2,673,328	26
Subtotal Expenditures	27	4,285,729	6,916,322	1,255,624	2,748,430	0	15,206,105	18,292,596	27
Other Financing Uses:									
Operating Transfers Out	28	122,934	4,005,816	0	1,200	0	4,129,950	5,607,007	28
Refunded Dbt/Payments to Escrow	29	0	0	0	0	0	0		29
Total Expenditures & Other Uses	30	4,408,663	10,922,138	1,255,624	2,749,630	0	19,336,055	23,899,603	30
Changes in fund balances	31	102,062	-364,633	-1,244,204	0	0	-1,506,775	-4,532,075	31
Beginning Fund Balance - July 1, 2025	32	2,344,179	7,837,795	1,606,296	105	0	11,788,375	10,933,851	32
Increase (Decrease) in Reserves (GAAP Budget)	33	0	0	0	0	0	0	0	33
Fund Balance - Nonspendable	34	0	0	0	0	0	0	0	34
Fund Balance - Restricted	35	570,253	7,473,162	362,092	105	0	8,405,612	5,080,049	35
Fund Balance - Committed	36	0	0	0	0	0	0	501,646	36
Fund Balance - Assigned	37	370,393	0	0	0	0	370,393	251,258	37
Fund Balance - Unassigned	38	1,505,595	0	0	0	0	1,505,595	568,823	38
Total Ending Fund Balance - June 30, 2026	39	2,446,241	7,473,162	362,092	105	0	10,281,600	6,401,776	39
Additional details are available at: Ida County Auditor's Office 401 Moorehead St Ida Grove, IA 51445									
Notes to the financial statement, if any: -									
Telephone : (712) 364-2626									

PROCEEDINGS:
IDA COUNTY BOS
AUG. 17 MINUTES

Ida Grove, Iowa
Aug. 17, 2026

The Board of Supervisors met in adjourned session on Aug. 17, 2026, at 6 p.m. Members present Devlun Whiteing and Creston Schubert. Kyle Rohlk was absent. Whiteing called the meeting to order. During public comments to the board, Dylan Gramlich, with the labor union, talked about the local jobs in the area the wind turbines create. At 6:05 p.m. motion by Schubert to go into the public hearing for Ordinance #35 Amendment to Amended Section 31 of Zoning Ordinance Wind Energy Regulations, seconded by Whiteing. Motion carried with votes of Devlun Whiteing, Aye; Creston Schubert, Aye. MidAmerican representatives were present and discussion on the ordinance took place. At 6:09 a motion by Schubert to end the public hearing, seconded by Whiteing. Motion carried with votes of Devlun Whiteing, Aye; Creston Schubert, Aye. A motion to approve waiving additional readings of Ordinance #35 Amendment to Amended Section 31 of Zoning Ordinance Wind Energy Regulations by Schubert, seconded by Whiteing. Motion carried all voting Aye. A motion by Schubert to approve Ordinance #35, seconded by Whiteing. Motion carried all voting Aye.

For details on the following Ordinance #35, can be found at idacountyiowa.gov or contact the Ida County Auditor's Office.

With there being no further business, the board adjourned to meet on Tuesday, Aug. 25 at 9 a.m.

/s/ Kristy Gilbert
Auditor
/s/ Devlun Whiteing
Chair

PROCEEDINGS:
IDA COUNTY BOS
AUG. 12 MINUTES

Ida Grove, Iowa
Aug. 12, 2026

The Board of Supervisors met in adjourned session on Aug. 12, 2026, at 10 a.m. Members present Devlun Whiteing, Creston Schubert and Kyle Rohlk. Whiteing called the meeting to order. There were no public comments to the board. At 10:00 Whiteing asked for a motion to go into a Closed Session Pursuant to Iowa Code 21.5 (1.c) motion was made by Rohlk, seconded by Schubert. Devlun Whiteing, Aye; Creston Schubert, Aye; Kyle Rohlk, Aye. Motion carried and closed session ended.

Those present were Auditor Kristy Gilbert, Attorney Matthew Sease and EMS Director Corey Trucke. At 10:31 a motion to end the closed session by Schubert, seconded by Rohlk. Devlun Whiteing, Aye; Creston Schubert, Aye; Kyle Rohlk, Aye. Motion carried and closed session ended.

With there being no further business, the board adjourned to meet on Monday, August 17th at 6 p.m.

/s/ Kristy Gilbert
Auditor
/s/ Devlun Whiteing
Chair