The Fremont County Board of Supervisors met in regular session on Wednesday, November 18, 2026, in the Fremont County Courthouse Boardroom, with Clint Blackburn, Jeff Shearer, and Dustin Sheldon present. A quorum was declared, and the meeting was officially called to order at 9:00 a.m. Minutes of the previous board session were read and approved. The agenda was approved as posted.

Let the record show that Recorder Tarah Berry, Assistant Engineer Robbie Kromminga, Ruth Connell, Janet Meske, Shelly Reeves, Lieutenant Steve Owen, Mike Stenzel, Ethan Hewett, Bri O'Hearn, Mandy Whipple, Andy Hansen, Justin Shirley, Sheriff Kevin Aistrope, and Jeff Shirley were present for this meeting.

Vice Chairman Sheldon called County Attorney Peter Johnson at 9:03 a.m. for the meeting. Johnson did not answer.

Motion by Sheldon to appoint Robin Shirley effective January 1, 2027, to the Magistrate Commission Committee. Motion carried unanimously.

Board discussed the Appointment to 4th District DOC Advisory Board (BOS). Blackburn mentioned he was on this when he was first elected; he is going to call Lonnie Mayberry and ask him what all has changed since the Advisory Board has dissolved. Motion by Blackburn to table the appointment to 4th District DOC Advisory Board (BOS). Motion carried unanimously.

County Attorney Peter Johnson called in at 9:04 a.m.

The board discussed the condition of Western Avenue. Blackburn said he has received calls on how bad Western Ave is after the construction was done. Blackburn does not want to pay the company that did the work with the road already breaking apart and with soft spots. Robbie Kromminga had a meeting with the contractor and HGM and spoke about the issues the road is having. He spoke with the DOT and wanted to know what they could do to hold the contractor responsible for the bad parts of the road. The contracting company said it was a design flaw. Kromminga said that he can take core samples and do compaction test and see if that is the issue. Blackburn asked if the contractor should have been doing the compaction test during the construction. Blackburn said this is the third road that has 100% failed in the county. Blackburn says we should not be paying, and someone needs held accountable for a road that has not been officially opened, and it is already falling apart. Sheldon wanted to know if it passed a compaction test before the construction even started on the road. Kromminga said he would have to look at the plans on the road. Sheldon wants the compaction test done. Blackburn asked Dan Davis and Kromminga over a month ago before the seal coat was applied that the compaction needed test before the seal coat was applied. Due to the obvious soft spots in the road. Kromminga will go ahead and get the test done. Blackburn said that we should not have to pay for the test also.

Motion by Sheldon to approve the amendments of ownership for Cubby's and Pilot Travel Centers for their alcohol and tobacco permits. Motion carried unanimously.

Attorney Bri O'Hearn discussed the 28E Agreements for law enforcement coverage for the cities in Fremont County, excluding Tabor. Each city has a proposal or agreement. Bri said it is not a flat per capita for all the cities, it is per capita per city. Each city is a separate entity to negotiate these agreements. These cities do not need the same agreement and the same per capita rate. Shearer wants to know where 30 hours came from because all he has heard is the 4 hours per day through all these meetings. Shearer would like to know where and what started the 4 hours per day. Aistrope said he was not involved in the last contract, so he does not know where the 4 hours came from. Aistrope mentioned that with this contract they want to cut the revenue in half and keep the same number of hours spent in Hamburg and Sidney. Aistrope said he has seven deputies and with all the cities wanting the same hours and less pay. The County has two deputies right now that are set to the cities with this new contract cutting in half it will be a loss of $90,000. For Hamburg and Sidney investigations we can include that for the sixty dollars but the patrol time I am not sure if I can give that Aistrope mentions. Justin Shirley wants to know how patrol time is different in county patrol and city patrol. We all pay the same taxes to the general fund to fund your sheriff's office. Bri mentioned that the city is kicking in extra money to the general fund to help the sheriff's office. Aistrope said the hours is what is straining to produce 60 hours a week in total to Hamburg and Sidney. Aistrope said that he does not have enough deputies to take on the Hamburg and Sidney contracts. Blackburn mentions that every community wants transparency and reporting on what is going on in their community and needs to know that they can prove what they are doing in the community they have contracts in. Blackburn asked about the GEO tracking, Aistrope said they already have that in place. Bri mentioned they can have that report from the GEO to prove that they are fulfilling their contracts. Stenzel said that Hamburg City Council had a meeting last night and the 30 hours per

week is negotiable if the town is safe. Aistrope wanted to know if we are keeping the two deputies that is a question to the board? Shirley wanted to know if there was somewhere else in his budget to free up so you do not lose deputies. Shirley stated you also keep saying you need to get rid of a deputy to make these contracts work. Aistrope said he did not really raise his budget this year so he does not know where he can free up any money to make up for the salaries and the loss of revenue from the contracts being cut in half. Shirley said you just paid $10,000 for outside council for a policy that was not needed you could have used that for the extra deputy manpower. Sheldon said this would be a reduction in revenue in Aistrope' s department, and he would have to find a place where he moves funds around for the salaries. Sheldon does not want to lose any deputies due to these contracts; safety is the main concern of this county. Shirley wanted to know about the special revenue district over by I29 and Hwy 2. Blackburn said that is an opportunity, but they need work these contracts out before the special tax districts talk starts. Bri said that she would work with the County Attorney to help with the new special tax district if it was possible. Johnson said that he would be willing to help but the state has already brought down tax reform bills on county's and it makes counties constrict what they can bring in for tax revenue. Sheldon mentioned that he does not think the state will allow a special tax district for law enforcement. Shearer mentioned that Hamburg has offered less hours, but he wants to know if Sidney's hours are negotiable. Shirley said yes, the Sidney hours can be negotiable to an extent with city council approval. Blackburn mentioned with that GEO tracking it would show when they were patrolling so the communities would know when they are patrolling rural and cities. Lieutenant Steve (BJ) Owen said the way these contracts are written they are wanting a GEO tracking report each month for the six cities. Owen would rather see the agreements worded that upon request from the city he can produced the GEO tracking report. It would be easier in the paperwork for the department. And then upon request the city can request a deputy at the city council meetings. Bri said she would amend that into the contract for them. Bri asked Sidney Mayor Justin Shirley how many hours Sidney is wanting for patrol, Shirley did not know. Owen said at sometimes we have one deputy for the whole county when the other one would be serving the city hours. Which that is not that safe for the other deputy in the county by himself in case he gets a call. Aistrope mentioned that Blackburn, Bri, two representatives from Hamburg and Sidney need to have a sit-down meeting to get a better picture on what needs done. It can happen either later this week or early next week. Blackburn wanted clarification on what needs to be discussed for those two towns, the per capita is not changing that has already been established just a discussion the on-patrol hours. And then the reporting needs to change in the agreement. Stenzel said that Hamburg patrol time could go down to 15 hours per week with the city council approval. Shirley just wants to make sure that if the all the patrols hours have been exceeded for that week that if they need help or patrol the Sheriff's Office will still do a drive through or come out to calls still. Aistrope and Owen both responded with yes. Bri asked if that would work for Aistrope going to 15 hours per week with the $60 per capita. Aistrope said that he does not know if they can do that, he would have to look at the budget and he is worried about the $100,000, he will be losing. Aistrope asked about there being a catastrophic situation and if that will be in the agreement. Sheldon said that everyone still lives in the county and no matter what catastrophic situation the Sheriff's Office must be responsible for the event no matter where you live in the county. Blackburn in summary says Hamburg/Sidney is willing to cut their hours to fifteen per week with the $60 per capita. Blackburn said that the board says we can sign these 28E agreements for each city. Aistrop said that you cannot sign this agreement for my department. He wants a sit down with the people mentioned above. County Attorney Peter Johnson stated if the board approves this agreement, the board has the power to sign the contract unless you authorize someone else from the county to sign the 28E agreement. Aistrope asked Johnson can the board tell the Sheriff's Office what to do if they sign this agreement today. Johnson responded with yes, if they sign the agreement and if you do not abide by the agreement, it could put the county at risk of litigation. Aistrope mentioned that with him being an elected official he does not believe the board can tell him what to do with his department. Johnson also stated the Sheriff's Office is subject to terms that the board of supervisors signed. Aistrope wants his question of can the board tell me to go patrol two hundred hours at this city. Johnson said you must do what the agreement says after they sign the 28E. Aistrope came back with the State of Iowa law says no the County Sheriff is not required to agree to every contract or agreement the Board of Supervisors signs because the Sheriff is an independent elected officer. Andy Hansen asked where Aistrope got that information, Aistrope responded with google. Stenzel said that another meeting with Hamburg will not help but Stenzel will have to go back to his council to approve the 15 hours he went down to. Shirley was the same in that response. Aistrope just wants a week to think about the amendments. Owen wants to know about animal control and would like something mentioned in the agreement about animal control. The Sheriff's Office has nowhere to put stray animals anymore. Bri mentioned that the deputies will not be responsible for animal control but responsible for animal attacks. Which are two different things. Blackburn has spoken about code enforcement and that issue has come up in conversations with Bri and the cities are trying to find a way to get all that worked out. Sheldon mentioned we are worried about revenue if we could bring back in Tabor that would help. But we cannot speak for them because they are not represented here at this meeting today. Blackburn said that if we can mended the fences with Tabor it would help out in the revenue part of the budget. Shearer mentioned that we can do our part today and sign our part and pass it to the cities. Then the cities and the Sheriff's Office can get together and do their part. Investigation of per town is extra in the contract, Aistrope would like to see investigation time added in the patrol hours in the contract. Bri said they could add

something in the contract to that extent. Bri is saying to redefine the contract and not have extraordinary services and just have 15 hours for police services. Bri says as the city perspective they want to see the police in the communities. Bri is asking if they had a minimum for 7 hours of patrol and the rest would go to investigation hours. Sheldon said that we can go back and forth saying what if what if, there is nothing in the crimes in each city that any two are the same. So, we can keep doing this but if we will never know what is going to happen in the crimes on any day. Bri said that 15 hours per week and if a major crime happens then the Sheriff's Office will notify the city of that and the hours will be negotiated. Blackburn stated all these agreements are two-year agreements.

a. Motion by Shearer to sign the 28E Agreement with Hamburg for 15 hours per week at $60 per capita and amendment of reports upon request contingent on approval from their city council. Motion carried unanimously.

b. Motion by Sheldon to sign the 28E Agreement with Sidney for 15 hours per week at $60 per capita and amendment of reports upon request contingent on approval from their city council. Motion carried unanimously.

c. Motion by Shearer to sign 28E Agreement with Farragut for no defined hours of patrol at $30 per capita and amendment of reports upon request. Motion carried unanimously.

d. Motion by Sheldon to sign the 28E Agreement with Riverton for no defined hours of patrol at $35 per capita and amendment of reports upon request. Motion carried unanimously.

e. Motion by Shearer to sign the 28E Agreement with Randolph for no defined hours of patrol at $30 per capita and amendment of reports upon request. Motion carried unanimously.

f. Motion by Shearer to sign 28E Agreement with Imogene for no defined patrol hours at $40 per capita and amendment of reports upon request contingent on approval from their city council. Motion carried unanimously.

g. Motion by Sheldon to sign 28E Agreement with Thurman for no defined patrol hours at $30 per capita and amendment of reports upon request. Motion carried unanimously.

The board discussed rejecting all bids for Project STP-S-CO36(93) - - 5E-36. This is for the J64 project, and the lowest bid was 123% above the county estimate which triggered the DOT to reject the bid. Kromminga's recommendation is to reject the bid and to put the bid back out. The bid was 5.2 million, and the county's project estimate was 4.2 million.

Motion by Sheldon to reject all bids and relet this project as soon as possible. Motion carried unanimously.

RESOLUTION NO. 2026-45

RESOLUTION TO REJECT ALL BIDs

WHEREAS, the Fremont County Secondary Roads Department held a letting for construction projects on October 20, 2026, and

WHEREAS Five (5) bids were received for STP-CO36(93)—5E-36

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of Fremont County that all bids be rejected.

Motion to approve made by Sheldon.

Approved this 18th day of November 2026.

ATTEST:

/s/ Cassie Gilbert, Assistant Auditor	/s/ Clint Blackburn, Chairman	aye
	/s/ Dustin Sheldon	aye
	/s/ Jeff Shearer	aye

The board discussed the sharing agreement with Mills County Engineer. Blackburn spent time with the Mills County Engineer to discuss and go through line by line on the agreement. Blackburn has a proposal to come in on 90 days agreement to share with Mills County for them come and help on the day-to-day requirements. Blackburn does have a renewal option when the 90 days is up. Mills County also recommends doing a 28E agreement with the assistant engineer. Cost share is 45% of the salary which would go up to 135%. Of things mentioned in this agreement and job duties is vehicles. Mills County would use a Fremont County vehicle while they are down here. Blackburn wants to get the agreement on the agenda for next week and signed, this was a quick update on this meeting with Mills County.

Blackburn said he spoke with Clayton Long Emergency Management and said that he has not been trained on the tiger dams, and he also has not heard back about the drainage trustee situation for the new district. Blackburn wants to make sure all the training, and the districts trustees are all set up before we do the last payment. Blackburn does not feel like the payment should be approved when we still have issues that need completed from Olmsted & Perry.

Motion by Sheldon to table the payment for Olmsted & Perry for final reimbursable expense related to Hwy 2/I-29 Drainage District

Discuss/Action engagement letter from Ahlers & Cooney, P.C. regarding Shenandoah Hills Wind Project Urban Renewal Plan and Amendment No. 1 to Shenandoah Hills Wind Project Urban Renewal Plan

Mandy Whipple has questions about what this engagement letter does for the county. Assistant Auditor Gilbert mentioned this letter is to let Ahlers & Cooney have access in helping set up the Urban Renewal Plan and to set up the TIF districts. Whipple wants to know how it is set up as an Urban Renewal Plan when there is nothing urban or even moving in at that part of the county. Auditor Dee Owen mentioned that by setting up the Urban Renewal Plan it is not raising taxes it is capturing the money from the TIF and putting it back into the county like a reimbursement. Whipple is speaking as a citizen of Locust Grove I am one of the few that fought to get the windmills in the county and right now it is looking like the township is not going to be getting the tax revenue from these turbines. If you go a capture and raising our taxes in the end you will be taking money from the Locust Grove citizens. Whipple Wants to know if the county wants to take 100% of the revenue, will that come from the TIF or if the county will put back into the Locust Grove township. Blackburn said he cannot answer any of Whipple's questions because he does not know much about the TIF and Urban Renewal Plan along with the other supervisors. And he will be asking Ahlers & Cooney for next week. Whipple has many good questions and would like to speak with the Ahlers & Cooney. Auditor Owen says this is just for Ahlers & Cooney to get the ball rolling; we must have all the public hearings and publications done and in place to make the TIF project a sure thing for the county. Whipple would like a version on what the County will be doing with these funds before they are diverted to different funds in the county. Whipple is okay will capturing some money form the TIFs but not the full 100%. Blackburn mentioned Tabeling this item for next week. Auditor Owen says that if you tabled this you will not capture the school foundation levy part that was part of a law change for 2027 and could potential lose out on extra revenue from the TIF on the turbines. Sheldon is confirming that this agreement is only for helping set up the TIF district and guides us on what needs to be done. Jenna from Ahlers & Cooney called into the meeting by phone around 11:35. Whipple has many questions in this letter of engagement as well as what will happen in the Urban Renewal Project/TIF district. One question is what legal finding has the board done to make this area an Urban Renewal Area. Supervisors had no response. Blackburn asked Jenna from Ahlers & Cooney to help with some of Mandy's questions. Jenna mentioned that the letter in front of the board is just for the outside council to help set up all the legal parameters of this Urban Renewal Area. Whipple wants to know what other developments will be going out there to make it will an economic development area. Board assured Whipple there will not be any more developments out there as far as they know. Jenna said we can consider this an Urban Renewal Area for the fact that there is traveling in this area i.e. agriculture travel, vacation, workers so the money generated by these TIFs would be road improvements for this area. Jenna said that other counties have found value in this by maintaining the roads for other people traveling these roads. For this area they can use the TIF revenue to update the roads/bridges and that would take the strain off the budget for other areas in the County that need improvements. The purpose of the economic development would be to keep the traffic moving and to boost the communities around. Whipple asked if the money that generates off the turbines would be used throughout the county, I don't think that is legal. So, we will be taking money from these townships and be using it for only this area. Jenna is going to try and clarify what the TIF is a reimbursable and the only amount that is going to the county is the debt certified for that project you want to update in that area. Jenna says there can't be any debt until the Urban Renewal plan is in place. Blackburn clarifies that debt is the projects that are made after the Urban Renewal project is set up, not the already done project of the Turbines and the road improvements already done by Mid-American and if we want to update anything in that area would be the debt certified. Jenna says correct if the county has any bridge improvements that and the county would have to finance and then have debt service instead of raising taxes in that area, they could use the TIF revenue instead of debt service. Sheldon says it is making the county better in that area with road and bridge wise is where this revenue would go. Blackburn said Mandy's concern is that all the revenue in that area goes to the TIF and not the township, Mandy said correct, she does not want all the revenue to go everywhere else and wants it kept in the Township. Blackburn asked if we move forward with this money be able to be utilized to do upkeep on the township halls and anything else that the trustee needs. Jenna said it would be difficult for the county to authorize that through the urban renewal plan. It is only the amount the county decides to certify that year for debt services. Jenna also mentions that any existing tax value would still be as normal and distributed as normal for that Township affected. Only thing that is affected are the turbine parcels. Whipple was leaning on this extra tax money coming in from the turbines to help the townships. Jenna said they could establish the Urban Renewal Plan now and then wait 5 years to report any debt services for that area. Jenna said with these parcels only the wind turbine parcels are the only thing getting and nothing surrounding them would be generate extra tax money and not part of the URP and nothing will change with the property around the turbines. Blackburn asks if we do not sign right now what could happen? Jenna says that the state law changes for January 1, 2027, where if an Urban Renewal Plan would be adopted the county would get to undertake projects and certify debt and the school foundation levy would be included in the TIF ordinance/TIF levy. You can wait but then you would lose out on the school foundation tax levy, which is $5.40 per thousand, and if it is exclude you would not have that levy in the TIF ordinance. Blackburn is stating we can have the agreement signed but never utilized the agreement. And it allows to capture the most revenue that we can with the agreement in place and the Urban Renewal Plan in place. Jenna said that you do not have to move

forward but you would have to initiate the adoption process next week to capture that school foundation tax levy in the TIF ordinance. Whipple is asking about the taxing entities being notified because she saw that in part of the Iowa Law. Jenna says the state law states that the county must set a date for a consultation meeting with the defined taxing entities which only includes cities, school districts, or counties in the area. The county would set a date and hold the meeting, and each taxing entity would be invited. Then those entities have 7 days to give written feedback. And if the county would receive feedback from either of those entities the county would have to prepare a written response. Then would come a public hearing at a board meeting for everyone to come. Whipple asked if realistic is there any way to get it done in the next 45 days, Jenna mentioned yes, they can get the letter signed today, the board could start next week. Sheldon by phone agrees that we need to act on this today. Blackburn says if we do not sign the letter today and get the steps in the process going, we could lose revenue on this today.
Motion by Shearer to approve signing engagement letter from Ahlers & Cooney, P.C. regarding Shenandoah Hills Wind Project Urban Renewal Plan and Amendment No. 1 to Shenandoah Hills Wind Project Urban Renewal Plan. Motion carried unanimously.

Sheldon left at 11:31 a.m. and continued the meeting by phone.

In other business, the sheriff's office monthly report for October was approved.

Claims were approved for November 20, 2026.

At 11:41 a.m., there being no further business, Shearer made a motion to adjourn. Motion carried unanimously.

ATTEST:

Cassie Gilbert, Assistant Auditor

Clint Blackburn, Chairman