

The Fremont County Board of Supervisors met in regular session on Wednesday, April 1, 2026, in the Fremont County Courthouse Boardroom, with Clint Blackburn, Dustin Sheldon, and Jeff Shearer present. A quorum was declared, and the meeting was officially called to order at 9:00 a.m. Minutes of the previous board sessions were read and approved. The agenda was approved as posted.

Let the records show that Assistant Engineer Robbie Kromminga, Assessor Vicki Kirkpatrick, Nina Embree, and Jared Noock were present at this meeting.

Assistant Engineer Robbie Kromminga met with the board for the signing of the following:

Motion by Sheldon to allow Chairman Blackburn to sign IDOT payment voucher for HGM Associates for engineering services for BROS-CO36(95) - - 8J-36 for \$17,083.84 per agreement through 03/15/26. Motion carried unanimously.

Motion by Shearer to allow Chairman Blackburn to sign IDOT payment voucher with HGM Associates for engineering services for FM-CO36(83) - - 55-36 for \$27,954.85 per agreement through 3/15/26. Motion carried unanimously.

The board discussed the acceptance of MidAmerican Energy repair work and completion of obligations under the Road Use Agreement. Assistant Engineer Kromminga stated they have been reimbursed for the rock and work that's been done. He said they did find some erosion that had been there a while. He said that Engineer Davis has recommended signing and moving forward. Supervisor Shearer asked if this would end all payments. Kromminga said yes, but we still have a one-year window if something pops up. Motion by Sheldon to accept that obligations have been met by MidAmerican Energy according to the road use agreement under advisement of the county engineer. Motion carried unanimously.

The board discussed the purchase of software for the assessor, auditor, recorder, treasurer, and secondary road department. Chairman Blackburn and Vice-Chairman Sheldon both agreed that we have been discussing issues with our current software provider for well over a year. The auditor and assessor discussed the lack of help when there are issues with our current software company. Motion by Sheldon to enter the contract with ReGov Solutions for software services for the assessor, auditor, recorder, treasurer, and secondary roads. Motion carried unanimously.

The board discussed a hiring freeze. Vice Chairman Sheldon discussed the fact that they are hearing talk at the state level and from other counties that they are considering hiring freezes. Some counties have already implemented hiring freezes. He discussed the issues sustaining raises for the county. He said the board would consider it on a case-by-case basis. Blackburn said it would be countywide offices. It is more of a freeze/review with no hires without board approval. Chief Deputy Bothwell told the board he wanted to let them know that they had made an offer to someone for an open floor jailer position prior to this being talked about. He said he just wanted to be upfront and let them know in advance. Blackburn said that he knows it is not pleasant to work a man down, but it is better than telling someone they no longer have a job. He said he spoke with HR and agreed that hirings need to be reviewed across the board so every office in the county is handled in the same manner. The supervisors all agreed that they need to be mindful of the budget. Motion by Shearer to implement a hiring freeze requiring board review before any office in the county fills a vacant position. Motion carried unanimously.

As previously discussed on March 18, 2026, the board talked about the sale of the old jail facility by public auction with sealed bids. They agreed that everything goes with it as-is. Motion by Sheldon to declare the real estate locally known as Lots 3 & 4 in Block N, City of Sidney, Iowa, a surplus property and authorize the chairman to sign a resolution to that effect. Motion carried unanimously.

RESOLUTION NO. 2026-11

A RESOLUTION DECLARING SURPLUS PROPERTY AND PROPOSING DISPOSITION BY PUBLIC AUCTION

WHEREAS, Fremont County, Iowa, is a municipal corporation existing under the laws of the State of Iowa; and,

WHEREAS, Fremont County, Iowa, owns certain real property locally known as the old Fremont County Jail on the corner of Cass and Ohio Streets, in Sidney, Iowa, as shown in the attached Plat of Survey and legally described as follows:

LOTS 3 and 4 of Block N, in the City of Sidney, Fremont County, Iowa, according to the recorded plat thereof.

WHEREAS, Fremont County, Iowa, no longer has use for the building or land and it should be declared surplus and sold by sealed bid with all proceeds from the sale deposited in the general fund of Fremont County, Iowa; and

WHEREAS, the surplus property was in use as the Fremont County Jail for many years and has a special nature and history; and

WHEREAS, Fremont County, Iowa, reserves the right to reject all submitted bids if it is determined that it is in the best interest of the County to do so; and THEREFORE, BE IT RESOLVED, that the above-described real estate is declared surplus property

and shall be disposed of by sealed bid to be submitted to the Fremont County Auditor by 4:30 pm on April 30, 2026, with a proposed purchase price and detailed proposed use with demonstrated ability to achieve its proposed use.

Passed and approved by the Fremont County Board of Supervisors on April 1, 2026.

ATTEST:

/s/ Dee Owen
Fremont County Auditor

/s/ Clint Blackburn, Chairman	aye
/s/ Dustin Sheldon	aye
/s/ Jeff Shearer	aye

Motion by Shearer to proceed with the sale by sealed bid with conditions laid out by the county attorney. Motion carried unanimously. The full bid conditions are available in the auditor's office, on the Fremont County Website, and will be published in the official county newspapers.

Motion by Shearer to approve payment to Atchison-Holt Electric Coop for taller electrical poles for the Hwy 2/129 Drainage District project. Blackburn, aye; Shearer, aye; Sheldon, abstain.

Claims were approved for April 3, 2026.

Chairman Blackburn stated that he spoke with the new HR provider, Attorney Evyn Perry, at Jackson Lewis. They are working with the Teamsters to find a resolution to issues caused by stipends distributed at the sheriff's office. Problems with the legality of distributing the stipends were discovered during preparations for union negotiations. They believe the board was given incorrect advice.

At 9:35 a.m., with no further business, Shearer motioned to adjourn. The motion carried unanimously.

ATTEST:


Dee Owen, Auditor


Clint Blackburn, Chairman

At 8:30 a.m. on Wednesday, April 8, 2026, a Department Head meeting was held in the Fremont County Courthouse Boardroom. Present were Dee Owen, Alise Snyder, Vicki Kirkpatrick, Tarah Berry, Scott Evans, Dustin Sheldon, Clint Blackburn, Jeff Shearer, Peter Johnson, and Zach Benedict. Topics discussed: tax collections at 97%, another county signed with ReGov, assessment notices went out, tax statement informational meeting with vendor, election security ttx training was very informative, Earl May will be replacing some plants, upcoming closure of Highway 2.

The Fremont County Board of Supervisors met in regular session on Wednesday, April 8, 2026, in the Fremont County Courthouse Boardroom, with Clint Blackburn, Dustin Sheldon, and Jeff Shearer present. A quorum was declared, and the meeting was officially called to order at 9:00 a.m. Minutes of the previous board sessions were read and approved. The agenda was approved as posted.

Let the records show that Attorney Peter Johnson and Josh Heard were present at this meeting.

Fremont County Landfill requested the board to consider the financial assurance for closure/post closure costs letter. This is a yearly letter that the board signs for the landfill. Motion was made by Sheldon to allow Chairman Blackburn to sign the letter. Motion carried unanimously.

Motion by Shearer to allow Chairman Blackburn to sign 2025 Certification of Cost Allocation Report from Cost Advisory Services, Inc. Motion carried unanimously.

Motion by Blackburn to approve Resolution No. 2026-12
Resolution Abating Taxes on Land Owned by the City of Randolph. Motion carried unanimously.

RESOLUTION NO. 2026-12

RESOLUTION ABATING TAXES ON LAND OWNED BY THE CITY OF RANDOLPH

WHEREAS, the City of Randolph now owns certain property in Randolph, Fremont County, Iowa, Parcel No. 450450005010000, described as: PCL A LOT 8 BLK 3, City of Randolph, Fremont County, Iowa, according to the recorded plat thereof.

WHEREAS, the property is now owned by the City of Randolph and therefore should not be on the tax rolls according to Section 427.1(2), Code of Iowa,

IT IS HEREBY RESOLVED that the above-described property shall be listed as exempt on the tax list of the Fremont County Auditor. Further, all current and delinquent real property taxes are abated under Iowa Code Section 445.63.

BE IT FURTHER resolved that the Auditor and Treasurer shall enter such change orders required to abate these taxes.

Dated this 8th day of April, 2026.

Motion by Sheldon and carried unanimously.

ATTEST:

/s/ Dee Owen	/s/ Clint Blackburn, Chairman	aye
Fremont County Auditor	/s/ Dustin Sheldon	aye
	/s/ Jeff Shearer	aye

Attorney Peter Johnson shared with the board a message certificate and a flag honoring America's 250th Anniversary from the Iowa State Bar Association & Iowa State Bar Foundation to Display for National Law Day on May 1, 2026. He also discussed the history of Law Day in Fremont County.

Chairman Blackburn said he has been asked by the contractors to hold off on this payment due to non-payment issues. Sheldon discussed modifications to a federal levee site where they added sand to a levee approach to get trucks over it. They have not wanted to put gravel over it and they do not the levee sponsors will get a huge hit on inspection will knock federal funding down. Sheldon said they stated they're willing to do that but Sheldon recommended not paying until the work is complete. He said Olmstead requested that we get something in writing regarding deficiencies in writing. Motion by Shearer to table the application for payment #8. Blackburn, aye; Shearer, aye; Sheldon, abstain.

Motion by Shearer to approve payment to Olmsted & Perry for HWY2/I29 Drainage District for construction observation services for \$8,115.16. Blackburn, aye; Shearer, aye; Sheldon, abstain.

Supervisor Shearer discussed changing from at-large to supervisor districts for the county. He presented a map showing what areas would be within the 5% margin. He said he would prefer Plan 3, where the districts vote only on their candidate. Vice Chairman Sheldon stated he worries about division. He said he cares about every resident, and he could see that forming districts could have one district not caring about the other. Supervisor Shearer pointed out that there was a lot of division on the windmill issue. Sheldon said he likes it being a big pool of candidates. Blackburn says it also makes it less of a challenge to win in a person's district that everyone knows. After much discussion, the board will continue looking into the process and discuss it further in the future.


Josh Heard stopped in to visit with the board regarding the previous discussion about the old jail property Blackburn provided him with sealed bid information prepared by the county attorney. Attorney Johnson explained the caveats he put on the bid requirements regarding how much money is generated and/or the most productive use.

The board discussed an addendum to the ordinance to limit the number of wind turbines to 35. Attorney Johnson reiterated that project has been verified and has no retroactive effect. They discussed that for example a board can make its own political changes once written, and another board could come in and change some or not all items in an ordinance. They discussed the setbacks of non-participating people and participating people. Attorney Johnson stated that if others see a history where an ordinance is changed it can signal to future boards that there is a concern. This gives public a chance to come in to voice their opinions. He said there are more political than legal considerations. He said he doesn't think that making the amendment now would jeopardize legal actions going on now. Attorney Johnson asked if they would like him to draft a proposal including extending the setbacks. Shearer said yes and Johnson said he would.

Claims were approved for April 10, 2026.

At 10:14 a.m., with no further business, Sheldon motioned to adjourn. The motion carried unanimously.

ATTEST:


Dee Owen, Auditor


Clint Blackburn, Chairman

The Fremont County Board of Supervisors met in regular session on Wednesday, April 15, 2026, in the Fremont County Courthouse Boardroom, with Clint Blackburn, Dustin Sheldon, and Jeff Shearer present. A quorum was declared, and the meeting was officially called to order at 9:00 a.m. Minutes of the previous board sessions were read and approved. The agenda was approved as posted.

Let the records show that Attorney Peter Johnson Assessor Vicki Kirkpatrick, Treasurer Alise Snyder, Recorder Tarah Berry, Jim Olmsted, and Zach Euler with M Con were present at this meeting.

Engineer Dan Davis, met with the board for the signing of the following:

Motion by Sheldon to allow Chairman Blackburn to sign IDOT payment voucher with HGM Associates for engineering services for design of 310th Street/J-64 project through March 31, 2026, for \$7,544.00. Motion carried unanimously.

Motion by Shearer to allow Chairman Blackburn to sign application for underground construction in county ROW for Midwest Data/Rockport Telephone to install fiber optic cable, handholes, and pedestals in ROW from Hamburg following Bluff Road and finishing at 270th Avenue. Motion carried unanimously.

Motion by Sheldon to allow Chairman Blackburn to sign IDOT payment voucher for HGM Associates for engineering services for BRS-CO36(92)- -60-36 (J-18 Bridge) per agreement through 03/31/26 for \$1,107.41. Motion carried unanimously.

Motion by Shearer to allow Chairman Blackburn to sign work in ROW use permit for Larry Glasgow and Mary Woolsey Glasgow for general road ditch and fence row clean up in Section 31, Township 70, Range 41. Motion carried unanimously.

At 9:07 a.m., the board phoned James Bender to discuss his contesting of an extra fee on his property taxes. He had this issue with his neighboring county, which is Sac County. He also had issues in Fremont and Carroll Counties. There was an issue on their website that handles the payments. He stated that he had a good interaction with Sac County, and he called here, and the Fremont County Treasurer refused to negotiate. He said she recommended talking to the board. Bender said he spoke to someone on April 2nd in the treasurer's office. The treasurer disputed that fact. He asked her to verify, but that person is on vacation. She said that she contacted the website that handles the payments. They did have an issue on March 31st, but she verified with them that he had postponed his payment through the system on September 30th. That is what caused his \$12.00 delinquent fee. He said he doesn't remember doing that. Chairman Blackburn stated that he believes that he is a man who pays his taxes and that it was unfortunate that it happened, but waiving the late fee means they may have to do it for others in other situations. Bender said he got that, but that's why he set his payments up that way, because he had this happen before. He reiterated that he knew what happened, and it was the system. He said it was an error by an outside vendor. He would like to send the board his emails and phone records to prove he called and talked to someone. Chairman Blackburn told him to gather up information and send it to Snyder and see what we can do. Treasurer Snyder stated that there were 15 people who the glitch affected. Fourteen of those were processed two days after the glitch was found and fixed by the website administrator. He was the only one whose wasn't. This will be placed on the agenda for next week as an action item.

The board received a letter regarding Shenandoah Senior Villas' assessment. They are disputing the 2024 assessment because it wasn't assessed as Section 42 housing. Assessor Vicki Kirkpatrick said that it didn't qualify for Section 42 Housing for 2024 as it was not complete as of 1/1/2024. They could have requested an informal with the Assessor concerning the assessment or filed a petition with the Board of Review. They did neither during the appropriate time period. Attorney Johnson said they did send a couple of letters, and he will review those. Johnson said that he doesn't believe the county will need to refund the taxes, as they didn't exhaust an administrative remedy, and they missed the timeframe. He said there is enough case law that shows that they wouldn't have to be refunded. Johnson said it is his belief that with the information the assessor had at the time, it would have been irresponsible to change the value with no petition or board of review action. Assessor Kirkpatrick said that Vanguard Appraisals did the Section 42 values, and they are very experienced with that process. Johnson added that for a period of six weeks, the company was administratively dissolved, making the county unsure of its status. Johnson stated he could draft a letter denying action next week if the board would like. It could then be placed on the agenda for action. He also said that he spoke about this in open session because the letter didn't include a threat of litigation, so the closed session Code Section didn't apply here. This will be put on the agenda for action next week.

Jim Olmsted spoke to the board regarding the HWY 2/I-29 Drainage District. He said that Les Robbins has asked Mike McKnight with WOWT to come down tomorrow at 10:00 a.m. for a feel-good story. They will be meeting at the antique mall if

anyone wants to be there. Olmsted stated that Scott Schram from Iowa DOT will be there. Olmsted also said that Assistant Auditor/Drainage Clerk Cassie Gilbert is working on a map and a list of property owners for assessing the district. Olmsted said there was a holdup on some materials to complete the project. They are waiting for a specific date for a change order. He said the completion date is the end of April. Zach Euler with M Con said that the sheet piling and pipes are all that is left at the north end and in the lagoons. He said they are waiting on \$.5 million dollars of material. They know they need to put rock down to complete the project. This is the second delay, and they haven't been given an exact date to receive the goods.

Motion by Shearer to sign the application for Payment No. 8 for HWY 2/I-29 Drainage District for \$324,363.87. Blackburn, aye. Shearer, aye. Sheldon, abstain.

Claims were approved for April 17, 2026.

At 9:47 a.m., with no further business, Blackburn motioned to adjourn. The motion carried unanimously.

ATTEST:



Dec Owen, Auditor



Clint Blackburn, Chairman