The Fremont County Board of Supervisors met in a regular session on Wednesday, August 5, 2026, in the Fremont County Courthouse Boardroom, with Clint Blackburn and Jeff Shearer present. Let the record show that Dustin Sheldon was not present for this meeting. 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 Assistant Auditor Cassie Gilbert, Recorder Tarah Berry, Jim Olmsted, Zach Eucher, and Tyler John Miller were present at this meeting.

Motion by Shearer to approve a new 5-day Special Class C Retail Alcohol License for Shenandoah Airport. Motion carried unanimously.

Jim Olmsted with Olmsted & Perry met with the board to discuss the closeout of the Hwy 2/I29 Drainage District Project. Olmsted told the board that everything must be done before they can have trustees take over. He said there is still a disagreement with the landowner of sand and the contractor. He spoke to Attorney Matt Woods, and he said they could escrow money for a future settlement over the disagreement of the unpaid construction bill. He said they would sign an agreement, and then they could move ahead with the closeout. Olmsted said they have all closeout documents, and Woods has an escrow account where the money would be held until an agreement is reached. Olmsted and Woods agree that is the route to go. Zach Eucher with M Con said when they were ready to use the sand, he called Pat. Pat was too busy, so he met Dustin, who said take as much as you want. Eucher said there was no agreement for money on either side, which he admitted was a mistake on both parts. He said the deal was for 50,000 yards. He said they had issues getting the sand on that ground, so they went back to the other ground and really got 35,500-some yards. Eucher said he has logs and GPS where the trucks were. He said he was meeting with Bill Sheldon today to discuss it and said hopefully they won't need to escrow after that meeting today. Blackburn asked Attorney Peter Johnson's opinion on whether the board should put more money than the $50,000. Attorney Johnson and Jim Olmsted agreed that only $50,000 would be needed. They discussed a bond. Eucher said M Con has paid everyone, so holding the money is not right. He said his subcontractor has all the records because they billed M Con for it. Blackburn said he doesn't want this to turn into litigation like other projects for which the board has been a pass-through. Motion by Shearer to close out contingent on settlement with full payment, and if settlement does not occur, they shall place $50,000 in escrow to settle the bill. Motion carried unanimously.

At 9:07 a.m., Chief Deputy Bothwell and Attorney Peter Johnson joined the meeting.

Motion by Shearer to table approving payment to Olmsted & Perry for the operation & maintenance manual for HWY2/I29 Drainage District, as Olmsted said it is not quite complete. Blackburn, aye; Shearer, aye.

Motion by Shearer to approve payment of $4.500.00 to Olmsted & Perry for easement revision preparation for the HWY2/I29 Drainage District. Blackburn, aye; Shearer, aye.

County Attorney Peter Johnson met with the board to discuss the termination of a 28E agreement between Fremont, Taylor, and Adams Counties for collection of delinquent court debt. This is a 28E that was never filed with the Secretary of State and these practices are no longer used. Motion by Shearer to terminate the 28E agreement. Motion carried unanimously.

In other business, the Recorder's Monthly Report for July was approved.

Claims were approved for August 7, 2026.

At 9:45 a.m., with no further business, Shearer motioned to adjourn. The motion carried unanimously.

ATTEST:

Dee Owen

Dee Owen, Auditor

Clint Blackburn, Chairman

At 8:30 a.m. on Wednesday, August 12, 2026, a Department Head meeting was held in the Fremont County Courthouse Boardroom. Present were Dan Davis, Vicki Kirkpatrick, Alise Snyder, Tarah Berry, Dee Owen, Scott Evans, Jeff Shearer, Clint Blackburn, Clayton Long, Mark Stockstell, and Zach Benedict. Topics discussed: Taxes complete not yet able to be printed, year-end issues with legislation changes causing software issues, road department received Mack trucks, ordered crew cabs and motor grader, work on tractors, bridge progress, J64 is in October letting, Anderson tree trimming treated tree and will treat two trees by south entrance for fire blight, mower issues, outreach week for VA at rodeo, Windstream issues, regional supervisor training from IMWCA in Treynor, wellness update.

The Fremont County Board of Supervisors met in a regular session on Wednesday, August 12, 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 session were read and approved. The agenda was approved as posted.

Let the record show that Engineer Dan Davis, Assessor Vicki Kirkpatrick, Treasurer Alise Snyder, Recorder Tarah Berry, Sheriff Kevin Aistrope, Lisa Boschult, Casey Moyer, Kenny Eggers, William Barrett, Kent Benefiel, Dominque Sherrod, and Chad Conover were present for this meeting.

Dominique Sherrod and Chad Conover with Diversified Capital Benefits Group Insurance (DCBG) met with the board to discuss a new offering for employees. This is a service that is a cafeteria option. You can use it as a primary physician, not just for telehealth. Conover touted an immediate response for telehealth unlike other telehealth programs where you experience long wait times. He said it is enhanced funded benefits for employees with a medical reimbursement program, and it provides savings and protection for employees. He said there was zero net cost, no out-of-pocket expenses. It is a third-party health experience that can also help lower claims for other health insurance programs. He discussed Section 125 cafeteria plans. He gave an overview of Amaze Health and RX Valet. He said they do the heavy lifting with enrollment. He discussed payroll tax savings and the per-month examples for employee/employer that come off the top of the pre-tax savings. He gave information on whole life insurance, hospital indemnity, critical illness, accident and injury. The board may consider action on this at another meeting

Engineer Dan Davis met with the board for the following:
Motion by Sheldon to allow Chairman Blackburn to sign IDOT payment voucher for HGM Associates for engineering services for design of 310th Street/J-64 per agreement through July 31, 2026 for $13,040.00 out of farm-to-market. Motion carried unanimously.

Davis discussed the Glacier Ridge Subdivision Phase 1 Final Plat. Davis said they are at that point to sign unless anyone else has anything. He said there will be no new right-of-way or utilities. They will be on private property. He said there are seven lots off of Bluff Road with some shared and some single driveways in Phase 1. Davis said he has a resolution to approve and be signed by everyone on the board. He said he would then record it. Motion by Shearer to accept Davis's recommendation to approve the plat for Glacier Ridge Subdivision Phase 1. Motion carried unanimously.

Motion by Shearer to approve Resolution No. 2026-33 and record the plat for Glacier Ridge Subdivision Phase 1. Motion carried unanimously. Resolution 2026-33
RESOLUTION APPROVING FINAL PLAT OF GLACIER RIDGE SUBDIVISION, LOTS 1 THROUGH 6, INCLUSIUVE, A SUBDIVISION OF LAND LOCATED IN PART OF THE SE ¼ SE ¼ OF SECTION 7, AND ALSO PART OF SW ¼ SW ¼ OF SECTION 8, AND ALSO PART OF NW ¼ NW ¼ SECTION 17, TOWNSHIP 68 NORTH RANGE 42 WEST OF THE 5TH P.M., FREMONT COUNTY, IOWA.
WHEREAS, Arnold Shirley, proprietor of the following described real estate situated in Fremont County, Iowa, to-wit:
A Subdivision of land located in part of the SE ¼ SE ¼ of Section 7 and also part of the SW ¼ SW ¼ of Section 8 and also part of the NW ¼ NW ¼ of Section 17 all located in Township 68 North, Range 42 West of the 5th Principal Meridian, Fremont County, Iowa, said Subdivision is described as follows: A parcel of land located in part of the SE ¼ SE ¼ of Section 7 and also part of the SW ¼ SW ¼ of Section 8 and also part of the NW ¼ NW ¼ of Section 17 all located in Township 68 North, Range 42 West of the 5th Principal Meridian, Fremont County, Iowa, said parcel being more fully described as follows: Commencing at the Northeast corner of the SW ¼ SW ¼ of said Section 8 and the Point of Beginning; thence S03°35'56"W along the East line of said SW ¼ SW ¼ a distance of 1313.01 feet to the Southeast Corner of said SW ¼ SW ¼; thence S56°20'29"W a distance of 577.40 feet to the centerline of a county road; thence N29°37'49"W along said centerline a distance of 400.41 feet; thence N29°07'45"W along said centerline a distance of 1030.51 feet; thence N30°07'46"W along said centerline a distance of 133.62

feet; thence N30°55'31"W along said centerline a distance of 280.38 feet; thence N32°43'13" along said centerline a distance of 64.01 feet; thence N36°12'29"W along said centerline a distance of 42.25 feet; thence S87°54'35"E a distance of 222.19 feet to the Northwest Corner of said SW ¼ SW ¼ of said Section 8; thence S87°39'16"E along the North line of said SW ¼ SW ¼ a distance of 1312.40 feet to the Point of Beginning. Said parcel contains 35.73 acres, more or less, including presently established road right of way (1.47 acres), and is subject to all easements of record. Note: The North line of the SW ¼ SW ¼ of said Section 8 is assumed to bear S87°39'16"E for this description. Having submitted to this Board a sufficient number of Plats of Subdivision, said Subdivision to be known as Glacier Ridge, Lots 1 through 6, inclusive, a Subdivision of land located in the SE ¼ SE ¼ of Section 7 and SW ¼ SW ¼ of Section 8 and NW ¼ NW ¼ of Section 17, Township 68 North Range 42 West of the 5th P.M., Fremont County Iowa, said plat conforming in all essential requirements of the latter are omitted, some are either not applicable to the particular subdivision or are non-essential; and
WHEREAS, this Subdivision is more than one mile from the city limits of any town in the county and county subdivision ordinance applies. NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF FREMONT COUNTY, IOWA. That a Preliminary Plat was filed with the Zoning Administrator/County Engineer and the Plat of Subdivision Glacier Ridge, Lots 1 through 6, inclusive, is in substantial compliance with the Preliminary Plat. That no roads or utilities are being dedicated to the County. That the Plat of the aforementioned Subdivision is hereby approved and accepted. The Chairman of the Board and the County Auditor are directed to certify this resolution for attaching to the plat to be made of record in the office of the County Recorder as required by law. Dated at Fremont County, Iowa, this 12th day of August, 2026
Board of Supervisors of Fremont, Iowa
/s/ Clint Blackburn /s/ Dustin Sheldon /s/ Jeff Shearer
ATTESTS: /s/ Dee Owen, County Auditor

Motion by Sheldon to allow Chairman Blackburn to sign IDOT payment voucher with HGM Associates for engineering services on FM-CO36(83) - - 55-36 per agreement through 07/31/2026 for $36,629.92.00 for Waubonsie Creek Bridge. Motion carried unanimously.

Motion by Shearer to allow Chairman Blackburn to sign work in ROW Permit for MPPC, LLC to bore under the road at 2040 220th Street for the installation of an alternate system outlet. Motion carried unanimously.

Motion by Sheldon to allow Chairman Blackburn to sign a letter of engagement for audit services with Gronewold, Bell, Kyhnn, & Co. P.C. for the FY25 audit. Motion carried unanimously.

The board discussed changing next week's meeting date due to the ISAC Conference beginning on August 19th. Motion by Shearer to change the meeting date for next week to August 18th at 9:00 a.m. Motion carried unanimously.

The board discussed backing financing for a landfill project. Lisa Boschult with New Era Tax & Accounting said they started the process of taking bids a couple of months ago, requesting documentation regarding financing through a local bank from the county attorney, but never got together on it. She said last week the county attorney informed the bank that it was something he couldn't do. She said they have funds that they were going to use to pay off the other bonds early. She said they could use that money to fund the project initially until financing comes through. She said she was told if they don't move forward, the landfill could be looking at a lawsuit. She and Casey Moyer said without this project, the landfill will fill up within a year. She said it is time-sensitive and that this will be the final cell before the closing of the landfill. She said the landfill board voted yesterday to pursue the bond. The full board was there and voted to go ahead. Sheldon said he abstained due to being on the BOS, but he believes the board should go ahead with backing the landfill. Auditor Owen explained the process of using a local bank is a bit quicker than the regular bond process. She said she would reach out to Ahlers & Cooney and have them present next Tuesday. The board will put it on for action next week.

Motion by Shearer to table the payment to Olmsted & Perry for HWY2/I29 Drainage District for Operation & Maintenance Manual until the manual is complete. Motion carried unanimously.

Hamburg City Councilmen Kent Benefiel and Bill Barrett met with the board to discuss law enforcement services. They discussed a special district tax that would apply to the Sapp Bros Development area. They didn't have specifics, but they knew some areas in Iowa that have these. They could use this method to supplement the sheriff's office budget. They said they can't pay the 28E contract without the contract in place, so they would like a solution as soon as possible. They said Hamburg and Sidney pay the most, and other towns don't want to pay any more. Aistrope explained how the original contracts were set up.

They discussed per capita funding. Auditor Owen asked if they knew of any specific examples of this special tax district, and they did not. She will reach out to Ahlers & Cooney on behalf of the board regarding what a special tax district consists of. After much discussion, the board thanked them for following up and bringing ideas to the table.

The board was to discuss the sheriff's office stipends at the request of the county attorney. The county attorney was not present at this meeting, so it was not discussed.

The board briefly discussed a data center going up in Red Oak and the need to research them.

In other business, the Sheriff's Report for July was approved.

Claims were approved for August 14, 2026.

At 10:24 a.m., with no further business, Sheldon motioned to adjourn. The motion carried unanimously.

ATTEST:

Dee Owen, Auditor

Clint Blackburn, Chairman