

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 2<sup>nd</sup> 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 31<sup>st</sup>, but she verified with them that he had postponed his payment through the system on September 30<sup>th</sup>. 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