

The Fremont County Board of Supervisors met in a regular session on Tuesday, August 18, 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 Assistant Engineer Robbie Kromminga, IT Scott Evans, Recorder Tarah Berry, Sheriff Kevin Aistrope, Lisa Boschult, Casey Moyer, and Brennan Vaverek were present in the boardroom for this meeting. Attorneys Jason Comisky, and Jenna Sabroske with Ahlers & Cooney were present for this meeting by Teams meeting.

Attorneys Jenna Sabroske and Jason Comisky met with the board virtually for a wind farm urban renewal presentation. They also discussed creating indebtedness and how reimbursement from tax increment financing works. Sabroske said she gets the process started with the tax increment financing (TIF) process, and then Jason helps with bonds. She said the way they are assessed, they naturally have increases in value. She said TIF is a way by which the county can divert some funds from the increased value into a TIF fund. These funds can be used to pay debt service on projects. Most of the time windmills are in the rural areas, so funds can be used for things that would normally be paid from the general fund. She said with urban renewal projects they often see with wind turbines is the authorization of public infrastructure nearby like bridges, roads, etc. She said you can authorize these as eligible urban renewal projects in an urban renewal plan. This document identifies geographic areas and identifies the proposed urban renewal projects. This gives the county the authority to use the funds. Often times they work with the county engineer to identify needs. She said the Iowa Code requires indebtedness and then you can use the funds to pay for that. Chairman Blackburn asked what the time frame was for TIFs. She said now they are 23 years as the law just changed. She said you can collect as long as you have indebtedness, so you don't have to rush lump all projects at once. Then you would amend the urban renewal plan to include other projects down the road and certify debt again. Comisky said some counties put every project they can imagine into the plan and some put two projects in and then amend for the next projects. Both approaches are used and both successful. Blackburn asked how long the process takes. She said the whole process takes about 60-90 days and costs between \$5,000 - \$7,000. She said if you adopt this year, you can collect school's foundation levy. After January 1, 2027, they will be excluded. The board will consider this further and would like to act on this before January 1, 2027.

The board was presented with a letter to engage Ahlers & Cooney as bond counsel for the landfill and regarding the landfill need for financing to complete another cell. Brennan Vaverek with Arbor Bank said fundamentally unsecured loan, just like if we are bonding county the secondary payment source would come from county directly. He said it is a little cheaper on the front end and the county is basically a co-signer for the landfill. Lisa Boschult explained the landfill's financial position. She said they can finance with the bank or use reserves until the funds come through. Vaverek said if things straighten out in bond market, the board could bond later at a cheaper rate. Chairman Blackburn voiced concerns about being a co-signer if things go wrong, but agreed that this needs to be done. They discussed the reason for the last minute needs are due to exchanges from 24th of June but no answers from the county attorney. Boschult said there is a special board meeting for the landfill today at noon to act on what is decided here today. The board asked how the future looks. Casey Moyer said that after this final cell is built they are good for 10 years then the landfill will be a transfer station. They will still have revenue coming in. Boschult also pointed out they have funds for closure/post closure. Motion by Shearer to sign a letter of engagement agreement with Ahlers & Cooney for bond counsel. Motion carried unanimously.

Motion by Sheldon to sign the resolution No. 2026-34 fixing the date for a meeting on the proposition to authorize a loan agreement and the issuance of notes to evidence obligations of the county thereunder. Motion carried unanimously. Full text of the resolution is available in the Fremont County Auditor's Office.

At 10:04 a.m., the board phoned Rebecca Greenway with Northland Securities and she explained their role in the bonding process. Motion by Sheldon to sign an engagement letter with Northland Securities as placement agent for the landfill bond. Motion carried unanimously.

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

Motion by Shearer to allow Chairman Blackburn to sign application for approval of underground construction in county ROW for Windstream Iowa Communication to bury copper cable under 330th Avenue to residence at 1199 330th Avenue. Motion carried unanimously.

Motion by Sheldon to allow Chairman Blackburn to sign application for approval of underground construction in county ROW for Windstream Kinetic to bore and plow fiber optic cable along Moody Drive (0.05 mile N from Q Street and Moody Drive intersection). Motion carried unanimously.

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

The board discussed possible funding sources for law enforcement services. The board will follow up with Sidney and Hamburg to see where the funding they had suggested is taking place so they can see how it works. There was no action taken on this matter due to lack of information. They will consider it again next week.

The board briefly discussed the sheriff's office stipends. The county attorney was not present at this meeting. The sheriff hasn't heard from HR or the county attorney on this. Sheriff Aistrope said he has presented a stipend proposal to the HR attorney, and he is waiting to hear. He said he will follow up with the union representative for the deputies.

Sheriff Aistrope asked the board to get the status on the 28E law enforcement contracts. Chairman Blackburn said he will call the city's attorney to touch base. No action was taken on this matter.

Claims were approved for August 21, 2026.

At 10:20 a.m., with no further business, Shearer motioned to adjourn. The motion carried unanimously.

ATTEST:


Dee Owen, Auditor


Clint Blackburn, Chairman