

September 23rd, 2025

The meeting of the Board of Supervisors was called to order at 9:01 am by Chairman Heath Hansen. Present at the meeting were Heath Hansen, Kent Grabill, Don Mosinski, Lisa Frederiksen, Chassity Musfeldt, Brandi Meyer, Debbie Campbell, Dave Hansen, Nathan Wahlert, Meg Andersen, Clint Fichter, Mike Huegerich, Mitch Rydl, Todd Johnson, John Hansen, Jotham Arber, and Ben Linde.

Motion- Grabill Second- Mosinski to approve the agenda. Vote-all in favor. Supervisors gave updates from recent meetings attended. Grabill explained the East/West Nishnabotna Drainage meetings. Hansen updated on the SWI Juvenile Detention Center meeting, and recent meetings regarding Hydrogen drilling within Audubon County. Motion- Mosinski Second-Grabill to approve the minutes from 9-16-25. Vote-all in favor. At 9:30 am, Brandi Meyer (Audubon City Council) met with Supervisors to discuss a tax abatement on one parcel that the City has acquired. Discussion was held on the amount of taxes that were being missed out on with this process.

Motion- Mosinski Second- Grabill to approve the tax abatement for parcel #05-05-21-330-818. Vote-all in favor.

Meg Andersen, Dave Hansen, Nathan Wahlert, Mike Huegerich, and Clint Fichter met to discuss the engineering results regarding the Exira/Brayton water issues. Different options were discussed, including the price of each. The fastest solution, but the most expensive, was to hook on to Atlantic's water. This could be done within a 2–3-year time span. Other options include a joint water treatment center for Exira/Brayton or Exira and Brayton, each having their own. The importance of keeping the system located within the County was discussed.

Engineer Rydl gave Secondary Roads construction and maintenance updates. Motion- Mosinski Second- Grabill to approve the MidAmerican Utility Permit on Goldfinch Ave, Sec 7, T80N, R35W Leroy Township. Vote-all in favor. Motion- Grabill Second- Mosinski to approve the completion and final acceptance for Lark Ave and M66/100th Street projects. Vote-all in favor.

Motion- Mosinski Second- Grabill to accept/file the resignation letter of Sheriff Deputy Jimmy James. Vote-all in favor. John Hansen gave a custodial update. Currently they have an HVAC unit on top of the Courtroom that is down and being worked on. Auditor Frederiksen asked Supervisors if they had any additional questions after tabling the approval of the annual Urban Renewal Report last week. No questions were received. Motion- Grabill Second- Mosinski to approve the FY25 Urban Renewal Report as prepared by the County Auditor. Vote-all in favor. Frederiksen explained the process of the Urban Renewal amendment. Motion- Grabill Second- Mosinski to approve setting the meeting date for the School Board consultation meeting regarding the UR Plan Amendment for next Tuesday, September 30th, 2025, at 9:30 am in the Board of Supervisor's room. Vote-all in favor. Auditor Frederiksen suggested asking Danos about the agreement with the City of Audubon and if a joint meeting is required. Motion- Mosinski Second- Grabill to approve Resolution 2025-53 to set the Public Hearing date for the Urban Renewal Amendment as follows. Vote-all in favor.

RESOLUTION NO. 2025-**Resolution Setting Date for Public Hearing on Designation of the Expanded Audubon County Consolidated Urban Renewal Area and on Urban Renewal Plan Amendment**

WHEREAS, the Board of Supervisors (the "Board") of Audubon County, Iowa (the "County") by resolution previously established the Audubon County Consolidated Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") described on Exhibit A hereto; and

WHEREAS, this Board is desirous of obtaining as much information as possible from the residents of the County before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the Audubon County Road, Bridge and Culvert Improvement Projects previously approved in the February, 2023 Amendment to the Plan; and (3) authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing County Courthouse parking lot and alley improvements; and

WHEREAS, portions of the Property lie within and within two miles of the incorporated limits of the City of Audubon, Iowa (the "City"), and pursuant to Section 403.17, the County must enter into a joint agreement (the "Joint Agreement") with the City in order to exercise urban renewal authority over such portions of the Property; and

WHEREAS, it is now necessary that a date be set for a public hearing on the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Audubon County, Iowa, as follows:

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Audubon County, Iowa, as follows:

Section 1. This Board will meet at the Supervisor Room-Courthouse, Audubon, Iowa, on October 21, 2025, at 10:00 a.m., at which time and place it will hold a public hearing on the designation of an expanded Urban Renewal Area as described in the preamble hereof and on the Amendment.

Section 2. The County Auditor shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the County Auditor is hereby designated as the County's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the County's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Section 5. The County Auditor is hereby authorized and directed to present the Joint Agreement to the City for approval, execution and delivery to the County prior to the public hearing on October 21, 2025.

Passed and approved September 23, 2025.

/s/Heath Hansen

Chairperson, Board of Supervisors

Attest: /s/Lisa Frederiksen

County Auditor

The City of Audubon will need to sign the agreement and Planning & Zoning must meet before the Public Hearing date. Auditor explained to Supervisors that claims need to be reviewed before approving.

Jotham Arber met with Supervisors to give Public Health updates from the month of August. They will be giving out fall vaccinations at the Exira Office, and to the in-home clients. Hospital transport issues were discussed. Arber would like to help develop a plan to alleviate the transportation issue.

IT Director Linde presented one more server quote. This one came in lower than last week. He is still waiting to hear back on the third quote and will present it at next week's meeting. At 12:15 pm the meeting moved in to closed session pursuant to Iowa Code Section 21.5(1)(i). Roll Call Vote: Heath Hansen, Don Mosinski, Kent Grabill, Ben Linde, and Chassity Musfeldt. At 1:03 pm the closed session was exited. Supervisor Grabill will be reaching out to the Juvenile Courts regarding the lease in Harlan. Motion-Mosinski Second-Grabill to approve claims as submitted by various departments to be paid in the amount of \$94,317.27 and published in a separate publication at the end of the month. Vote-all in favor. Lots were drawn to determine candidate ballot order for the regular City/School Election (Iowa Code Section §49.31(2)(d)). Newly elected or appointed official training due to HF706 was discussed. Supervisors will email HR Attorney Galloway to see if the cost of the webinar class can be included in the monthly attorney fees. Meeting adjourned at 2:24 pm.

/s/Heath Hansen

Attest: /s/Chassity Musfeldt

of Supervisors

Audubon County Auditor Clerk

Chairman, Board