October 20th, 2026

The meeting of the Board of Supervisors was called to order at 9:07 am by Chairman Kent Grabill. Present at the meeting were Kent Grabill, Don Mosinski, Heath Hansen, Chassity Musfeldt, Corey Eberling, Miranda Bills, Deb Campbell, Shawn Deist, Tyler Thygesen, Tiffany Henkle, Mike Blum, Lisa Frederiksen, Dave Hansen, and Ben Linde.

Motion- Hansen Second- Mosinski to approve the agenda. Vote-all in favor. Chairman Grabill gave an update from last week's transfer station meeting. The recycling program in the County will be changing due to the recycling trailers conditions. The revenues from recycling have been significantly down. Grabill will be attending the SWI Juvenile Meeting in Council Bluffs tomorrow afternoon. Supervisor Mosinski will attend the Board of Health meeting later today. Motion- Hansen Second- Mosinski to approve the DNR MMP Annual updates/changes: Handlos Ranch #60990; Hatteras LLC #60813; Ranch South (Handlos) #64829 & Berg Sow #58065. Vote-all in favor. Motion- Hansen Second- Mosinski to approve the Reischl Farms LLC Site #60480 for publication. Vote-all in favor. The full permit application will be available to view in the Auditor's Office.

Public Comment was opened at 9:15 am. Corey Eberling with Coyote Willow Wind Project said the farmer meals went over very well last Wednesday.

Motion- Mosinski Second- Hansen to approve the pay estimate #7 for East Side Dr Project for Secondary Roads. Vote-all in favor. The potential county handbook changes were discussed. Supervisor Mosinski said he would like the Auditor's input on the changes and wants to make sure the timeline works for whenever the new changes are implemented.

Recorder Bills and Treasurer Campbell discussed the current postage meter and the issue with the lease signed. They had questions regarding upgrading the machine to include the weighing feature. Supervisors will consult with the County Attorney regarding the lease.

EMA Director Thygesen and Custodian Deist presented the two quotes received for the generator project. The project cost was able to decrease by moving the amps coming in from 800 to 600. Motion- Mosinski Second- Hansen to approve the bid for the generator work to Nelson Electric. Vote-all in favor.

Motion- Mosinski Second- Hansen to approve claims as submitted by various departments to be paid in the amount of $307,026.86 and published in a separate publication at the end of the month. Vote-all in favor.

Auditor Frederiksen discussed the Urban Renewal report. Engineer Rydl updated a few items on it yesterday, so Frederiksen will get it updated for approval at next week's meeting. The custodial job description and agreement were discussed. Chairman Grabill provided copies of the current job description. They will review and make updates. A reminder was given to thoroughly look over claims. Frederiksen said for future purchases from Food Land and Dollar General they can be charged to the account instead of a credit card to avoid getting charged sales tax. State Auditors are currently here this week working on the FY26 Audit, so if Supervisors have any questions for them, they are encouraged to stop in and talk with them while they are here.

The second reading of the ordinance amendments was held as follows: Grabill: Aye Mosinski: Aye Hansen: Aye. The 3rd reading waiting period was waived with the votes as follows: Grabill: Aye Mosinski: Aye Hansen: Aye.

Motion- Mosinski Second- Hansen to adopt the Ordinance 2026-2 as follows. Vote-all in favor.

ORDINANCE NO. 2026-2

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF AUDUBON COUNTY IOWA, 2023 BY AMENDING CHAPTER 22, SECTION 22.02: DEFINITIONS, SECTION 22.03: HEIGHT LIMITATIONS, AND ARTICLE 24: PLANNING & ZONING COMMISSION

BE IT HEREBY ORDAINED by the Board of Supervisors of Audubon County, Iowa, that the below Zoning Ordinance Amendments be made.

Amendment 1: Chapter 22 Tower Placement Regulations, section 22.02 DEFINITIONS is hereby amended by adding the following new Definition.

22.02 (10): HUMAN-OCCUPIABLE RESIDENCE: Any building that is (I) used as a place of habitation for humans on a permanent and frequent basis and is occupied by humans at the time of application, (II) not readily mobile and has a permanent foundation, (III) connected to a permanent source of electricity, a permanent private water supply or a public water supply system, and a permanent domestic sewage disposal system, whether private, semipublic, or public, and (IV) assessed and taxed as real property.

Amendment 2: Chapter 22 Tower Placement Regulations is hereby amended by replacing “dwelling” with “human-occupiable residence” throughout Chapter 22.

Amendment 3: Chapter 22, section 22.03 HEIGHT LIMITATIONS, subsection 4 is hereby repealed and replaced with the following: Chapter 22, section 22.03(4): Agricultural (A-1, A-2), Free standing or guyed tower with heigh not exceeding 750 feet is permitted conditional use; height exceeding 750 feet requires a special exception.

Amendment 4: Chapter 22, section 22.03 HEIGHT LIMITATIONS, subsection 5 is hereby repealed and replaced with the following: Chapter 22, section 22.03(5): If a special exception of additional tower height is required, total height will not exceed 110% of the maximum height permitted in the county as a conditional use. Applicant must demonstrate that additional height above that permitted by this Ordinance is necessary for service to residents of the County.

Amendment 5: Article 24 Planning & Zoning Commission is hereby amended by changing “seven (7) members” to “five (5) members” throughout Article 24.

SEVERABILITY CLAUSE: if any section, provision, or part of this amendment is determined to be invalid or unconstitutional, such adjudication shall not affect the validity of the previously adopted Audubon County Zoning Ordinance as a whole.

EFFECTIVE DATE: This amendment shall be in full force and effect from and after its adoption and publication as provided by law.

Adoption: 1st Reading: 10-13-26 Votes: Grabill: Aye Hansen: Aye Mosinski: Aye

Waived waiting period or 2nd Reading: 10-20-26 Votes: Grabill: Aye Hansen: Aye Mosinski: Aye Waived waiting period or 3rd Reading: 10-20-26 Votes: Grabill: Aye Hansen: Aye Mosinski: Aye Board of Supervisors – Audubon County, Iowa

Kent Grabill, Chairperson

ATTEST By: Chassity Musfeldt, Auditor Clerk

Motion- Hansen Second- Mosinski to accept/file the Auditor’s September 2026 Month End Reports. Vote-all in favor. Motion- Hansen Second- Mosinski to accept/file Supervisor September 2026 Month End Reports. Vote-all in favor. Meeting adjourned at 11:06 am.

/s/ Kent Grabill
Chairman, Board of Supervisors

/s/Chassity Musfeldt
Attest: Audubon County Auditor Clerk