

May 1, 2024

Board members present for regular session at 9:00 a.m. were: Baier, Hoadley, Walker, and Wedemeyer. Twombly was absent.

Also present: Mandy Berg, Jeff Vandewater, and Nick Kauffman. Mandy Billings – KSOM, Ric Hansen - KJAN, Jennifer Nichols – Atlantic News Telegraph joined via conference call.

All motions were approved unanimously unless noted otherwise.

MINUTES: Supervisor Hoadley stated that some of the things stated in last week’s meeting by Supervisor Twombly were not true. She was not responsible for costing the County \$50,000 in attorney fees because of the wind turbines – if that was spent by the County for that, it was necessary. She was also not responsible for the City of Greenfield not getting wind turbines within their two-mile radius. That was the City’s decision along with the regulations of the airport. Moved by Wedemeyer and seconded by Baier to approve the minutes from April 24, 2024 and to add in Supervisor Hoadley’s correction statement into today’s minutes. Approved.

CLAIMS: Moved by Wedemeyer and seconded by Baier to approve the following claims:

Vendor Name	Payable Description	Total Payments			
21st Century Cooperative	Seed & Fertilizer	279.20	Marco, Inc. NW 7128	Maint Contract	87.58
Access Systems Leasing	Courthouse Computer Lease	606.92	Mediacom	Telephone	195.44
Adair Co Home Care	Local PH Services Grant	11,436.78	Meisenheimer, Janelle	Registration & Mileage Reimb	94.54
Alliant Energy - IES	Intersection Lighting-2 Locations	47.52	Midwest Underground	Parts-Stock	254.50
Amazon Capital Services	Office Supplies	187.60	Midwest-Wheel Companies	Parts & Hand Tools	1,172.87
Auxiant	HRA Ins Trust Claims	2,443.13	Mitchell, Kelly	Mileage	87.77
Berg, Mandy	Mileage	160.22	NACo	2024 County Membership Dues	450.00
Bridgewater Tires & More	Tire Labor Unit #166	20.00	ODP Business Solutions, LLC	Tape, Laminator Pouch	44.97
Business Forms & Systems	Tax Statements, Shipping	438.78	Orient City	Maintenance Of City FM	422.59
Cintas	Courthouse 1st Aid Supplies	474.29	Pearson Do, Timothy C	Medical Examiner	150.00
Earlham Savings Bank	Conservation Rent	289.00	Queck, Nichole	Schools & Meeting Fees/Mileage	114.71
Ed M Feld Equipment Co., Inc	Fire Ext Inspections & Purchases	3,526.80	Quick Supply Co	Fertilizer & Seed	5,280.00
Fremarek, Inc	Chemicals-5 Gal Weed Killer	659.83	Reed, Nathan	Mileage	66.03
Garden & Associates, Ltd	Engineering Services	2,007.50	Sickles Trucking & Repair, LLC	Parts-#210/Equip Repair & Maint	1,200.28
Garside Auto Body Inc	Parts, Labor 1-1 Veh	270.68	Spieker, Chris	FY 24 Safety Allowance	250.00
GATR Of Des Moines, Inc	Parts-#505	2,360.00	Sprayer Specialties Inc	Gloves & Hose Coupler	53.25
Grantham Sanitation	Collection	550.00	Tompkins Industries Inc	Parts-#404	88.18
Gus Construction Co Inc.	TIF RCB Culverts N26 Lincoln	35,842.82	Truck Center Companies	Parts-#503 \$1046.69	1,046.69
HGM Associates Inc	TIF Eng Design Bridge Replace	19,911.75	UMB Bank, N.A.	Bond Principal & Interest	3,184,493.75
Housby Mack Inc	Filters	411.43	Us Cellular	Back Up Internet	21.04
Infomax Office Systems	Computer Service	5,552.05	Vandewater, Jeff	Inmate Meal	21.44
Isac Group Dental	Dental Ins Premiums	443.80	Verizon Wireless Bellevue	Cellular Phone Service	488.52
Isac Group Health Program	Health Ins Premiums	6,222.55	Vestis	Floor Mats	183.18
Isac Group Vision	Vision Ins Premiums	53.54	Wallace, Brenda L	Mileage	50.70
Jensen, Nathan	Safety-Fy24 Boot Allowance	133.74	Wilson Electric	Election Room Outlet Moved	276.50
Jensen, Randall	Pest Control (Shop/Office)	172.00	Windstream	Telephone Utility	704.62
Kerber, Marilee	Mileage	88.69	Young, Nancy	Va Rent, May	450.00
Linde Gas & Equipment Inc	Welding Supplies-Cylinder Rent	515.90	Ziegler Inc	Parts/Labor	9,110.96
Loyal 9 Mfg LLC	Equipment Supplies	2,064.00			
Mail Services LLC	Print & Postage	382.16			
				Grand Total:	3,304,412.79
0001 - GENERAL FUND			\$23,395.42		
0002 - GENERAL SUPPLEMENTAL			\$365.02		
0011 - RURAL SERVICES			\$7,687.06		
0020 - SECONDARY ROAD			\$23,553.95		
0021 - LOCAL OPTION SALES TAX			\$7,412.83		
0032 - NW WIND FARM UR DEBT SERVICE FUND			\$2,604,356.25		
1520 - NW WIND FARM UR CAPITAL PROJECT FUND			\$48,341.74		
2010 - PUBLIC SAFETY CENTER DEBT SERVICE FUND			\$65,975.00		
2999 - MISC CAPITAL PROJECTS DEBT SERVICE			\$514,162.50		
8500 - ADAIR COUNTY INSURANCE TRUST			\$9,163.02		
GRAND TOTAL			\$3,304,412.79		

Approved.

TOWNSHIP CLERK WAGES: Moved by Hoadley and seconded by Baier to approve the township clerk wages for Julia Frederick for \$80.00. Approved.

MANURE MANAGEMENT PLAN: Moved by Baier and seconded by Hoadley to acknowledge receipt of the manure management plan update for Geidel Pork, LLC, Bittersweet Finisher Farms, and Prestage Farms of Iowa, LLC. Approved.

AUDITOR: 6-Month Wage Increases – Moved by Hoadley and seconded by Baier to approve the six-month wage increases for Courthouse Custodian Scott Roberts from \$18.00/hour to \$19.00 per hour and for Auditor Clerk Ruthie Smith from 64% to 66% of the Auditor's wage effective April 16, 2024. Approved. Stacie Eshelman & Camille Blair entered at 9:12 a.m.

NOT TO EXCEED \$5,000,000 GO URBAN RENEWAL BONDS: Issuance Public Hearing – Moved by Hoadley and seconded by Baier to open the public hearing for the issuance of the \$5,000,000 GO Urban Renewal Bonds at 9:15 a.m. No comments were received by the Auditor, Supervisors, or public. Moved by Wedemeyer and seconded by Baier to close the public hearing at 9:16 a.m. **Additional Action Resolution** – Moved by Baier and seconded by Hoadley to approve **Resolution #2024-35** – Resolution Instituting Proceedings to Take Additional Action for The Issuance Of Not To Exceed \$5,000,000 General Obligation Urban Renewal Bonds. WHEREAS, pursuant to notice published as required by law, the Board of Supervisors has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of not to exceed \$5,000,000 General Obligation Urban Renewal Bonds, for essential county urban renewal purposes, in order to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including P33 Resurfacing - P33 from Hwy 92 to Union County and Grading & Paving - 290th St. from P33 west to the Henry A. Wallace Country Life Center as authorized in Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Bonds; and no petition was filed calling for a referendum thereon. The following action is now considered to be in the best interests of the County and residents thereof. Now, Therefore, Be It Resolved By The Board Of Supervisors Of Adair County, State Of Iowa: Section 1. That this Board does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$5,000,000 General Obligation Urban Renewal Bonds, for the foregoing essential county urban renewal purposes. Section 2. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Bonds. The amounts so advanced shall be reimbursed from the proceeds of the Bonds not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted. Roll Call Vote: Walker, aye; Hoadley, aye; Baier, aye; Wedemeyer, aye; and Twombly, absent. Approved. **Advertisement, Electronic Bids, and Official Statement Resolution**– Moved by Hoadley and seconded by Baier to approve Resolution **#2024-36** – Resolution Directing the Advertisement for Sale Of \$5,000,000 (Dollar Amount Subject To Change) General Obligation Urban Renewal Bonds, Series 2024, And Approving Electronic Bidding Procedures And Official Statement. WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including P33 Resurfacing - P33 from Hwy 92 to Union County and Grading & Paving - 290th St. from P33 west to the Henry A. Wallace Country Life Center as authorized in Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan, essential county urban renewal purpose project(s), and it is deemed necessary and advisable that the County issue General Obligation Urban Renewal Bonds, for such purpose(s) to the amount of not to exceed \$5,000,000 as authorized by Sections 331.443 and 403.12 of the Code of Iowa; and WHEREAS, pursuant to notice published as required by Sections 331.443 and 403.12 this Board has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of said Bonds, and all objections, if any, to such Board action made by any resident or property owner of the County were received and considered by the Board; and no petition having been filed, it is the decision of the Board that additional action be taken for the issuance of said Bonds for such purpose(s), and that such action is considered to be in the best interests of the County and the residents thereof; and WHEREAS, in conjunction with its Municipal Advisor, Speer Financial, Inc., the County has caused an Official Statement to be prepared outlining the details of the proposed sale of the Bonds; and WHEREAS, the Board has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and WHEREAS, the Board deems it in the best interests of the County and the residents thereof to receive bids to purchase such Bonds by means of both sealed and electronic internet communication. Now, Therefore, Be It Resolved By The Board Of Supervisors Of Adair County, State Of Iowa: That the receipt of electronic bids by facsimile machine and through the SpeerAuction Competitive Bidding System described in the Notice of Sale and Official Statement are hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale. That General Obligation Urban Renewal Bonds, Series 2024, of Adair County, State of Iowa, in the amount of \$5,000,000 (Dollar Amount Subject to Change), to be issued as referred to in the preamble of this Resolution, to be dated June 13, 2024, be offered for sale pursuant to the published advertisement. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Chairperson and County Auditor, upon the advice of bond counsel and the County's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale. That the Auditor is hereby directed to publish notice of sale of the Bonds at least once, the last one of which shall be not less than four clear days nor more than twenty days before the date of the sale. Publication shall be made in the "The Adair County Free Press", a legal newspaper, printed wholly in the English language, published within the county in which the Bonds are to be offered for sale or an adjacent county. The notice is given pursuant to Chapter 75 of the Code of Iowa, and shall state that this Board, on the 15th day of May, 2024, at 10:30 A.M., will hold a meeting to receive and act upon bids for said Bonds, which bids were previously received and opened by County Officials at 10:00 A.M. on said date. Roll Call Vote: Walker, aye; Hoadley, aye; Baier, aye; Wedemeyer, aye; and Twombly, absent. Approved.

GREENFIELD MAIN STREET – Stacie Eshelman and Camille Blair, Greenfield Main Street, discussed RAGBRAI coming through Greenfield on July 23, 2024. Eshelman distributed a map showing proposed routes, vendor locations, and parking and explained that the town will be very congested most of the day and that it will be hard for anyone to get around. Vendors will be located on the Courtyard and the restrooms will not be used.

Moved by Hoadley and seconded by Baier to approve the Courtyard Use Permit for Greenfield Main Street for RAGBRAI on July 23, 2024 with proof of insurance. Approved. Eshelman and Blair exited at 9:26 a.m.

AGENDA CHANGE: Moved by Baier and seconded by Hoadley to amend the agenda to say “Public Hearing to Vacate a Portion of 292nd Avenue” and “Resolution to Vacate a Portion of 292nd Avenue” as it was mistakenly listed for Afton Avenue. Approved. Correct certified letters were sent to affected landowners prior to the meeting and the Board passed a correct resolution last week.

PUBLIC HEARING – 292nd AVENUE: Moved by Wedemeyer and seconded by Baier to open the public hearing at 9:30 a.m. Rich Hall voiced his concerns regarding 292nd Avenue being vacated and asked the Board to not close the road and to continue to maintain it. The Board, Engineer, and Hall discussed the options for the road. Moved by Wedemeyer and seconded by Hoadley to close the public hearing at 9:46 a.m. Hall exited at 9:46 a.m. **Resolution –** Moved by Walker and seconded by Baier to approve **Resolution #2024-37 – WHEREAS**, a public hearing was conducted on May 01, 2024, at 9:30 am following publication and service of notice as required by law on the proposed vacation and closure of a portion of county secondary road, described as follows: That portion of "292nd Ave.", of which a previous record of establishment or petition could not be determined, commencing at a point located 1155 feet southwesterly of the northeast corner of the northwest quarter of the northeast quarter of Section 8, Township 74 North, Range 33 West of the 5th P.M., said point also known to be the intersection point of observed 292nd Ave. and Bridgewater Rd. thence in a southwesterly direction along the observed centerline of 292nd Ave., a distance of 1100.00 feet. WHEREAS, an extensive review of County road records did not indicate whether the above described portion of 292nd Ave. had previously been established as a County Road therefore the above described dimensions and alignment of the roadway are based on observed measurements. WHEREAS, it is the intent of this resolution to vacate any and all portions of 292nd Ave. lying west of Bridgewater Road in Section 8, Township 74 North, Range 33 West of the 5th P.M. WHEREAS, Any and all objections that have been received, either in writing or by persons present have been discussed and resolved, requiring no further action by Adair County. NOW THEREFORE BE IT RESOLVED by the Adair County Board of Supervisors that the subject section of road be ordered vacated and closed. Roll Call Vote: Walker, aye; Hoadley, nay; Baier, aye; Wedemeyer, aye; and Twombly, absent. Approved.

ENGINEER: Sign Project Agreement – Moved by Wedemeyer and seconded by Baier to sign the project agreement for the Hungry Canyons Project HC 24-4 and HC 24-5. Approved. **Sign Contract & Performance Bond –** Moved by Baier and seconded by Hoadley to sign the contract and performance bond for N17 Richland Culvert Project L-LRCBN17R—73-01. Approved. **Maintenance & Activities Report –** Engineer Kauffman gave the Board an update on the following projects: water has crossed road in several places, plugged culverts, erosion from flash floods last night, soil in road ditches, some rock off into road ditches, motor graders out cleaning things up, and discussed road use and oversize/overweight permits.

ADJOURNMENT: Moved by Wedemeyer and seconded by Baier to adjourn at 10:16 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Mandy Berg, Auditor