

May 8, 2024

Board members present for regular session at 9:00 a.m. were: Baier, Hoadley, Walker, and Wedemeyer. Twombly joined via conference call. Also present: Mandy Berg, Caleb Nelson, Ciel Baudler, Tanya Lamb, Dan Dreher, Ron Dreher, Gende Hardisty, DeJon Slaughter; Jon Folkers, Brian Johnson, Brenda Dudley, and Scott Tonderum. Mandy Billings – KSOM, Ric Hansen - KJAN, Jennifer Nichols – Atlantic News Telegraph joined via conference call.

All motions were approved unanimously unless noted otherwise.

MINUTES: Moved by Wedemeyer and seconded by Baier to approve the minutes from May 1, 2024. Approved.

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

Auxiant	HRA Ins Trust Claims	\$2,217.32
UMB Bank, N.A.	Principal Sec Rd Building, Interest Series 2014	\$65,682.50
Windstream	Phone Bill	\$34.40
	Grand Total	\$67,934.22
0001 - GENERAL FUND		\$34.40
2999 - MISC CAPITAL PROJECTS DEBT SERVICE		\$65,682.50
8500 - ADAIR COUNTY INSURANCE TRUST		\$2,217.32
	GRAND TOTAL	\$67,934.22

Approved.

MANURE MANAGEMENT PLAN: Moved by Wedemeyer and seconded by Baier to acknowledge receipt of the manure management plan update for Prestage Farms of Iowa, LLC PI-260 Finisher. Approved.

HOMESTEAD & MILITARY DISALLOWANCES: Moved by Wedemeyer and seconded by Hoadley to approve and send a letter to the one homestead disallowance. Approved.

FY24 BUDGET AMENDMENT: Auditor Berg presented the requests for the FY24 Budget Amendment. Moved by Wedemeyer and seconded by Baier to set the public hearing for the FY24 Budget Amendment for May 29th, 2024 at 9:15 a.m. Approved. Joanne Byars joined via phone conference at 9:13 a.m.

PUBLIC HEARING – PROPOSED ORDINANCE #40: Moved by Baier and seconded by Hoadley to open the public hearing at 9:15 a.m. for the second reading of Proposed Ordinance #40 – An ordinance Regulating the Placement of Large Scale Commercial or Industrial Buildings on Property Located in Adair County, Iowa. Copies of the proposed ordinance were distributed. The following spoke in favor of the Ordinance: Dan Dreher. The following voiced their concerns with the Ordinance: Gene Hardisty, Nick Phillips, Brenda Dudley, Scott Tonderum, Joanne Byars, DeJon Slaughter, and Jon Folkers. Moved by Hoadley and seconded by Baier to close the public hearing at 9:33 a.m. Supervisor Wedemeyer stated that when this initially came up, this ordinance was a reaction to concerns. Wedemeyer doesn't want to stop growth in the County as he agrees this data center would be good for the tax base and community, but the County needs a tool in place for the future when another project comes along and we have the same problem. The County needs a well drafted ordinance in place to be proactive rather than reactive and putting in planning and zoning could be a two-year process leaving the County open to the same problems. Supervisor Baier stated he thinks there is a happy medium here and proposed different setbacks: 100 feet from a property line; 800 feet from an occupied residence; and remove the remainder of setbacks. Baier would like to gather more information to make sure that these setbacks won't hurt the County in the long run. Supervisor Hoadley stated that she didn't like some of the language in the ordinance and is worried it will stop people from wanting to come in and hurting the County's economic development. Hoadley also stated that our County Attorney has said she hasn't had time to dive into researching the ordinance and that she believes this would not be something that can be held up going forward. We also do not know how this will affect our other ordinances in place already. Moved by Wedemeyer and seconded by Baier to move forward with the third reading with draft 4 of the ordinance. Roll Call Vote: Wedemeyer, aye; Baier, aye; Hoadley, nay; Walker, nay; and Twombly, nay. Motion denied. Supervisor Wedemeyer stated that he would like to keep this rolling and get someone retained to get a good ordinance draft created and maybe be able to find a way to condense some of our ordinances so there is no interference between them. Supervisor Walker stated that if something is put into place, he wants it to be accurate and be able to stand up in court and something that will stand behind the County and it's residents. Supervisor Hoadley doesn't want to take options away from the County and thinks a hard encompassed ordinance needs to be put in place – we can't just sit on our hands and see what happens. Lamb, Dreher, Hardisty, Slaughter, Folkers, Dudley exited at 9:55 a.m. Kauffman entered at 9:56 a.m. Tonderum informed the Board that the Greenfield Development committee was planning to sell the land they had previously purchased for housing as there were too many things to work through for the project to be successful. Tonderum exited at 9:58 a.m.

ENGINEER: Approval of New Hire – Moved by Wedemeyer and seconded by Baier to approve the hire of Erin Ford as a seasonal Engineering Intern at the rate of \$15.00/hour. Hoadley and Twombly abstained. Approved. Ford will start on Monday. **Wage Rate Progressions –** Moved by Wedemeyer and seconded by Baier to approve the six-month wage rate progressions from \$23.66/hour to \$24.78 for Floyd Ghale and Elijah Stanley. Approved. Jeff Vandewater entered at 10:01 a.m. **Maintenance & Activities Report –** Engineer Kauffman gave the Board an update on the following projects: email from FEMA, plank hanging down on bridge is nothing structural, hauling rock, and culvert issues with the rain.

ADJOURNMENT: Moved by Baier and seconded by Wedemeyer to adjourn at 10:06 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Mandy Berg, Auditor