

May 28, 2025

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

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

All motions were approved unanimously unless noted otherwise.

APPROVAL OF AGENDA: Moved by Wedemeyer and seconded by Walker to approve the agenda as posted. Approved.

MINUTES: Moved by Christoffersen and seconded by Hoadley to approve the minutes from May 21, 2025. Approved.

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

Access Systems	Total Phone Care	\$ 352.20	Ia St Medical Examiner	Medical Examiner Fees	\$ 2,057.00
Adair Co Health System	Return To Work Physical	\$ 130.00	Infomax Office Systems	Contract Base Charge	\$ 5,502.05
Adair Co Sanitary Landfill	Landfill Fees Ken Sidey Tornado Cleanup	\$ 44.10	Ita Group Holdings, Inc	Posters And Business Cards	\$ 135.00
Ahlers & Cooney P.C.	Labor Relations	\$ 800.00	Jeanes, Bobby	Boots	\$ 250.00
Alere Toxicology Services, Inc	Drug Test	\$ 32.82	Lamb Funeral Homes, Inc	Burial Relief	\$ 1,000.00
Alliant Energy - les	General Relief Utilities	\$ 250.00	Linde Gas & Equipment Inc	Monthly Cylinder Rent	\$ 384.64
Amazon Capital Services	Sign Holders, Ink, Hdmi Cable	\$ 138.76	Lumen	Phone Charges	\$ 0.04
Ascendance Trucks, Llc	Labor/Parts	\$ 8,229.32	Lundy, Lee	Township Meetings	\$ 40.00
Auxiant	Hra Ins Trust Claims	\$ 3,336.51	Marco, Inc. Nw 7128	Maint Contract	\$ 108.96
Baudler, Cliff	Township Meetings	\$ 80.00	Mcmorran Lawn Services	Broadleaf Control/Fertilizer	\$ 190.00
Bauer, Alex	Boots	\$ 250.00	Metzger, Sam	Township Meetings	\$ 120.00
Bigelow Welding Repair	Welding Wire	\$ 131.56	Midwest-Wheel Companies	Parts #643	\$ 44.75
Blade-Tech Industries, Inc.	Equipment/Holster	\$ 509.13	Mitchell, Alex	Township Meetings	\$ 80.00
Bomgaars Supply Inc	Hornet Spray, Gloves, Wheel, Blade, Set, Handle, A	\$ 168.96	Murphy Heavy Contracting Inc	Lfm-Lbrw22l-7x-01 W22 Lee Bridge	\$ 13,478.13
Bridgewater Tires & More	Tire Labor	\$ 125.50	Orient City	Transfer Of Jurisdiction Payment	\$ 415.93
Capital City Equipment Company	Dust Covers	\$ 75.87	Pitney Bowes Rental Charges	Postage Meter Rent	\$ 174.84
Carr, Adam	Installed 2000 Gallon Diesel Tank In Orient	\$ 4,421.11	Postage-By-Phone Reserve Acct	Postage	\$ 3,500.00
Cintas	Uniform, Mop & Mat Service/1st Aid Supplies	\$ 275.13	Richland Township	Union Cemetery Fencing	\$ 10,691.23
Creston Automotive	Rear U Joint 2021 Ford Pickup	\$ 186.62	Roberts, Scott	Fuel	\$ 17.28
Daniels, Kendra	Township Meetings	\$ 80.00	Roy, Randall S., Jr.	Computer Updates	\$ 75.00
Daughenbaugh, Cole	Tire Labor/Tires	\$ 3,050.00	Schafer Construction	Tpo Installation Roof-Final Payment/Tornado Damage Service /1-5/ Sil Tahoe	\$ 9,420.00
Echo Group Inc	Electrical Supplies Breakers, Photo Cell	\$ 494.04	Sickles Trucking & Repair, Llc		\$ 117.29
Ed M Feld Equipment Co., Inc	Fire Extinguisher Inspections And Purchases	\$ 2,716.97	Sickles, Dean	Tshirts, Hoodies	\$ 218.09
Electronic Services System	Maintenance And Support	\$ 1,065.78	Sprayer Specialties Inc	Parts	\$ 93.62
Frese, Stan	Va Milage	\$ 383.46	Sullivan, Michael Steven	Tornado Relief Donations	\$ 1,870.56
Gatr Of Des Moines, Inc	Parts #641	\$ 70.74	Swanson, Matthew	Setup Computer Equipment	\$ 350.00
Grainger	Toilet Tee Mixing Adapter	\$ 45.61	Us Cellular	Backup Internet	\$ 21.64
Gross, Max A	Township Meetings	\$ 80.00	Verizon Wireless Bellevue	Cellular Phone Service	\$ 558.95
Guardian Warrior Solutions, Llc	Equipment/Duty Belt	\$ 202.34	Vestis	Floor Mats	\$ 171.20
Henningsen Const Inc	Lfm-Hmap33--7x-01	\$ 93,441.49	Visa	Google Workspace, 2021 Ford Repair - Fuse Junction	\$ 3,014.06
Holm's Radiator Llc	Labor	\$ 629.00	Walker, Jeff	Parts/Labor	\$ 780.00
Hosfelt, Angela	Iceoo District Iv Spring Meeting/Mileage	\$ 89.80	Wallace Auto Supply Co	Wash, Wax, Brush, Mitt	\$ 32.98
Housby Mack Inc	Filters/Parts	\$ 2,265.46	Young, Nancy	June Rent Payment	\$ 450.00
I-80 Companies Llc	Other Equipment Supplies	\$ 8.98	Zero9 Solutions, Ltd	Equipment/Supplies	\$ 675.25
Ia Prison Industries	Camping Envelopes	\$ 396.00	Ziegler Inc	Parts/Labor	\$ 41,024.49
			Zoul Properties	General Relief Rent	\$ 150.00
				Grand Total	\$ 221,770.24

0001 - GENERAL FUND	\$ 36,172.62
0002 - GENERAL SUPPLEMENTAL	\$ 29.95
0011 - RURAL SERVICES	\$ 11,181.19
0020 - SECONDARY ROAD	\$ 76,091.51
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	\$ 94,958.46
8500 - ADAIR COUNTY INSURANCE TRUST	\$ 3,336.51
GRAND TOTAL	\$ 221,770.24

Approved.

FY24 LANDFILL AUDIT: Moved by Wedemeyer and seconded by Hoadley to acknowledge the receipt of the FY24 Landfill Audit and to place it on file. Approved.

COURTYARD USE PERMIT: Moved by Wedemeyer and seconded by Hoadley to approve the courtyard use permit for Chamber Mainstreet for the KSIB Tractor Ride on June 14, 2025. Approved

BOARD MEETING – JUNE 18, 2025: With two Board members being absent that week and the Auditor's office being closed, Auditor Berg wondered if the Board would like to move the meeting to another day that week or just cancel the meeting for the week. Moved by Walker and seconded by Hoadley to cancel the Board meeting for the week of June 18, 2025. Approved.

GENERAL RELIEF BURIAL APPLICATION: Moved by Wedemeyer and seconded by Hoadley to approve the general relief burial application. Approved.

COUNTY VSO NATIONAL TRAINING REIMBURSEMENT FORM: Auditor Berg stated that the Veterans' Affairs office can now be reimbursed up to \$3,000 per year for Veterans' Affairs National Training. Gwen Johnston is submitting a form for reimbursement of \$418.02 for her current training expenses. Moved by Walker and seconded by Hoadley to sign the VSO National Training Reimbursement Form for reimbursement of \$418.02 for Johnston's training expenses. Approved.

RESOLUTION – FIXING DATE \$5M GO URBAN RENEWAL BONDS: Moved by Wedemeyer and seconded by Walker to approve **Resolution #2025-29** – Resolution Fixing Date For A Meeting On the Proposition Of The Issuance Of Not To Exceed \$5,000,000 General Obligation Urban Renewal Bonds Of Adair County, State Of Iowa (For Essential County Urban Renewal Purposes), And Providing For Publication Of Notice Thereof. Whereas, by Resolution No. 2010-51, adopted November 12, 2010, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Adair County Northwest Wind Farm Urban Renewal Plan (the "Plan") for the Northwest Wind Farm Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Adair County, Iowa; and WHEREAS, by Resolution 2013-33, adopted April 10, 2013, this Board approved and adopted an Amendment No. 1 to the Plan, which Amendment added urban renewal projects proposed to be undertaken within the Area and added land to the Area to the Area; and WHEREAS, by Resolution 2020-51, adopted November 25, 2020, this Board approved and adopted an Amendment No. 2 to the Plan, which Amendment added urban renewal projects proposed to be undertaken within the Area and added land to the Area; and WHEREAS, it is deemed necessary and advisable that Adair County, State of Iowa, should issue General Obligation Urban Renewal Bonds, to the amount of not to exceed \$5,000,000, as authorized by Sections 331.443 and 403.12, of the Code of Iowa, for the purpose - 3 - of providing funds to pay costs of carrying out essential county urban renewal purpose project(s) as hereinafter described; and WHEREAS, before bonds may be issued, it is necessary to comply with the procedural requirements of Chapters 331 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such bonds and the right to petition for an election. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ADAIR COUNTY, STATE OF IOWA: Section 1. That this Board meet in the Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Greenfield, Iowa, at 9:15 A.M., on the 25th day of June, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$5,000,000 General Obligation Urban Renewal Bonds, for essential county urban renewal purposes, the proceeds of which bonds will be used 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 and Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan including the N51 Shoulder Widening, bridge replacements, and culvert replacements. Section 2. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds. Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form: (To be published between: June 5, 2025 and June 15, 2025) Notice Of Meeting Of The Board Of Supervisors Of Adair County, State Of Iowa, On The Matter Of The Proposed Issuance Of Not To Exceed \$5,000,000 General Obligation Urban Renewal Bonds Of The County (For Essential County Urban Renewal Purposes), And The Hearing On The Issuance Thereof Public Notice is hereby given that the Board of Supervisors of Adair County, State of Iowa, will hold a public hearing on the 25th day of June, 2025, at 9:15 A.M., in the Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Greenfield, Iowa, at which meeting the Board proposes to take additional action for the issuance of not to exceed \$5,000,000 General Obligation Urban Renewal Bonds, for essential county urban renewal purposes, 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 and Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan including the N51 Shoulder Widening, bridge replacements, and culvert replacements. - 4 - At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the County, may be filed with the Auditor of the County in the manner provided by Section 331.306 of the Code of Iowa, pursuant to the provisions of Sections 331.441(2)(b)(14), 331.443 and 403.12 of the Code of Iowa. The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$26.81. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bond may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary. At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds. This notice is given by order of the Board of Supervisors

of Adair County, State of Iowa, as provided by Chapters 331 and 403 of the Code of Iowa. Dated this 28th of May, 2025. County Auditor, Adair County, State of Iowa (End of Notice) - 5 - PASSED AND APPROVED this 28th day of May, 2025. Roll Call Vote: Hoadley, aye; Walker, aye; Wedemeyer, aye; Christoffersen, aye; and Baier, aye. Approved.

AUDITOR – DEPUTY WAGE INCREASE: Moved by Hoadley and seconded by Christoffersen to approve the wage step increase for Auditor Deputy Timber Woosley increasing it from 83% to 85% of the Auditor's salary. Approved. Jeremy Rounds entered at 9:08 a.m.

SICOG – COMPREHENSIVE PLAN DISCUSSION: Jeremy Rounds, SICOG, met with the Board to discuss the purpose of a Comprehensive Plan and to answer any questions the Board had regarding the plan and the process. The Board asked if a comprehensive plan was important to update and Rounds stated that if you are going to use it, then yes it needs to be up to date. The main reason for people to have a plan is when zoning is in place as it is required at that point. But you don't necessarily need zoning to have and use a comprehensive plan. If a rural project comes into the County and the Board would like to fight it, they are going to go back to the last updated comprehensive plan to see if there are any guidelines that it doesn't follow. If the County has no interest in rural zoning, you don't legally need it, but Rounds would still recommend it as long as you are going to follow it and it will be useful to the Board in their decision making process. The plan can include current conditions of land use in the County and an analysis of future conditions and what the County needs to do to make it happen. You may also need ordinances or resolutions to support and enforce the plan as it wouldn't have any "teeth" alone. If you are using a comprehensive plan it should be updated every 15 to 20 years. Supervisor Baier stated he doesn't want to stop industrial growth in the County, but thinks it may be wise to have some guidelines in place for neighbors of these project, so he may be interested in updating the plan and putting in a zoning ordinance. Rounds stated that most Counties in Iowa have zoning and that as long as it is reasonable guidelines, it doesn't impede building and growth. Rounds recommends having top priorities to focus on when building a comprehensive plan and gave examples of farmland protection, water quality, renewable energy, industrial development, etc. If the Board is interested in doing zoning, it can be very minimal and only include setbacks or just give an opportunity to neighbors to voice their opinion. Supervisor Wedemeyer stated that we don't necessarily need to reinvent the wheel and could get some examples from other Counties. Supervisor Hoadley thinks that we need to get an updated plan in place to help us with our current ordinances and to be able to use it in future decisions. Rounds thinks it may cost between \$10-\$15,000 for a simple plan, but may be more with a more complicated and in depth plan. SICOG has time to do it and is capable of doing it, but Rounds would recommend an RFP, which he can help the County put together. Supervisor Hoadley would like SICOG to do it as they know our area, are easy to understand, easy to work with, and she knows they would spend the time needed with us. Moved by Hoadley and seconded by Christoffersen to table it for next meeting in order to think about it and come up with target areas to discuss and decide whether to move forward with the plan. Rounds stated that the Board could appoint a steering committee of local business leaders and active members of the County or do it themselves. Supervisor Wedemeyer stated he didn't necessarily want to be involved but also doesn't want to leave it to a certain group to make the decisions on the Board's behalf. Supervisor Hoadley stated that the board is not trying to stop growth, but that they just want to be more responsible with their decisions. Motion approved. The Board will come with bullet points on the direction they would like to go and see if they want to do an RFP. Vandewater and Kauffman exited at 9:38 a.m.

ADJOURNMENT: Moved by Wedemeyer and seconded by Hoadley to adjourn at 9:47 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Nathan Baier, Chair

ATTEST: _____ Mandy Berg, Auditor