

July 9, 2025

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

Also present: Mandy Berg, Brenda Wallace, Brittany Palmer, Kate Jensen, Jessica Petter, and Nick Rasmussen. Jennifer Nichols – Atlantic News Telegraph, Caleb Nelson – Adair County Free Press, 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 Hoadley to approve the agenda as posted. Approved.

MINUTES: Moved by Christoffersen and seconded by Hoadley to approve the minutes from June 30, 2025. Approved.

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

Access Systems	@Service Contract/Phones	\$279.67	ICAA	Iowa County Association Dues	\$344.00
Access Systems Leasing	Courthouse Computer Lease	\$613.40	Infomax Office Systems	Contract Base Charge	\$5,875.38
Ace Hardware Greenfield	@Parts/Supplies/Engineering Equip	\$175.41	ISAC	Fy26 Member Dues	\$6,560.00
Adair Co Emergency Mngmt	FY26 1/4 Tax Draw	\$23,637.00	Isac Group Dental	Dental Ins Premiums	\$306.66
Adair Co Fair Board	FY26 1/2 Tax Draw	\$20,000.00	Isac Group Health Program	Health Ins Premiums	\$5,033.00
Adair Co Health System	@3 Pre-Employment Physicals, Drug Tests	\$660.00	Isac Group Vision	Vision Ins Premiums	\$49.28
Adair Co Historical Soc	FY26 Tax Draw	\$4,000.00	Ita Group Holdings, Inc	@ Posters, Business Cards	\$40.00
Adair Co Home Care	FY26 1/4 Tax Draw	\$22,500.00	Jensen, Randall	Pest Control	\$195.00
Adair Co Sanitary Landfill	Per Capita Census	\$20,452.50	Johnston, Gwen	@ Meal At Chamber Mtg	\$12.00
Agriland FS Inc	@June Fuel	\$52,806.23	Karl Chevrolet Of Stuart, LLC	@ Labor, 1-6 Veh; Repair, Parts	\$212.05
Alliant Energy - IES	@ Utilities	\$37.90	Kellenberg, Dennis	Building Rent - July 2025	\$700.00
Amazon Capital Services	@ Parade Candy	\$167.48	Kinzie Service	@ Service 6.27.25	\$60.00
Auxiant	HRA Ins Trust Claims	\$3,106.96	Mainstay Systems Of Iowa	Windows 11/ Installation	\$450.00
Certified Power Inc Co	Parts #222	\$82.14	Mangels, Mike	@ Grove Cemetery Mowing	\$75.00
Christian Home Association	@ Juvenile Shelter Services	\$1,399.50	Matura Action Corp	Fy26 Tax Draw	\$26,660.00
Cost Advisory Services	@ FY24 Cost Allocation	\$3,300.00	McMorran Lawn Services	@ Mowing, Complete Kill	\$177.00
Creston Publishing Company	@ Bond Notice, Board Minutes	\$514.81	Mediacom	@ Telephone	\$325.87
Dallas County Treasurer	@E1 Lincoln /P48-Countyline Rd	\$12,616.83	Midwest Partnership	FY26 1/4 Tax Draw	\$8,383.50
Daughenbaugh, Cole	@Tire Labor And Tires	\$2,010.00	Midwest-Wheel Companies	@Parts #630	\$18.18
Des Moines Stamp Mfg Co	@ Rubber Stamp	\$30.50	Murphy Heavy Contracting	@ IN6 Summerset Bridge	\$36,697.17
Earlham Savings Bank	July 2025 Office Rent	\$784.56	Northland Products Co	@ 35# Oil	\$1,754.66
Edsall, Carolyn	@ VA Mileage	\$454.30	Polk Co Treasurer	@ Medical Examiner Fees	\$500.00
Farmers Lumber Company	@Materials To Install Water Hydrant	\$116.41	Power Plan, John Deere	@Parts #404	\$624.98
FNB Bank	@ Ach Origination Fees	\$82.40	Roberts, Christopher	Medical Examiner Fees	\$381.22
Fontanelle City	@Electric - Fontanelle Yard	\$36.53	Roy, Randall S., Jr.	@ Computer Updates	\$75.00
Frese, Stan	@ Va Mileage	\$228.69	Schmidt Family Funeral	@ Medical Examiner Transportation	\$700.00
Garden & Associates, Ltd	@Lfm-Lrcbw9l--7x-01 W9 Lincoln	\$284.00	Secretary Of State	Notary - Buckner	\$30.00
Grainger	@Pallet Shelving	\$2,941.40	Shield Technology Corp	New Interface Configuration	\$100.00
Graham Sanitation	Trash Pickup	\$485.00	Shuck-Britson, Inc.	@2025 Bridge Inspections Thr 5-31	\$10,943.00
Greenfield Lumber Company	@Leather Gloves & Orient Cat Walk	\$79.62	Sickles Trucking & Repair	@Tire Labor	\$50.00
Greenfield Municipal Utilities	@ Utilities 3 Locations	\$4,447.07	Southern Ia Council Of Gov	FY26 Membership Fees	\$5,952.98
Hardisty, Eugene Russell	@ VA Mileage, Meal	\$215.81	Southern Ia Rural Water	@ Utilities	\$716.00
Hazardous Waste Brokers	@Clean out Diesel Tank	\$1,790.00	Southern Iowa Trolley	Fy26 Tax Draw	\$9,236.00
Housby Mack Inc	@Parts & Labor #642	\$8,561.08	Strazdas, Vanessa E.	@ Medical Examiner Expenses	\$200.00
I & S Group, Inc	@ North/Middle WMA Payment #3	\$26,446.25	Thomson Reuters - West	@ Library Plan Charges	\$494.85
I-80 Companies LLC	@Light Bulbs	\$12.49	Union Co Auditor	3rd Qtr DHS Expenses	\$2,796.37
IA Assoc Of Bldg Maintenanc	Annual IABME Summer Conference	\$175.00	Wallace Auto Supply Co	@ Parts/Equipment Supplies	\$426.60
ICAP	Fy 2026 Insurance	\$266,845.00	Wex Bank	@ Gas Co Cars	\$47.67
IA St Medical Examiner	@ Medical Examiner Fees	\$6,449.75	Windstream	@ Phone Bill	\$34.66
			Grand Total		\$616,063.77
0001 - GENERAL FUND		\$159,482.56			
0002 - GENERAL SUPPLEMENTAL		\$166,849.18			
0011 - RURAL SERVICES		\$31,633.03			
0020 - SECONDARY ROAD		\$212,905.93			
0021 - LOCAL OPTION SALES TAX		\$36,697.17			
8500 - ADAIR COUNTY INSURANCE TRUST		\$8,495.90			
	GRAND TOTAL	\$616,063.77			

Approved.

TAXABLE MILEAGE: Moved by Wedemeyer and seconded by Walker to approve the taxable mileage for Jodie Hoadley for \$192.96. Approved.

GENERAL RELIEF APPLICATION: Moved by Wedemeyer and seconded by Walker to deny the general relief application. Approved.

MANURE MANAGEMENT PLAN UPDATE: Moved by Wedemeyer and seconded by Christoffersen to acknowledge receipt of the manure management plan updates from Thompson Pork and Rectenbaugh Site 1 and 2. Approved. Nick Kauffman entered at 9:06 a.m.

COMPREHENSIVE PLAN AGREEMENT: The Board reviewed the proposed comprehensive plan from SICOG. Hoadley stated that she believed it encompassed everything that was talked about previously. Moved by Hoadley and seconded by Christoffersen to sign the comprehensive plan agreement with Southern Iowa Council of Governments. Walker abstained. Approved.

NOT TO EXCEED \$5,000,000 GENERAL OBLIGATION URBAN RENEWAL BONDS: Moved by Walker and seconded by Hoadley to approve **Resolution #2025-37** – Resolution Directing the Advertisement for Sale of \$5,000,000 (Dollar Amount Subject To Change) General Obligation Urban Renewal Bonds, Series 2025, and Approving Electronic Bidding Procedures and Distribution of the Preliminary 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 and Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan including the replacement of the grandstand structure and all related demolition and site improvements at the Adair County Fairgrounds, 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 \$1,500,000 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, 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 and Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan including the N51 Shoulder Widening, bridge replacements, and culvert replacements, 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: Section 1. 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. Section 2. That General Obligation Urban Renewal Bonds, Series 2025, of Adair County, State of Iowa, in the amount of \$5,000,000 (subject to change), to be issued as referred to in the preamble of this Resolution, to be dated August 21, 2025, be offered for sale pursuant to the published advertisement. Section 3. 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. Section 4. 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 "Adair County Free Press and Adair News", 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 23rd day of July, 2025, at 1:00 P.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 10:30 A.M. on said date. The notice shall be in substantially the following form: (To be published between: July 3, 2025 and July 19, 2025) NOTICE OF BOND SALE Time and Place of Sealed Bids: Bids for the sale of Bonds of Adair County, State of Iowa, hereafter described, must be received at the office of the County Auditor, Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Greenfield, Iowa (the "Issuer") before 10:30 A.M., on the 23rd day of July, 2025. The bids will then be publicly opened and referred for action to the meeting of the Board of Supervisors in conformity with the TERMS OF OFFERING. The Bonds: The Bonds to be offered are the following: GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2025, in the amount of \$5,000,000*, to be dated August 21, 2025 (the "Bonds") *Subject to principal adjustment pursuant to official Terms of Offering. Manner of Bidding: Open bids will not be received. Bids will be received in any of the following methods: ☐ Sealed Bidding: Sealed bids may be submitted and will be received at the office of the County Auditor at Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Suite 5, Greenfield, Iowa. ☐ Electronic Internet Bidding: Electronic internet bids will be received at the office of the County Auditor at Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Greenfield, Iowa. The bids must be submitted through the SPEERAUCTION competitive bidding system. ☐ Electronic Facsimile Bidding: Electronic facsimile bids will be received at the office of the Municipal/Financial Advisor, Speer Financial, Inc., Waterloo,

Iowa (facsimile number: 319-291-8628). Electronic facsimile bids will be treated as sealed bids. Consideration of Bids: After the time for receipt of bids has passed, the close of sealed bids will be announced. Sealed bids will then be publicly opened and announced. Finally, electronic internet bids will be accessed and announced. Sale and Award: The sale and award of the Bonds will be held at the Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Suite 5, Greenfield, Iowa at a meeting of the Board of Supervisors on the above date at 1:00 P.M. Official Statement: The Issuer has issued an Official Statement of information pertaining to the Bonds to be offered, including a statement of the Terms of Offering and an Official Bid Form, which is incorporated by reference as a part of this notice. The Official Statement may be obtained by request addressed to the County Auditor, Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Suite 5, Greenfield, Iowa or the Issuer's Municipal Advisor, Speer Financial, Inc., 531 Commercial Street, Suite 608, Waterloo, Iowa, 50701, Telephone 319- 291-2077. Terms of Offering: All bids shall be in conformity with and the sale shall be in accordance with the Terms of Offering as set forth in the Official Statement. Legal Opinion: The Bonds will be sold subject to the opinion of Ahlers & Cooney, P.C., Attorneys of Des Moines, Iowa, as to the legality and their opinion will be furnished together with the printed Bonds without cost to the purchaser and all bids will be so conditioned. Except to the extent necessary to issue their opinion as to the legality of the Bonds, the attorneys will not examine or review or express any opinion with respect to the accuracy or completeness of documents, materials or statements made or furnished in connection with the sale, issuance or marketing of the Bonds. Rights Reserved: The right is reserved to reject any or all bids, and to waive any irregularities as deemed to be in the best interests of the public. By order of the Board of Supervisors of Adair County, State of Iowa. County Auditor, Adair County, State of Iowa (End of Notice) PASSED AND APPROVED this 9th day of July, 2025. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved.

TREASURER – DEPUTY LONGEVITY INCREASE: Moved by Wedemeyer and seconded by Christoffersen to approve the \$0.10/hour longevity increase for Marilee Kerber for completion of 10 years with the County. Approved. Wallace exited and Kent Irwin entered at 9:08 a.m.

ENVIRONMENTAL HEALTH: Kent Irwin, Environmental Health, gave an update to the Board: been doing many water tests, still about 8 weeks out on perc tests and doing them as quickly as possible, discussed well plugging and radon testing. Irwin exited at 9:12 a.m.

CROSSROADS – 24-25 SCHOOL YEAR RECAP: Brittany Palmer, Kate Jensen, and Jessica Petter, Crossroads gave an update to the Board on the 24-25 school year program that is being funded by Adair County Opioid Settlement funds. Jensen stated that all programs were successful and that all students felt they did well on their goals which focus on school achievement/attendance, drug use control, and mood management. They have been looking towards next school year and have reached out to teachers to see if there are any students that may be interested in program and have already met with some of those students. Supervisor Walker asked if there would be a program next year for the fifth graders since they were moving to the middle school next year. At this time there is anything planned with their current time capacity/scheduling conflicts, but it can be something they can discuss and see about eventually bringing on another staff member. The group agreed that having that consistent message and starting earlier is most beneficial to the students. Palmer, Jensen, and Petter exited at 9:22 a.m.

ENGINEER: Sign ROW Contract – Moved by Walker and seconded by Hoadley to sign the right-of-way contract with the Dwight Hawley Trust for \$1,051.49 for the W9 Lincoln Culvert Project LFM-LRCBW9L—7X-01. Approved. **Sign Front Page –** Moved by Christoffersen and seconded by Hoadley to sign the Front Page of plans for the N27 Lincoln Bridge Project L-LBRN27L—73-01. Approved. **Maintenance & Activities Report –** Engineer Kauffman gave an update to the Board on the following projects: Murphy has delivered the beams for the Section 6 Summerset bridge, Govig will be closing the road for the W1 Lee project on riverside next week and have started moving in equipment, Manatts will become to seal the cracks, have signed the final paperwork yesterday for FEMA so am hoping to receive a check in about 3 weeks followed by the local match and administration costs for the Cat Z project later, P38 contractor should start Monday next week – ramps will be closed along with the road between the interstate and Dexter with construction completing in September, Schildbergs has been working up by the rock and reinforcing the road bank, received the CAT compact loaders, discussed getting a cutter or two either this year or next, and grader training will be in the fall.

ADJOURNMENT: Moved by Walker and seconded by Wedemeyer to adjourn at 9:35 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Nathan Baier, Chair

ATTEST: _____ Mandy Berg, Auditor