

September 10, 2025

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

Also present: Mandy Berg, Tony Hardisty, Scott Akin, Melissa Larson and Jeff Vandewater. Brenda Dudley – Midwest Partnership, Jennifer Nichols – Atlantic News Telegraph, Mandy Billings – KSOM, Ric Hansen – KJAN joined via conference call.

All motions were approved unanimously unless noted otherwise.

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

MINUTES: Moved by Christoffersen and seconded by Hoadley to approve the minutes from September 3, 2025. Approved.

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

AUXILIANT	INS TRUST CLAIMS	\$3,194.95
	GRAND TOTAL	\$3,194.95
8500- ADAIR CO INSURANCE TRUST		\$3,194.95
	GRAND TOTAL	\$3,194.95

Approved.

TOWNSHIP CLERK WAGES: Moved by Hoadley and seconded by Christoffersen to approve the township clerk wages for Amanada Pickrell for \$40.00. Approved.

ATTORNEY – EMPLOYEE PAY INCREASES: Melissa Larson, County Attorney, stated that Nellie Griffith moved to the paralegal position on February 15th, 2025 and hired Kara Buckner on January 3rd, 2025 and is asking for a \$1.00/hour raise for each with the completion of the 6-month probationary period. Larson stated that they are the only employees who did not receive the 5% wage increase at the new fiscal year. Larson's FY26 budget still includes the 5% wage increase, so it can be absorbed as this increase is less than what they would have received with the 5%. Moved by Walker and seconded by Hoadley to approve the \$1.00/hour increase for both Griffith and Buckner effective September 20, 2025. Hoadley stated that they will also receive the fiscal wage increase like all the other County employees going forward. Approved. Larson exited and Brenda Wallace and Michelle Carns entered at 9:06 a.m.

TREASURER – TAX ABATEMENT: Moved by Wedemeyer and seconded by Walker to approve **Resolution #2025-49 – Abatement of Taxes.**

Whereas, As Per Iowa Code 445.63, the Adair County Board of Supervisors, does hereby abate the taxes for the following parcels:

New Life Baptist Church

District	Parcel	Year	Taxes	Interest	Cost	Total
01032	0103153001	2024 CT	\$1,976.00	\$0.00	\$0.00	\$1,976.00
Grand Total:						\$1,976.00

Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. Wallace exited and Renee Schwartz, Deb Parrot, Cath Olesen, John Twombly, Jacque Eblen, and Gene Hardisty entered at 9:09 a.m.

GREENFIELD POOL STEERING COMMITTEE: The Greenfield Pool Steering Committee distributed a proposed timeline and image of the new Greenfield City Pool. The City has initiated plans for a new pool project by approving a bond referendum to be placed on the November ballot this year, recognizing that the current pool—built in 1942—is nearing the end of its usable life. While staff has done a remarkable job maintaining it, significant repairs would trigger new safety requirements and extend its life by only about 10 years. The proposed new pool, estimated to cost between \$5–6 million, is inspired by facilities in Iowa towns similar to Greenfield, with a focus on swimming and diving features, as well as a zero-entry area to enhance accessibility for seniors. The City can bond for \$1 million, and the steering committee has already secured donations from Rose Acres and local residents, but is seeking additional support from the County. The committee is also leveraging many partners that include great grant writers to apply for grant funding. The CAT grant requires a 65% match and having support from the City and County shows great community support and commitment when applying for these grants. A pool is not a money maker, but the committee emphasized the pool's role as a vital community asset, economic driver, and attraction for young families. Its central location, next to the park and within walking distance for many. Efforts to attract more lifeguards with higher pay and volunteer leadership have already improved operations. A community event is planned for September 20, 2025 to showcase the current pool's condition and build support for the new facility. The Board would like to look into what options the County has and put it back on the agenda next week. Schwartz, Parrot, Olesen, Twombly, Eblen, and Hardisty and exited and Jotham Arber entered at 9:43 a.m.

ENVIRONMENTAL HEALTH: Jotham Arber, Environmental Health, gave an update to the Board on the following projects: Efforts are underway to secure a grant aimed at providing 200 free radon test kits per county, as part of a broader initiative to address radon exposure. The state is also actively working on radon testing, and there are hopes that future legislative sessions will allow grant funds to help offset the often high cost of installing radon mitigation systems. Have been continuing to work on septic systems and perc testing. They are going to reach out to Sac County to learn how they do their soil analysis and testing for perc tests as this could help speed up our process. They can provide American Cross lifeguard training and certification

for free for any pool within the County. Vandewater exited at 9:48 a.m. Arber exited at 9:52 a.m. Nick Kauffman and Gavin Walhovd entered at 9:53 a.m.

ENGINEER: Award Resolution – Moved by Walker and seconded by Christoffersen to approve **Resolution #2025-50** – Award of Bid for Project L-LRCBN35W—73-01 150th St.: - This project involves replacing existing corrugated metal pipe culverts with a reinforced concrete box culvert along Adair County 150th St. The project will also include the replacement of a driveway culvert, a roadway pipe culvert, the placement of revetment, granular surfacing, and seeding. Be It Resolved, by the Adair County Board of Supervisors, as follows: Section 1: That bid for L-LRCBN35W—73-01 be awarded to the low bidder, GUS CONSTRUCTION CO., INC., CASEY, IA for the total cost of \$228,809.06. Section 2: That the chair be authorized to sign the contract documents on behalf of the board. Section 3: That this resolution shall take effect immediately. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. **Approve Performance Bond** – Moved by Wedemeyer and seconded by Walker to approve the performance bond for the N35 Walnut Culvert Project L-LRCBN35W—73-01. Approved. **Sign Contract** – Moved by Wedemeyer and seconded by Hoadley to sign the contract for the N35 Walnut Culvert Project L-LRCBN35W—73-01. Approved. Walhovd exited at 10:00 a.m. **Adams-Adair County Engineer Agreement** – The Adams-Adair County Engineer Agreement was discussed following a draft prepared by County Attorney Larson, outlining a shared arrangement for County Engineer Kauffman. While the current proposal suggests a 50/50 time and cost split, Supervisor Hoadley expressed concern, advocating for a 60/40 financial split in Adair's favor to better reflect the county's investment and interests, though she agreed with equal time sharing. Supervisor Walker argued for the fairness and practicality of a 50/50 split, emphasizing that the intent is not profit but mutual support and cost savings. Kauffman stated it would be an additional \$28,000 in savings with a 60/40 plan. Supervisor Christoffersen stated that after talking with several people, there was concern about the shared engineer as the County has tried doing so in the past which didn't have a great outcome. However, it was discussed that Adair County was in a different situation at the time and did not have the same staff and position it has now. Adams County Supervisors, Hardisty and Akin stressed Kauffman's comfort with the situation noting that this would not have been brought to our Board if Kauffman wasn't on board with the idea. The consensus leaned toward starting with a 50/50 arrangement and re-evaluating later stating that all parties involved still have the option to end the agreement within 30 days if it doesn't work. Moved by Walker and seconded by Wedemeyer to approve the drafted Adams-Adair County Engineer Agreement, with the 50/50 time and cost split, with a start date of November 3, 2025. Hoadley, nay and Christoffersen, nay. Approved. **Maintenance & Activities Report** – Kauffman gave updates to the Board on the following projects: the City of Orient's attorney is drafting a deed for the property purchased in Orient, W1 Lee bridge down on Riverside, starting on the N11 Lee repair project today, Herbergers not yet doing much on the Eureka project on 170th, the N16 Washington project south of Bridgewater will be at least a year out for letting due to using federal funds and being deemed as historic. Kauffman and Carns exited at 10:25 a.m.

AUDITOR: FY25 CASH Annual Financial Report – Auditor Berg gave an overview of the revenues, expenditures, and fund balances on the FY25 CASH Annual Report. Moved by Hoadley and seconded by Walker to publish the FY25 CASH Annual Financial Report. Approved.

Election Deputy Pay Increase – Auditor Berg stated that her Elections and Real Estate Deputy has now been here for two years and would like to increase his salary from 72% to 74% of her salary. Moved by Wedemeyer and seconded by Hoadley to approve the increase to 74% of the Auditor's salary for Nathan Reed effective August 30, 2025. Approved.

ADJOURNMENT: Moved by Wedemeyer and seconded by Walker to adjourn at 10:32 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Nathan Baier, Chair

ATTEST: _____ Mandy Berg, Auditor