

September 17, 2025

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

Also present: Mandy Berg. Ric, Caleb, 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 Wedemeyer and seconded by Walker to approve the minutes from September 10, 2025. Approved.

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

Access Systems	Service Contract/Phones	\$280.02	Jensen, Randall	Pest Control	\$120.00
Ace Hardware Greenfield	Pit Repairs	\$348.94	Johnston, Gwen	Meal At Chamber Mtg	\$12.00
Adair Co Health System	Jail Meals	\$3,034.50	Kellenberg, Dennis	Building Rent	\$700.00
Adair Co Home Care	I4 Grant	\$1,550.50	Labarge, Sonja A.	@ Cleaning	\$217.50
Adair News, The	@ Bd Minutes	\$2,288.84	Lamb Funeral Homes, Inc	Transport Medical Examiner	\$895.00
Agri Drain Corp	Tiles Lines/Hand Tools	\$220.98	Manatt's Inc	Asphalt Paving Crack Seal	\$17,460.00
Agriland Fs Inc	August Fuel	\$50,167.59	Mangels, Mike	Grove Township Mowing	\$75.00
Airhart, Bob	L-LBRW18H--73-01	\$449.04	McClure Engineering Co	P28 Shoulder Widening	\$4,484.33
Alliant Energy - IES	Intersection Lighting/Utilities	\$393.65	McMorran Lawn Services	Lawn Mowing	\$176.00
Amazon Capital Services	Pen, Refills, Highlighters	\$38.03	Mediacom	Phone & Internet	\$1,141.44
Ascendance Trucks, LLC	Filters	\$139.00	Mid-American Signal, Inc.	Distance Meter #175	\$922.00
Auxiant	HRA Ins Trust Fees	\$1,376.69	Midwest-Wheel Companies	Other Equipment Supplies	\$215.88
Berg, Mandy	Mileage, Parking ISAC	\$284.24	Mitchell, Kelly	District Iv Mtg Mileage	\$76.86
Bomgaars Supply Inc	Hose, Boot Laces	\$28.29	Moody's Investors Service	Series 2025 Bond Rating	\$14,500.00
Brown's Heavy Equipment	Parts/Labor	\$2,747.12	ODP Business Solutions	Office Supplies	\$89.66
Carr, Adam	16 Lights Replaced Greenfield Shop	\$3,337.81	Orient Municipal Light	Utilities	\$29.79
Central IA Distributing Inc	Glass Cleaner, Sani Wax Bags	\$136.00	Orient Municipal Water	Lo Water, Orient Dumpstation	\$247.96
Certified Laboratories	1 CURust - Dz2	\$307.00	Pearson Do, Timothy C	Medical Examiner Fees, Mileage	\$214.00
Cintas	Uniforms, Mop & Mat Service	\$201.34	Postmaster	Postage Stamps	\$312.00
Co Cons Peace Off Assn	Peace Officer Training	\$190.00	Productivity Plus Account	Parts/Filters/Labor	\$1,721.38
Creston Publishing Company	Board Minutes	\$2,266.60	Roberts, Christopher	Medical Examiner Fees, Mileage	\$229.82
Daughenbaugh, Cole	Tires/Tubes/Tire Labor	\$600.00	Schildberg Const Co Inc	Maintenance Rock	\$136,695.00
Dukes, Dennis	Township Meeting	\$40.00	Schindler Elevator Corporation	Preventative Maintenance	\$3,183.45
Earlham Savings Bank	September 2025 Office Rent	\$784.56	Secretary Of State	Notary	\$60.00
Erlandson, Gary	Township Meeting	\$40.00	Shuck-Britson, Inc.	2025 Bridge Inspections Thru 7-31	\$4,912.50
Farmers Electric Coop	Mt Electric, Lo Electric	\$1,393.59	Sickles Trucking & Repair	Brake Pads, Rotors, Oil, Supplies	\$2,429.62
FNB Bank	Ach Origination Fees	\$88.70	Southern IA Rural Water	Utilities	\$175.00
Fontanelle City	Utilities	\$37.15	Stivers Ford	Parts #175	\$47.20
Foster, Tim L	Township Meeting	\$40.00	Stuart Herald, The	Resource Fair	\$230.00
Fox Welding Co	Pipe Culverts/Pit Repair Project	\$998.46	Thomson Reuters - West	Library Plan Charges	\$494.85
Frisbie, Brenda	Office Cleaning	\$150.00	Tires & Service Inc	Tire Labor/Tires & Tubes	\$110.95
Galls, LLC	Uniform Boots	\$351.16	UMB Bank N.A.	2019 Paying Agent Fees	\$900.00
Govco Inc	W1 Lee Bridge Replacement	\$44,787.81	Unity Point Clinic	2 Random Drug Tests Qtr 3 2025	\$84.00
Grantham Sanitation	Trash Pickup	\$300.00	Us Cellular	Backup Internet	\$10.82
Greenfield Lumber Co	Radios & Related Equip/Oil Pit	\$514.28	Verizon Wireless	Hot Spot	\$60.03
Greenfield Municipal Ut	Utilities	\$5,126.55	Verizon Wireless Bellevue	Cellphone Service	\$102.59
Gus Construction Co Inc.	N35 Walnut Culvert	\$6,474.94	Vestis	Floor Mats	\$171.20
Guthrie Co Envir Health	Aug Billing	\$3,617.93	Visa	Lodging, Supplies	\$3,877.63
Harkins, Scott E.	Tire Repair 1-4	\$35.00	Wallace Auto Supply Co	Parts/Supplies. Tools	\$1,351.55
Herberger Construction	N7 Eureka Bridge	\$7,231.93	Windstream	Telephone Utility	\$737.97
IA Division Of Labor	Hot Water Heater Inspection	\$95.00	Young, Nancy	Va Rent, Oct	\$450.00
IMWCA	Work Comp Premium-Installment #3	\$4,010.00	Ziegler Inc	Parts & Filters	\$3,413.61
Infomax Office Systems	Computer Service Base Charge	\$5,911.70		Grand Total	\$355,979.53
Iowa Communications Net	lcn Line, Aug 2025	\$226.00			
0001 - GENERAL FUND		\$52,009.78			
0002 - GENERAL SUPPLEMENTAL		\$2,066.84			
0011 - RURAL SERVICES		\$2,040.75			
0020 - SECONDARY ROAD		\$234,906.46			
0021 - LOCAL OPTION SALES TAX		\$13,706.87			

0032 - NW WIND FARM UR DEBT SERVICE FUND	\$600.00
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	\$49,272.14
8500 - ADAIR COUNTY INSURANCE TRUST	\$1,376.69
GRAND TOTAL	\$355,979.53

Approved. Nick Kauffman entered at 9:03 a.m.

TRANSFER RESOLUTION: Moved by Walker and seconded by Hoadley to approve **Resolution #2025-51** – Transfers FY2026. BE IT RESOLVED by the Adair County Board of Supervisors to direct the Adair County Auditor to transfer \$1,500,000 from the NW Wind Farm UR Capital Project Fund (1520) to the Misc Capital Projects Fund (1599) for expenditures for the Fairgrounds Grandstand Project. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, and Baier, aye. Approved.

TOURISM COUNCIL: Moved by Wedemeyer and seconded by Walker to appoint Sarah Reha, Stuart Representative; Tyler Raasch, Bridgewater Representative; and Rachel Randel, At-Large Representative, to the Adair County Tourism Council. Approved.

MANURE MANAGEMENT PLAN UPDATES: Moved by Wedemeyer and seconded by Hoadley to acknowledge receipt of the manure management plan updates from McKee Farms and Rose Acre Farms. Approved.

GREENFIELD POOL DISCUSSION: Jennifer Garside, Deb Parrot, Michell Carns and Jacque Eblen entered at 9:05 a.m. Supervisor Baier, Supervisor Christoffersen, and Auditor Berg met with the County's bond attorney at Ahler's and Cooney to see what the Board's options would be if they decided to help fund the Greenfield Pool Project. One option the Board could consider is amending the County's current Urban Renewal Plan or creating a new Urban Renewal Plan to add in the pool project. This process would take three to four months to complete and once completed, the Board could then bond for the project potentially in the spring/summer of 2026. However, bonding for the project would be subject to a reverse referendum. If a petition is received, a question to issue debt for the project would have to be placed on a November election ballot, with November 3, 2026 being the earliest possible date. The cost to add this to an Urban Renewal Plan could be anywhere from \$4,000-\$10,000 plus costs of an election if applicable. It was questioned at a prior meeting if Local Option Sales Tax revenue could be used to fund the project. To do so, the Board would need to call for an election to change the use of LOST revenue. The County could then issue LOSST revenue bonds, which are typically a higher interest rate than General Obligation bonds. This option would directly take money away from the County's bridge projects. The last option the County has is to "free up" cash in the County's original budget by bonding for other applicable projects. However, the County does not currently have large enough projects in the budget to cover this large expense. Supervisor Walker stated that he did not want to take funds away from our roads and bridges. Supervisor Hoadley stated that HF718 has really tied our hands and explained how it is making it difficult to secure funding for equipment and other County needs. Supervisor Wedemeyer asked if other options have been looked at as he has heard about similar projects costing much less than what is being presented and wondered if this is a realistic estimate. Carns explained that they have solicited many other bids and that this has been the lowest. Garside pointed out that their original bid for a true aquatic center came in at \$16 million, so the project has been scaled back by a lot. Eblen shared that the advisory committee has put a lot of work into it and have visited 8 to 10 communities and pools where they have compared projects and engineers based on their quality of work and the satisfaction of the communities. Supervisor Christoffersen stated that he would like to see the outcome of the City of Greenfield's election for their \$1 million bond that will be on the ballot this November before committing any funds for the project. If the question is passed, the County can then bond for the project in the spring if they choose to, although it was highly suggested that the County be the last money in by the County's bonding attorney. Carns stated that they are still waiting on some private donors and some corporate donors that may be substantial. Wedemeyer stated that it may be beneficial to start the process of adding the project to the County's Urban renewal plan, see how the vote comes out at the City level, and then move forward from there. Garside, Parrot, Carns, and Eblen exited at 9:28 a.m.

ENGINEER: Longevity Raise – Moved by Hoadley and seconded by Walker to approve the \$0.10/hour longevity raise for Lee Stewart for completion of 25 years with County. Approved. **Award Resolution** – Moved by Wedemeyer and seconded by Walker to approve **Resolution #2025-52** – WHEREAS, The Board of Supervisors, hereafter referred to as "the Board", shall be considered as acting on behalf of Adair County, Iowa; and WHEREAS, The Board of Supervisors, believes FY26 County-wide HMA Joint and Crack Sealing Project, FM-C001(131)-55-01, hereafter referred to as "the project" is in the best interest of Adair County, Iowa, and the residents thereof. The project is defined as the Joint and Crack Sealing of various HMA pavement roadways within Adair County.; and WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and WHEREAS, The Board finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of Adair County and its citizens, all as provided for in and permitted by section 331.301 of the Code of Iowa; and IT IS THEREFORE RESOLVED by the Board to accept the bid from Manatt's Inc. in the amount of \$102,624.00 and awards the associated contract to the same; BE IT FURTHER RESOLVED that all other resolutions or parts of resolutions in conflict with this resolution are hereby repealed. If any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action or the Board as a whole or any part thereof not adjudged invalid or unconstitutional. This resolution shall be in full force and effect from and after the date of its approval as provided by law; and BE IT FURTHER RESOLVED by the Board of Supervisors of Adair County, Iowa, that after receiving the necessary contract documents, including but not limited to, the contractor's bond and certificate of insurance, Nick Kauffman, P.E., the County Engineer for Adair County, Iowa be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the afore awarded construction project. Roll Call Votes: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, and Baier, aye. Approved. **Maintenance & Activities Report** – Kauffman gave updates to the Board on the following projects: a letter was sent for a clean up in the County's right-of-way, Herberger is working on N7 Eureka bridge, trees have been cleared and are moving along at N25 Walnut, Govig is working on setting beams yesterday at the N11 Lee repair project, County is doing dirt work on W1 Lee, Schildberg's is working on 120th east of the rock and then the

County will do their part to get the road opened back up, raised \$59,670 for auctioned items on Purple Wave, and Adams County will be looking at the shared engineer agreement on Monday.

ADJOURNMENT: Moved by Wedemeyer and seconded by Hoadley to adjourn at 9:37 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Nathan Baier, Chair

ATTEST: _____ Mandy Berg, Auditor