

November 26, 2025

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

Also present: Mandy Berg, Dominic Johnson, Bill Newbury, Nick Kauffman, and Brenda Wallace. Ric Hansen – KJAN, Jennifer Nichols – Atlantic News Telegraph, Caleb Nelson – Adair County Free Press, and Mandy Billings – KSOM joined via conference call.

All motions were approved unanimously unless noted otherwise.

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

MINUTES: Moved by Christoffersen and seconded by Hoadley to approve the minutes from November 18th, 2025. Approved.

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

Access Systems	Total Phone Care	\$352.20	Lansman, Chad Michael	Annual Inspection	\$151.80
Ace Hardware Greenfield	J-B Weld, Vinegar	\$66.91	Larson, Melissa S., P.C.	Telephone	\$48.47
Adair Co Engineer	Gas County Cars	\$5,007.09	Linde Gas & Equipment Inc	Monthly Cylinder Rent	\$396.17
Adair Co Health System	Jail Meals	\$1,866.50	Mail Services LLC	Print & Postage	\$990.56
Adair Co Home Care	Local Public Health Grant	\$3,973.20	Marco, Inc. NW 7128	Maint Contract	\$123.21
Agri Drain Corp	Tile Line Supplies	\$15.15	McMorrn Lawn Services	Lawn Mowing	\$88.00
Alliant Energy - IES	Intersection Lighting/Utilities	\$240.43	Mediacom	Internet	\$666.73
Amazon Capital Services	Election Supplies	\$249.72	Motorola Solutions, Inc	Radio Tower Repair/ Tornado	\$41,240.10
Auxiant	HRA Ins Trust Claims	\$1,912.17	Norsolv Systems Environ	Parts Washer Serviced	\$210.95
Blacktop Service Company	Patching On G-61	\$13,220.00	Northland Products Co	Oil	\$5,688.05
Carr, Adam	Install Surge Protector	\$2,014.69	ODP Business Solutions	Copy Paper	\$396.27
Cintas	Uniforms, Mop/Mat Service/1st Aid	\$217.94	Orient City	Transfer Of Jurisdiction	\$439.55
Creston Publishing Company	Publication Notice	\$74.68	Pitney Bowes Rental Charges	Postage Meter Rent	\$174.84
Daughenbaugh, Cole	Tire Repair	\$20.00	Schildberg Const Co Inc	Maintenance/Shoulder Rock	\$127,418.02
Don Carlos Insurance	Fidelity Public Employee Bond	\$1,983.00	Secondary Road Fund	Fuel	\$2,299.72
Ehler, Jonathan	Pesticide Trng, Meal For CCPOA	\$62.00	Secretary Of State	I-Voters Maintenance Fee	\$983.05
Farmers Electric Coop	Mt Electric, Lo Electric	\$1,326.37	Sickles Trucking & Repair	Tire Repair, 1-4	\$22.50
Fox Welding Co	Welding Supplies	\$257.24	Storey Kenworthy	Affidavit Envelopes	\$185.38
Frese, Stan	Va Transportation Lunch	\$13.99	Sunset Law Enforcement	Ammunition	\$1,174.80
Galls, Llc	Uniform Supplies	\$41.15	Tec Equipment Inc.	Parts #506	\$1,137.94
Ghale, Floyd	T-Shirts	\$140.41	Us Cellular	Backup Internet	\$21.64
Greenfield Lumber Company	Paint, Tray, Antifreeze	\$307.24	Verizon Wireless	Hot Spot For Survey Crew	\$60.03
Gus Construction Co Inc.	N35 Walnut Culvert	\$6,870.60	Verizon Wireless Bellevue	Cellphone Service	\$145.95
Hansen, Sawyer	Boots	\$181.86	Visa	Lodging/Training/Postage/EngServices	\$2,431.46
Hawkeye Truck Equipment	Monroe Cross Conveyor	\$7,700.00	Walker, Jeff	Parts/Labor#507	\$3,870.00
Herberger Construction Co,	L-LBRN7E--73-01 N7 Eureka Bridge	\$34,498.39	Wallace Auto Supply Co	Socket	\$20.99
Housby Mack Inc	Parts/Labor	\$6,057.64	Wiegert, Nash	Labor #313	\$4,050.00
Infomax Office Systems	Contract Base Charge	\$5,641.70	Ziegler Inc	Parts/Labor/Filters/Supplies	\$1,266.85
Inland Truck Parts Co	Parts/Labor #643	\$1,237.98		Grand Total	\$291,448.28
Kerber, Chris	Reimbursement For Pesticide Training	\$45.00			
Labarge, Sonja A.	Cleaning	\$150.00			
0001 - GENERAL FUND		\$61,427.36			
0002 - GENERAL SUPPLEMENTAL		\$1,304.82			
0011 - RURAL SERVICES		\$5,852.45			
0020 - SECONDARY ROAD		\$179,401.58			
0021 - LOCAL OPTION SALES TAX		\$41,368.99			
1520 - NW WIND FARM UR CAPITAL PROJECT FUND		\$180.91			
8500 - ADAIR COUNTY INSURANCE TRUST		\$1,912.17			
	GRAND TOTAL	\$291,448.28			

Approved.

2026 TRASH BIDS: The Board received one sealed trash bid. Moved by Wedemeyer and seconded by Hoadley to approve the following trash bid received from Grantham Sanitations for 2026 trash collection:

	Site 1	Sites 2&3	Site 4	Site 5
Grantham Sanitation	\$25.00	\$175.00 (once/week) \$300.00 (twice/week)	\$100.00	\$160.00 *extra dumps billed separately if needed.

Approved.

MANURE MANAGEMENT PLAN UPDATE: Moved by Walker and seconded by Hoadley to acknowledge receipt of the Glenview Finisher Farm Manure Management update. Approved.

TREASURER: Brenda Wallace, County Treasurer, informed the Board that their office is going to begin doing online appointments for driver's license appointments. This is something that the Department of Transportation will be requiring with phase one going live in 2026 and the second phase in 2027. They still will continue to do walk-ins around appointments. They have seen an increase with out of county residents including Polk, Union, and Madison County residents. The appointments can be made through the DOT website. Wallace exited at 9:08 a.m.

CONSERVATION: Dominic Johnson, Conservation Director, stated that there is a need to fill the vacancy of Doug Davidson on the Conservation. His recommendation would be for the Board to appoint Bill Newbury to the position. Newbury introduced himself and discussed why conservation is important to the community. Moved by Hoadley and seconded by Walker to appoint Bill Newbury to the conservation board to fill Doug Davidson's vacancy expiring December 31, 2030. Approved. Johnson gave an update to the Board on the following conservation activities: Showerhouses closed for the year, but electricity is still on at the campsites and water can be turned on if necessary; moving forward with a \$50,000 pit latrine at Orient using grant and foundation money and will hopefully be done this spring; hunting season is upon us; almost done with the walking path around Mormon Trail and are working on a trail at Middle River. Johnson and Newbury exited at 9:16 a.m.

ENGINEER: Award Resolution – Moved by Wedemeyer and seconded by Hoadley to approve **Resolution #2025-55** – Award of Bid for Project LFM-LRCBW9L—7X-01 P-28: - This project involves replacing an existing 43' x 30' single span, steel beam bridge with a reinforced concrete box culvert along Adair County Stuart Rd. The project will also include the placement of a roadway pipe culvert, revetment, hot mix asphalt pavement, granular surfacing, and seeding. BE IT RESOLVED, by the Adair County Board of Supervisors, as follows: Section 1: That bid for LFM-LRCBW9L—7X-01 be awarded to the low bidder, GUS CONSTRUCTION CO., INC., CASEY, IA for the total cost of \$1,021,347.40. 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. Moved by Walker and seconded by Christoffersen to approve **Resolution #2025-56** – WHEREAS, a memorandum from the County Engineer has been filed with the Adair County Board of Supervisors asking that action be taken to vacate and close a section of Adair County Secondary Road, as described as follows: That portion of "332nd Lane", established August 5'h, 1872 (See Adair County Road Record Book 3, Page 210), commencing at a point located 33 feet east of the northwest corner of the southeast quarter of the northwest quarter of Section 34, Township 74 North, Range 33 West of the 5'h Principal Meridian thence running east on the north line of the southeast quarter of the northwest quarter of said Section 34, a distance of 1287.00 feet. NOW, THEREFORE BE IT RESOLVED that a hearing on the proposed vacation will be held by the Adair County Board of Supervisors in their office, Adair County Courthouse, Greenfield, Iowa 50849, at 9:30 AM on Tuesday, December 10, 2025, in accordance with Iowa Code Chapter 306. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Hoadley, aye; Walker, aye; and Baier, aye. Approved. **Maintenance & Activities Report** – Nick Kauffman, County Engineer, gave an update to the Board on the following projects: getting ready for snow with an expected 4-8 inches this weekend; Herbergers working on decking on bridge; will have the Engineer's conference Wednesday thru Friday next week; have talked with MidAmerican on paving a road for one and a half miles for the Orient Energy Center – will work on some kind of agreement and the details and will bring it back for MidAmerican to discuss with the Board along with Union County. Kauffman exited at 9:28 a.m.

AUDITOR – Transfer – Moved by Walker and seconded by Hoadley to approve **Resolution #2025-57** – Transfers FY2026. BE IT RESOLVED by the Adair County Board of Supervisors to direct the Adair County Auditor to transfer \$89,672.01 from the NW Wind Farm UR Debt Service Fund (0032) to the General Fund (0001) for TIF Project Expenditures incurred and certified as debt in November 2024; Roll Call Vote: Hoadley, aye; Walker, aye; Wedemeyer, aye; Christoffersen, aye; and Baier, aye. Approved. **Internal advance** – Moved by Christoffersen and seconded by Walker to approved. **Resolution #2025-58** – A Resolution Authorizing An Internal Advance to the Capital Projects Fund. WHEREAS, the County of Adair, Iowa (the "County"), has established the NW Wind Farm Urban Renewal Area (the "Urban Renewal Area") and has established the NW Wind Farm Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and WHEREAS, the County has undertaken various urban renewal projects (the "Projects") within the Urban Renewal Area and the immediate costs for said Projects are as follows: 1. Midwest Partnership for Economic Development services. Invoices total as follows for the period November 2024 through November 2025: General Fund - \$33,534.00; 2. GO Bond, Series 2025. Invoices total as follows for the period November 2024 through November 2025: General Fund - \$58,650.33; 3. Paying Agent Fees: General Fund - \$300.00; 4. GO Bond, Series 2022 Arbitrage Rebate: General Fund - \$3,000.00; WHEREAS, in order to make the costs of the Projects eligible to be paid from future incremental property tax revenues, it is necessary to facilitate internal advances of funds; NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of the County of Adair, Iowa, as follows: SECTION 1. It is hereby directed that an amount not to exceed ninety-five thousand four hundred eighty-four and 33/100 Dollars (\$95,484.33) be advanced to the Capital Projects Fund from the County's General Fund (the "General Fund Advance") in order to pay the costs of the Projects. The General Fund Advance (the "Advance") will be repaid to the General Fund, out of future incremental property tax revenues received into the Tax Increment Fund. SECTION 2. A copy of this Resolution shall be filed with the office of the County Auditor of Adair County, Iowa to evidence the Advances. Pursuant to Section 403.19 of the Code of Iowa, the County Auditor is hereby directed to certify, no later than December 1, 2024, the original, aggregate amount of the Advances as provided for herein. SECTION 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. **TIF Indebtedness certification:** Auditor Berg discussed the TIF Indebtedness Certification with the Board. Moved by Wedemeyer and seconded by Hoadley to sign the 2025 TIF Indebtedness Certification and to file it with the Auditor by December 1, 2025. Approved. **Urban Renewal Report** – Auditor Berg went through the FY25 Urban Renewal Report. Moved by Wedemeyer and seconded by Christoffersen to sign the Urban Renewal Report and for Auditor Berg to submit it to the state. Approved.

ADJOURNMENT: Moved by Hoadley and seconded by Wedemeyer to adjourn at 9:40 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Nathan Baier, Chair

ATTEST: _____ Mandy Berg, Auditor