

August 5, 2026

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

Also present: Ruthie Smith, Tony Mensing, Rob Mensing, Lee Ashmore, Colleen Oxley, Jerry Oxley, Gwen Johnston, John Schildberg, Melissa Larson. Jennifer Nichols – Atlantic News Telegraph, Mandy Billings – KSOM, and Caleb Nelson – Adair County Free Press joined via conference call.

All motions were approved unanimously unless noted otherwise.

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

MINUTES: Moved by Christoffersen and seconded by Baier to approve the minutes from August 3, 2026. Approved.

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

Access Systems Leasing	Courthouse Computer Lease	\$613.40	Linde Gas & Equipment Inc	Monthly Cylinder Rent	\$442.09
Ace Hardware Greenfield	Custodial Supplies	\$19.99	Lovewell Fencing, Inc.	@Guardrail Repair W1	\$4,793.50
Ahlers & Cooney P.C.	@ Labor Relations	\$800.00	Marco, Inc. Nw 7128	Maint Contract	\$139.59
Auxiant	@ Hra Ins Trust Claims	\$2,577.12	Mcclure ENGINEERING CO	@LFM-LSWP28--7X-01 ADAIR	\$1,167.50
C & J Wrecker Llc	@Tow Semi Tractor - Freedom	\$450.00	Mcmorran Lawn Services	Lawn Mowing	\$150.00
Cintas	Uniforms, Mop & Mat Service	\$93.82	Orient City	Transfer Or Jurisdiction	\$435.46
Creston News	@ Bd Minutes, Vacancy	\$2,061.64	Orient Municipal Light	Electric - Orient Yard	\$51.92
Dept. Of Inspections,	Above Ground Storage Tank	\$40.00	Orient Municipal Water	Lo Water, Dump Station	\$277.48
Appeals, & Licensing	Registration		Pearson Do, Timothy C	Medical Examiner Fees	\$200.00
Faux, Evelyn M.	Lfm-Lrcbew9w - .045 Acres	\$479.98	Pitney Bowes Inc	Double Tape Sheets	\$419.94
Frisbie, Brenda	Office Cleaning - Aug 2026	\$150.00	Polk Co Treasurer	@ Medical Examiner Fees	\$2,497.00
Govco Inc	L-Lbrw18h--73-01 W18	\$104,886.44	Professional Office	Motor Vehicle Renewal	\$468.68
Grantham Sanitation	Trash Pickup, Aug 2026	\$485.00	Services, Inc.	Notices, Pages, Postage	
Greenfield Lumber Co	Culvert Supplies/Signs/Parts	\$142.12	Randel Family Farms, Llc	Lfm-Lrcbew9w--7x-01	\$5,789.00
Gus Construction Co Inc.	Lfm-Lswp28--72-01 Div#1	\$29,002.96	Roberts, Scott	Mileage To Boiler Maintenance	\$138.32
Housby Mack Inc	Parts/Filters	\$309.19	Southern Ia Rural Water	Water - Adair Shop	\$124.40
I-80 Companies Llc	Parts #169	\$10.49	T-Mobile	@ Backup Internet	\$14.54
Iceoo Treasurer	2026 Iceoo Fall Conference	\$550.00	Transit Works	Pink Marking Tape And Tape	\$461.20
Infomax Office Systems	Recorder Copier Lease	\$148.80	Vestis	Floor Mats	\$194.15
Iowa State University	Iowa Street & Comstock/FI	\$440.00	Walker, Jeff	Parts/Labor/Oil	\$30,520.00
Isac Group Dental	Dental Ins Premiums, Sept	\$296.00	Wellhausen, Chad	Aug 2026 Office Rent	\$784.56
Isac Group Health Program	Health Ins Premiums, Sept.	\$4,540.10	Wex Bank	Gas Co Cars	\$87.65
Isac Group Vision	Vision Ins Premiums, Sept	\$43.46	Wiegert, Nash	Labor #312	\$2,550.00
Jensen, Randall	@ Lo Showerhouse Spraying,	\$60.00	Windstream	@ Telephone Utility	\$638.38
Kellenberg, Dennis	Building Rent, Aug 2026	\$700.00	Ziegler Inc	Parts/Batteries	\$3,839.63
Kuhns, Max	Reimbursement For Tile	\$1,250.00		GRAND TOTAL	\$206,335.50

0001 - GENERAL FUND	11004.2
0011 - RURAL SERVICES	117.63
0020 - SECONDARY ROAD	46431.11
0021 - LOCAL OPTION SALES TAX	104886.44
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	36439.44
8500 - ADAIR COUNTY INSURANCE TRUST	7456.68
GRAND TOTAL	\$206,335.50

Approved.

COURTYARD USE PERMIT: Moved by Baier and seconded by Christoffersen to approve the courtyard use permit from Main Street Greenfield for Krazy Day on August 8th with the bathrooms open. Approved.

HOMESTEAD/MILITARY DISSALLOWANCES: Moved by Wedemeyer and seconded by Baier to acknowledge receipt of the homestead and military disallowances and authorize the Chair to sign the disallowance letters. Approved.

GENERAL RELIEF APPLICATION: Moved by Wedemeyer and seconded by Christoffersen to approve the general relief application received this week. Approved.

VETERANS' AFFAIRS – FISCAL YEAR REPORT: Gwen Johnston, Veterans' Affairs Director and John Schildberg Veterans' Affairs Board member presenting the Board with a report outlining what was accomplished throughout last fiscal year. One section of the report pointed out that they met with 442 veterans and submitted 156 claims benefits throughout the year. Schildberg stated that from the \$10,000 budget amendment they needed last fiscal year, they only used \$900 from it and will be returning the rest. They expressed concerns about not receiving grant money in the future years, but they will be receiving it this year. Gwen Johnson, John Schildberg, and Lee Ashmore left at 9:09 a.m. Jeff Vandewater and Philicia entered at 9:09 a.m.

SHERIFF – OPIOID SETTLEMENT FUNDS & HOSPITAL CRISIS ROOM PROJECT: Jeff Vandewater, County Sheriff discussed with the Board regarding the use of Opioid Settlement funds for a crisis stabilization room at the hospital. Following consultation with the County Attorney and representatives from the Attorney General's Office, clarification was received that the proposed use of the funds would be allowable. It was reported that the county has approximately \$40,000 in Opioid Settlement funds available. Philicia Hancock from Adair County Memorial Hospital presented a proposal and cost estimates totaling approximately \$49,000 to renovate a hospital room into a crisis stabilization room and requested the county contribute the available opioid funds, with the hospital covering the remaining cost. Supervisor Hoadley asked whether estimates had been obtained for the project, and Hancock confirmed that quotes had been received. Supervisor Wedemeyer stated the proposal was an appropriate use of the settlement funds and noted the county currently lacks a similar program. Sheriff Jeff Vandewater stated a crisis stabilization room has been needed for many years and supported using the opioid funds for the project. Moved by Wedemeyer and seconded by Baier to use \$40,000 from the opioid settlement fund to renovate a room in the hospital for a crisis stabilization room. Approved. Philicia Hancock left and Nick Kauffman entered at 9:14 a.m.

ENGINEER: Nick Kauffman, County Engineer presented to the Board the following: **Sign Final Pay Estimate for W9 Lincoln RCB Culvert Project LFM-LRCBW9L-7X-01** Moved by Baier and seconded by Christoffersen to sign the final pay estimate. Approved. **Review and Sign Updated 28E Maintenance Agreement between Adair and Adams County** Kauffman stated that the only thing that changed was for bridge and culvert cost was previously at \$500 a mile and has been raised to \$10,000 a mile. No other substantial changes otherwise. Moved by Baier and seconded by Hoadley to sign the updated 28E Maintenance Agreement between Adair and Adams County. Approved. **Report of maintenance & activities:** Engineer Kauffman provided an update on Secondary Roads projects. He reported Grimes Asphalt is expected to begin work on the Casey project the following week, and Govco is anticipated to receive bridge beams next week for the W18 bridge project. Design work continues on the N8 Richland and Eureka box culvert projects, and plans for the W9 Washington project have been posted for letting. Engineer Kauffman also provided an update on the shared County Engineer arrangement with Adams County. He stated the new engineer is now qualified to assume the position; however, because several major projects are still underway, he would like to continue serving as the shared engineer for at least a couple more months to help complete the transition and avoid leaving the projects unfinished.

ATTORNEY APPOINTMENT DISCUSSION: Discussion was held regarding the County Attorney position and the process for filling the upcoming vacancy. Melissa explained that if the Board appoints an interim County Attorney, the individual would need to meet residency requirements and the position would still appear on the ballot. She also noted that if no appointment is made, the position would proceed through the regular election process. The Board discussed advertising for an interim attorney to ensure coverage through the election. Supervisor Wedemeyer asked questions regarding appointment timelines, residency requirements, and the process for reopening the position if additional appointments became necessary. Supervisor Hoadley discussed the differences between a full-time and part-time County Attorney position, noting that a part-time position would allow private practice while still providing county benefits. Melissa explained that changing the position from full-time to part-time would require a resolution and could not occur until after the election. Discussion also included the current workload of the County Attorney's Office, compensation, the potential need for outside legal counsel, and future salary considerations. Melissa stated several individuals have already expressed interest in the position with the understanding that it is currently a full-time position and recommended advertising for an interim attorney as soon as possible to ensure continued county legal services. Moved by Wedemeyer and seconded by Baier to publish for the County Attorney position. Approved. Melissa Larson and Jeff Vandewater left at 9:42 a.m.

DATA CENTERS WITHIN THE COUNTY DISCUSSION: Discussion was held regarding development of a data center ordinance. Supervisor Hoadley stated the matter was outside the expertise of the County Attorney and had been referred to ICAP for assistance. She explained that the attorney assisting with the ordinance also drafted the county's wind turbine ordinance and is currently preparing similar ordinances for several other counties. She stated the initial review includes five hours of work, with additional time billed at certain rate per hour. Supervisor Baier asked whether the Board would have an opportunity to discuss the ordinance's provisions before it is finalized. Supervisor Christoffersen stated the consultant's experience should help identify any missing provisions. Supervisor Wedemeyer commented that it would be helpful if ISAC had a model ordinance available as a starting point. Discussion also noted that although the county does not have planning and zoning, its home rule authority can be used to help protect the county's interests.

LOST REVENUE DISCUSSION & DECISION: Discussion was held regarding the possibility of placing a LOST (Local Option Sales Tax) measure on the November ballot to allow revenue currently designated for bridges and culverts to be deposited into the General Fund. Supervisor Hoadley stated the county's General Fund balance is approximately \$225,000 below the recommended level due to increased insurance costs, tornado recovery, higher material and fuel costs, and other unforeseen expenses. She stated the additional flexibility would help maintain adequate fund balances while still allowing support for Secondary Roads, including equipment purchases and projects not eligible for TIF funding. Supervisor Walker stated he would like to wait for additional legal guidance before proceeding. Supervisor Wedemeyer expressed concern about changing the purpose approved by voters and reducing funding available for bridges and culverts. He suggested waiting several years to evaluate the impact of the 2% revenue cap before considering changes. Supervisor Christoffersen and Supervisor Baier discussed whether the county's fund balance target needs to remain at its current level and whether a sunset provision could be included so the measure could be revisited after a set period. Supervisor Baier also asked whether additional bridge projects could be included within urban renewal areas. Engineer Kauffman explained TIF projects must meet statutory requirements and be tied to specific development areas. Supervisor Hoadley stated the measure would clearly define

how the funds could be used and would provide flexibility to address future financial uncertainty. She also noted that waiting too long could require a costly special election if action became necessary later. Discussion continued regarding equipment replacement, future budget uncertainty, and the impact of the 2% revenue cap. Board members agreed they would like additional legal guidance, including input from the Attorney General's Office, before making a final decision. A motion by Hoadley to proceed failed, and the Board agreed to place the matter on the following week's agenda after receiving additional legal information

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

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor