

September 2, 2026

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

Also present: Ruthie Smith, Nellie Griffith, Jayne Mazurkiewicz, Caleb Nelson, Jeff Vandewater, Nick Kauffman, and Rob Mensing. Mandy Billings – KSOM and Jennifer Nichols – Atlantic News Telegraph joined via conference call.

All motions were approved unanimously unless noted otherwise.

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

MINUTES: Moved by Wedemeyer and seconded by Baier to approve the minutes with some changes from August 26, 2026. Approved.

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

1st Interiors, Inc.	Paint Exterior, Handrails, Doors,	\$9,000.00	Ia St Medical Examiner	@ Medical Examiner Fees	\$4,167.00
Access Systems	Courthouse Computer Lease	\$613.40	Infomax Office	Recorder Copier Lease	\$148.80
Ace Hardware	Custodial Supplies	\$73.97	Isac	2026 Isac Annual Conference	\$305.00
Adair Co Fair Board	Community Program	\$275.00	J & J Irlmeier Farms,	L-Lrcbn8e--73-01	\$956.22
Adair Library	Fy27 1/2 Tax Draw	\$5,833.00	Jensen, Randall	Pest Control Shop & Office	\$120.00
Agri Drain Corp	Drain Tape Rolls/Rodent Guards	\$39.36	Kellenberg, Dennis	Building Rent, Sept 2026	\$700.00
Ahlrs & Cooney P.C.	Labor Relations	\$800.00	Labarge, Sonja A.	Cleaning	\$157.50
Alliant Energy - les	Utilities	\$39.46	Linde Gas &	Monthly Cylinder Rent	\$455.50
Amazon Capital	Flags, Toner	\$306.42	Marco, Inc. Nw 7128	Maint Contract	\$139.59
Auxiant	Hra Ins Trust Claims	\$1,824.73	Mediacom	Mediacom, Sept 2026	\$49.28
Baier, Paul	Township Meeting	\$40.00	Mitchell, Kelly	Isac Conference Mileage, Parking	\$135.52
Central Ia Distributing	Gloves, Wipes, Shop Towels And	\$1,436.00	Moore, Randall	@ Township Meetings	\$160.00
Certified Power Inc	Labor #500	\$480.12	Orient City	Transfer Of Jurisdiction	\$542.01
Cintas	Uniforms, Mop & Mat Service/1st	\$265.16	Orient Community	Fy27 1/2 Tax Draw	\$4,152.00
Creston News	@ Bd Minutes, Payroll Clerk Ad,	\$3,198.41	Orient Municipal Light	Electric - Orient Yard	\$55.49
Daughenbaugh, Cole	Tire Labor/Tires And Tubes/Tire	\$4,235.00	Pearson Do, Timothy	Medical Examiner Fees	\$231.92
Dollar General Charge	Jail Supplies	\$19.00	Plowman, Troy	@ Township Meetings	\$80.00
Drees, Chase	@ Township Meetings	\$80.00	Professional Office	Motor Vehicle Renewal Notices,	\$476.14
Dukes, Dennis	Township Meeting	\$40.00	Services, Inc.	Pages, Postage	
Edsall, Carolyn	Va Mileage	\$34.40	Quick Supply Co	240 - Profile Blend 70/30 Wood	\$6,732.00
Erlandson, Gary	Township Meeting	\$40.00	Roberts, Scott	Mower Gas	\$47.41
Fagan, Tom	Township Meeting	\$40.00	Rockford Rigging Inc	Wire Rope 1/2" X 200'	\$391.60
Finck, Jim	Township Meeting	\$40.00	Schildberg, Greg	Township Meeting	\$40.00
Fnb Bank	Ach Origination Fees	\$58.90	Schindler Elevator	Preventative Maint	\$3,309.19
Fontanelle Library	Fy27 1/2 Tax Draw	\$5,623.00	Schneider, Justin	@ Township Meetings	\$80.00
Foster, Tim L	Township Meeting	\$40.00	Skogerson Mcginn Llc	Conservatorship Attorney Fees	\$1,095.00
Frese, Stan	Va Mileage	\$113.24	Southern Ia Council Of	Comp Plan 4th Qtr	\$3,200.00
Frisbie, Brenda	Office Cleaning - Sept 2026	\$150.00	Southern Ia Rural	Water - Adair Shop	\$80.40
Frost, Ryan Robert,	@ Prisoner Dental	\$311.00	Speer Financial-	@ Fy25 Continuing Disclosure	\$450.00
Galls, Llc	Uniform Supplies	\$101.20	Tec Equipment Inc.	Parts	\$3,121.55
Gettler, Tom	@ Township Meetings	\$160.00	T-Mobile	Backup Internet	\$14.71
Govco Inc	L-Lbrw18h--73-01 W18 Harrison	\$95,300.42	Union Co Auditor	4th Qtr Dhs Expenses	\$4,686.84
Grantham Sanitation	Trash Pickup, Mt & Lo Sept 2026	\$485.00	Verizon Wireless	Cellular Phone Service	\$206.92
Greenfield City Library	Fy27 1/2 Tax Draw	\$9,405.00	Vestis	Floor Mats	\$194.15
Greenfield Municipal	Fy26 General Relief Utilities	\$250.00	Walker, Jerry	Lodging, Parking	\$440.14
Guthrie Co Envir	July 2026 Services	\$7,530.66	Wallace Auto Supply	Parts/Supplies/Tools/Batteries/Signs	\$2,465.05
Hamilton's Funeral	Burial Relief	\$1,000.00	Wedemeyer, Doug	Township Meeting	\$40.00
Harkins, Scott E.	Tire Repair, 1-4	\$76.00	Wellhausen, Chad	September 2026 Office Rent	\$784.56
Henry M. Adkins & Son,	@ Primary Eleciton Ballots, Primary	\$5,387.37	Wilson & Son Funeral	Transportation And Heavy Duty	\$1,350.00
Herr, Marlin	@ Township Meetings	\$80.00	Home & Cremation	Body Bag	
Hjm Properties Llc	Fy26 General Relief Sept Rent	\$500.00	Windstream	Telephone Utility	\$638.31
Housby Mack Inc	Filters	\$232.55	Ziegler Inc	Parts	\$6,421.29
Huddleson, Evan	Tshirts, Tinted Safety Glasses	\$250.00		GRAND TOTAL	\$204,628.86

0001 - GENERAL FUND	\$46,300.24
0002 - GENERAL SUPPLEMENTAL	\$5,387.37
0011 - RURAL SERVICES	\$35,085.43
0020 - SECONDARY ROAD	\$19,774.45
0021 - LOCAL OPTION SALES TAX	\$96,256.64
8500 - ADAIR COUNTY INSURANCE TRUST	\$1,824.73
GRAND TOTAL	\$204,628.86

Approved.

MANURE MANAGEMENT PLAN UPDATES: Moved by Wedemeyer and seconded by Christoffersen to acknowledge receipt of the Mckee Farms, PI-265. Rose Acre Farms Inc, and Westlake Swine manure management plan updates. Approved.

IMWCA BOARD OF TRUSTEES BALLOT: Moved by Wedemeyer and seconded by Baier to vote for the three candidates on the ballot for the IMWCA Board of Trustees. Approved.

RUTHIE SMITH, COUNTY AUDITOR: Payroll Clerk New Hire – Auditor Smith informed the Board that she would like to hire Madelyn Weston as her full-time Payroll Clerk with a starting wage of 65% of the auditor's salary, which is \$49,354.27. Moved by Hoadley and seconded by Christoffersen to approve the new hire of Madelyn Weston as Payroll Clerk at a starting salary of \$49,354.27 and a tentative start date of September 14, 2026, pending satisfactory preemployment screenings. Approved. **Elections Deputy Pay Increase** – Auditor Smith stated that her Elections Deputy has completed another year in the office and has been valuable to the office with the transitions it has faced this year. She would like to move his salary from 72% to 74% of the Auditor's salary. Moved by Baier and seconded by Wedemeyer to approve the wage increase for Nathan Reed, Elections and Real Estate Deputy, to 74% of the Auditor's salary effective August 30, 2026. Approved.

NICK KAUFFMAN, COUNTY ENGINEER: Nick Kauffman presented the following to the Board. **Award Contract Resolution for W9 Washington RCB Culver Extension Project LFM-LRCBW9WE-7X-01** – Moved by Wedemeyer and seconded by Baier to approve the Award Contract Resolution for W9 Washington RCB Culvert Extension Project. Roll Call Vote: Hoadley, aye; Baier, aye; Wedemeyer, aye; Christoffersen, aye; Walker, aye. Approved. **Sign Hungry Canyons Funding Agreement 27-1 for W9 Washington RCB Culvert Extension Project** – Moved by Baier and seconded by Christoffersen to approve and sign the Hungry Canyons Funding Agreement 27-1 for W9 Washington RCB Culvert Extension Project. Approved. **Sign Hungry Canyons Funding Agreement 27-2 for N8 Eureka RCB Culvert Project L-LRCBN8E-73-01** – Moved by Christoffersen and seconded by Baier to approve and sign the Hungry Canyons Funding Agreement 27-2 for N8 Eureka RCB Culvert Project. Approved. **Sign Front Page of Plans for N8 Eureka Culvert Project L-LRCBN8E-73-01** – Moved by Wedemeyer and seconded by Baier to approve and sign the front page of the plans for the N8 Eureka Culvert Project. Approved. **Sign Front Page of Plans for NW20 Grand River RCB Culvert Project L-LRCBNW20GR-73-01** – Moved by Baier and seconded by Wedemeyer to approve and sign the front page of plans for NW20 Grand River RCB Culvert project. Approved. **Report of Maintenance & Activities-** Engineer Kauffman reported the County received a 30-day notice of termination for the 28E Agreement with Adams County, with the agreement ending October 2. Moved by Wedemeyer and seconded by Baier to acknowledge receipt of the notice of termination with Adams County. Approved. Engineer Kauffman also reported work at Casey is complete, with shouldering finished and temporary pavement markings to be applied before reopening. Govic is completing the W 18 Harrison bridge, after which the County will build up the roadway to match the bridge

MATURA UPDATE: Supervisor Hoadley reported that a recent meeting went well and that a new program is being considered that would be one of approximately 12 such programs in the state. The program would provide free access to basic health screenings, including vital checks, for individuals without insurance, with a staff member available on-site. A virtual provider would also be available on a screen to assist with mental health and other medical needs. Supervisor Hoadley stated she would keep the Board informed as the program develops. Supervisor Christoffersen asked whether the program would be mobile or remain at one location. Supervisor Hoadley stated that it would remain at the designated location and would be available during regular hours for easy access.

PUBLIC HEALTH: Supervisor Hoadley stated that the County needs to find a headquarters for Public Health, as the current Board Room location does not allow adequate space for social distancing, particularly with the increased need for vaccinations. She noted that Jotham had been at the County daily providing vaccinations and that the County needs to find a way to better accommodate Public Health. Supervisor Hoadley suggested the Board look at the back room of the County Attorney's office, noting that the County is already paying for the office and that there appears to be sufficient space for both offices.

ATTORNEY'S OFFICE DISCUSSION: Supervisor Hoadley questioned whether two people are needed in the County Attorney's office, noting the County is spending approximately \$8,000 for the office. Supervisor Wedemeyer stated the expense is already budgeted and that the departure of the County Attorney does not necessarily mean the County should eliminate the office or its resources. Supervisor Hoadley stated the County should maintain a presence in the office but questioned the need for two employees when there is currently no County Attorney. Supervisor Wedemeyer noted that an election is going to be held and the new County Attorney will determine whether to maintain the current staffing and office arrangements. Supervisor Walker stated the funds are budgeted for the current year and that there are still cases requiring court work. Supervisor Hoadley questioned how the individuals currently assisting with the office are being paid and stated that one person could remain in the office to answer phones and maintain a County presence. The Board discussed waiting until after the election to determine the future staffing and office arrangement. Supervisor Walker noted that any change to make the County Attorney position part-time would not occur until January. The matter was tabled for further discussion. Jerry Walker left at 9:35 a.m.

DATA CENTER RESOLUTION: Moved by Hoadley and seconded by Wedemeyer to approve **Resolution #2026-45** – A Resolution of the Adair County Board of Supervisors Adopting The Adair County Data Center Regulatory Ordinance Pursuant To Home Rule Authority Under

Iowa Code § 331.301 **WHEREAS**, Adair County, Iowa (the "County") is a political subdivision of the State of Iowa possessing home rule authority pursuant to Iowa Code § 331.301(1) and Article XI, Section 2 of the Iowa Constitution, which authorize the County to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges, and property of the County and its residents, and to preserve and improve the peace, safety, health, welfare, comfort, and convenience of its residents; and **WHEREAS**, Adair County does not currently maintain a county-wide zoning ordinance, and this Ordinance and this Resolution are therefore enacted pursuant to said Home Rule Authority, consistent with Iowa Code § 331.301, rather than any zoning enabling statute; and **WHEREAS**, the Board of Supervisors finds that large-scale data centers and cryptocurrency mining facilities present unique and significant impacts to public health, safety, welfare, property values, natural resources, agricultural operations, rural character, road infrastructure, and the quality of life of Adair County residents; and **WHEREAS**, the Board of Supervisors finds that minimum setbacks of one thousand (1,000) feet from all property lines and two thousand six hundred (2,600) feet from occupied dwellings, together with permanent foundation requirements, decommissioning obligations, financial assurance, noise standards, and the other protective provisions of the Ordinance, are necessary and appropriate to protect the residents and property of Adair County; and **WHEREAS**, the Board of Supervisors has considered the regulatory approaches adopted by other Iowa counties, including Jones County and Linn County, and finds that given Adair County's lack of county-wide zoning, a stand-alone Home Rule regulatory ordinance is the appropriate legal vehicle for these regulations; and **WHEREAS**, the Board of Supervisors has provided public notice of its intent to consider this Ordinance, has conducted or scheduled the public hearings required by Iowa Code § 331.302, and has given all interested persons an opportunity to be heard; and **WHEREAS**, the Board of Supervisors has reviewed the full text of the proposed "Adair County Data Center Regulatory Ordinance," Ordinance No. , and finds that it is consistent with applicable Iowa law, is within the County's Home Rule authority, and serves the public health, safety, and welfare of the residents of Adair County. ***NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Adair County, Iowa, as follows:*** **BE IT RESOLVED** that the foregoing recitals are incorporated herein as findings of the Board of Supervisors and are hereby approved and adopted as findings of fact in support of this Resolution. **BE IT FURTHER RESOLVED** that the Board of Supervisors of Adair County, Iowa, does hereby adopt Ordinance No., known as the "**Adair County Data Center Regulatory Ordinance**," in its entirety, as presented at this meeting, pursuant to the County's Home Rule authority under Iowa Code § 331.301(1). **BE IT FURTHER RESOLVED** that said Ordinance shall be subject to the publication requirements of Iowa Code § 331.302, and shall take effect upon its final passage and publication in the official newspaper of Adair County, Iowa, in accordance with Iowa law. **BE IT FURTHER RESOLVED** that, pursuant to Iowa Code § 331.302(6)(a), a proposed ordinance shall be considered and voted on for passage at two (2) meetings of the Board prior to the meeting at which it is to be finally passed, unless this requirement is suspended by a recorded vote of not less than a majority of the supervisors; and the Board hereby *[check one]*: ☒ **Waives** the two-meeting requirement by majority recorded vote and proceeds to final passage at this meeting, *OR* ☐ **Sets** this matter for first consideration at this meeting, with subsequent readings to follow. **BE IT FURTHER RESOLVED** that the Adair County Auditor is hereby directed to: (a) certify and record this Resolution and the adopted Ordinance in the official records of Adair County; (b) publish notice of the Ordinance in the official newspaper of Adair County in accordance with Iowa Code § 331.302; and (c) transmit a certified copy of this Resolution and the Ordinance to the Adair County Recorder for recording in the official record. **BE IT FURTHER RESOLVED** that the Board of Supervisors authorizes and directs the County Administrator, County Auditor, and County Attorney to take all actions reasonably necessary to implement and enforce the Adair County Data Center Regulatory Ordinance upon its effective date, including the preparation of permit application forms, fee schedules, and enforcement procedures consistent with the Ordinance.

Roll Call Vote: Hoadley, aye; Baier, aye; Wedemeyer, aye; Christoffersen, aye; Walker, abstained. Approved.

DATA CENTER SET DATES FOR PUBLIC HEARINGS: The Board discussed setting the public hearing date for September 23, 2026, at 9:15 a.m. Moved by Baier and seconded by Wedemeyer to publish and set the public hearing date for September 23, 2026, at 9:15 a.m. Approved.

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

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor