

September 16, 2026

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

Also present: Ruthie Smith, Nellie Griffith, Kara Buckner, Ryan Benn, Mitch Steffes, Blake Wilbourne, and Tony Mensing. Nathan Baier, 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 Christoffersen and seconded by Hoadley to approve the agenda as posted. Approved.

MINUTES: Moved by Wedemeyer and seconded by Hoadley to approve the minutes from September 9, 2026. Approved.

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

Access Systems	Service Contract/Phones	\$282.67	Jensen, Randall	Lo Showerhouse Spraying	\$120.00
Access Systems Leasing	Overage - Auditor Copier	\$36.84	Johnson, Dominic	Isac Parking	\$26.00
Ace Hardware Greenfield	Supplies/Hand Tools/Bridge	\$104.04	Johnston, Gwen	Mileage To Trng	\$129.20
Adair Co Engineer	Gas County Cars	\$1,788.63	Kelley, Gary	Parts #311	\$205.00
Adair Co Health System	Jail Meals	\$5,464.77	Kinzie Service	Oil Change 1-2	\$94.95
Adair Co Recorder	Atv Registration - 2027	\$18.50	Lamb Funeral Homes, Inc	Fy27 Burial Relief	\$1,000.00
Adair News	@ Bd Minutes	\$138.04	Larson, Melissa	Paid To Verizon Business For	\$207.20
Agriland Fs Inc	August Fuel	\$56,415.41	Lundy, Gary	@ Township Meeting	\$80.00
Agrivision	Mower Parts	\$351.86	Mainstay Systems Of Iowa, Llc	Jail Project Dell: Pro Max,	\$5,025.00
Alliant Energy - les	Intersection Lighting/Electric	\$443.38	Mangels, Mike	Grove Township Meeting	\$50.00
Ascendance Trucks, Llc	Parts And Labor #502	\$30,423.26	Mcclure ENGINEERING CO	LFM-LSWP28--7X-01 ADAIR	\$4,715.00
Auxiant	Hra Ins Trust Claims	\$10,285.26	Mcmorran Lawn Services	Lawn Mowing	\$250.00
Bm Sales	Custodial Supplies	\$329.00	Mediacom	Internet	\$336.90
Bridgewater Tires & More	Service 1-3	\$70.75	Midwest-Wheel Companies	Safety Yellow Led Strobe	\$200.25
Carr, Adam	Led Install, Troubleshooter	\$544.72	Mitchell, Kelly	District Meeting Mileage,	\$37.39
Central Ia Distributing Inc	Custodial Supplies	\$563.00	Odp Business Solutions, Llc	Paper	\$179.23
Cintas	Uniforms, Mop & Mat Service	\$93.82	Orient Municipal Water	Lo Water, Orient Dump	\$279.53
Corporate Translation Services,	Language Link, Spanish	\$33.04	Pearson Do, Timothy C	Medical Examiner Fees	\$236.48
County Conservation Director's	Copoa Fall Conference	\$230.00	Pitney Bowes Rental Charges	Postage Meter Rent	\$188.37
Association	Registration		Productivity Plus Account	Parts/Labor	\$4,017.84
Creston News	Payroll Clerk Ad, County	\$384.72	Roberts, Scott	Mileage	\$28.12
Des Moines Stamp Mfg Co	Auditor Office Stamps	\$404.20	Schildberg Const Co Inc	Maintenance & Shoulder	\$140,854.45
Echo Electrical Supply Co Of	Custodial Supplies	\$398.04	Schultz Plumbing And Heating	Condensate Drain Plugged	\$93.25
Farm & Home Publishers	2026 Plat Books	\$405.00	Secondary Road Fund	Fuel Aug 2026	\$942.83
Farmers Electric Coop	Mt Electric, Lo Electric	\$856.32	Secretary Of State	I-Voters Maintenance Fee	\$944.98
Farmers Lumber Company	Posts	\$225.72	Shuck-Britson, Inc.	2026 Adair County Bridge	\$8,605.80
Fontanelle City	Electric - Fontanelle Yard	\$39.18	Southern Ia Rural Water	Orient Dump Station, Mt	\$174.40
Frost, Ryan Robert, Dds, Pllc	Prisoner Dental	\$510.00	Thomson Reuters - West	Online/Software Subscription	\$219.08
Garden & Associates, Ltd	Lfm-Lrcbn8r--7x-01 Row Plats	\$1,482.00	Umb Bank, N.A.	Paying Agent Fees Series	\$1,200.00
Gl Dodge City Llc	Vehicle Repair #176	\$271.53	Van Diest Supply Co	Chemicals 10 Gal Garlon 3a/5	\$2,477.90
Govco Inc	L-Lbrw18h--73-01 W18	\$18,675.99	Verizon Wireless	Hot Spot For Survey Crew	\$170.09
Greenfield Lumber Company	Bridge Supplies/Signs/Parts	\$872.07	Vestis	Floor Mats	\$194.15
Greenfield Municipal Utilities	Water, Sewer & Electric	\$5,957.84	Visa	Lodging, Christoffersen,	\$4,179.81
Guthrie Co Public Health	I4 Grant	\$1,687.54	Visiting Nurse Services Of Iowa	Tax Draw	\$2,730.31
Hansen, Sawyer	Boots	\$213.95	Walker, Jeff	Labor #508	\$1,800.00
Hawkeye Truck Equipment	Monroe Combinational Dump	\$149,169.00	Wallace, Brenda L	Mileage Isac Fall Conference	\$89.68
Hoadley, Jodie	Mileage	\$458.52	Wex Bank	Gas Co Cars	\$132.71
Howmedica Osteonics Corp	Parts For Aeds	\$174.00	Wiegert, Nash	Labor #19	\$600.00
Ia County Engineers Assoc	Annual Ia County Engineers	\$1,525.00	Windstream/ Uniti	Phone & Internet	\$1,433.88
Iowa Communications Network	Icon Line, Aug 2026	\$275.00	Young, Nancy	October Rent Payment	\$450.00
Iowa Health System	2 Random Drug Tests Qtr 3-	\$84.00	Ziegler Inc	Parts/Labor/Filters/Batteries	\$15,539.41
Isac	Isac Annual Conference	\$1,100.00		GRAND TOTAL	\$499,562.62
Isac Group Dental	Dental Ins Premiums Sept.	\$400.00			
Isac Group Health Program	Health Ins Premiums, Sept	\$6,081.10			
Isac Group Vision	Vision Ins Premiums, Sept	\$55.72			
0001 - GENERAL FUND		\$34,642.43			
0002 - GENERAL SUPPLEMENTAL		\$1,421.06			
0011 - RURAL SERVICES		\$6,087.17			
0020 - SECONDARY ROAD		\$415,939.17			
0021 - LOCAL OPTION SALES TAX		\$18,675.99			
0032 - NW WIND FARM UR DEBT SERVICE FUND		\$1,200.00			

0033 - SPECIAL LAW ENFORCEMENT	\$59.72
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	\$4,715.00
8500 - ADAIR COUNTY INSURANCE TRUST	\$16,822.08
GRAND TOTAL	\$499,562.62

Approved.

TAXABLE MILEAGE: Moved by Wedemeyer and seconded by Christoffersen to pay Jodie Hoadley \$182.40 for taxable mileage. Approved.

LIQUOR LICENSES: Liquor License Renewal: Moved by Hoadley and seconded by Wedemeyer to approve the liquor license renewal for Carol Ann Root. Approved. **Liquor License Application:** Moved by Wedemeyer and seconded by Christoffersen to approve the liquor license application for "Adair Fall Festival". Approved.

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

ATTORNEY APPOINTMENT: Moved by Wedemeyer and seconded by Christoffersen to appoint Ryan Benn as Adair County Attorney effective September 16, 2026. Approved. Former Attorney Melissa Larson should be removed from all County accounts and newly appointed Attorney Ryan Benn should be added to all County accounts. Roll call vote: Hoadley, aye; Wedemeyer, aye; Christoffersen, aye; Baier, aye; Walker, aye. Approved.

OATH OF OFFICE: Ryan Benn was given the Oath of Office as County Attorney. Nick Kauffman entered at 9:10 a.m.

MITCH STEFFES, MIDAMERICAN ENERGY: Construction Updates – Mitch Steffes, Construction Manager with MidAmerican Energy, introduced himself and provided an update on the company's projects in Adair County. He emphasized safety as a core value, stating that MidAmerican works with each contractor to plan for and reduce risks and has zero tolerance for unsafe practices. He also stated that MidAmerican wants to be a good neighbor to residents and farmers affected by construction and is working to minimize impacts from traffic and deliveries. Mitch reported that the Orient Energy Center has made significant progress, including foundation work, completion of approximately 1.5 miles of road improvements in Adair and Union Counties, asphalt work, completion of the civil yard and switchblading, and deep auger work. Construction is underway on approximately 11 miles of water main with six new hydrants. The EMA Director has been notified that the water system may be available for emergency use if needed. Current manpower is approximately 80–100 workers, with all contractors being union contractors. MidAmerican plans to meet with local EMS and other emergency responders this year to review the project and safety procedures. Supervisor Hoadley asked whether MidAmerican provides safety information and procedures to local fire departments beyond the safety measures used at the wind center and turbines. Mitch stated that they do and that procedures have been provided. Supervisor Hoadley also asked about the proper distance for responding to a turbine fire, and Mitch stated that MidAmerican has established procedures for this. Mitch stated that structural support work is expected to be completed in October, with additional phases to follow. Truck traffic and deliveries are expected to increase in December. Generators and CT equipment are expected to arrive in February and March of next year, and bridge analysis will be completed to ensure the bridges can support the heavy loads. Much of the equipment will travel through Union County, with a smaller section in Adair County. MidAmerican also plans to improve the existing transmission line. Mitch provided an update on the Adair replacement wind turbines, stating the schedule has been pushed back. Temporary infrastructure has been completed and foundations have been poured, with underground connections still pending. Turbine components are expected to be delivered beginning in November, with approximately one week planned for each turbine installation. Mitch also discussed the tower at Arbor Hill for wind turbine lighting. The lighting system will activate when an aircraft comes within the designated distance. Fiber installation is expected to be completed by the end of the month. Mitch explained that the separate transmission line project is not part of the Orient Energy Center and is being developed as part of a regional initiative. The final route has not yet been determined, and an informational meeting is scheduled for October 27. The project is intended to provide lower-cost solutions and additional transmission capacity, including high-voltage facilities to help move power to the grid. Counties potentially affected include southern Adair County, Union County, and areas farther south. Mitch stated that MidAmerican continues to work toward being a good neighbor and has participated in local efforts, including school drives and providing concrete pads for the Orient project. Supervisor Hoadley mentioned the City of Greenfield swimming pool and stated information had been passed along to John Huff. Mitch also thanked Engineer Nick Kauffman for his assistance with the projects and stated that he plans to return approximately every two months to provide updates. Nick Kauffman left and Jotham Arber entered at 9:26 a.m.

BLAKE WILBOURNE: Rules and regulations on septic systems - Blake addressed concerns regarding sanitary system requirements when property is purchased or when a neighboring property is discharging wastewater onto another property. He stated that property owners who follow the rules are required to update systems, while some properties have remained unresolved for extended periods. Jotham explained that there are state requirements for updating septic systems following a property sale, generally allowing a period of time for the system to be replaced or brought into compliance. The County may grant extensions of approximately six to twelve months, which are generally related to winter conditions. He stated that the property discussed has received multiple notices and that the current owner has contracted to have a new system installed, which is expected to be completed this fall. Jotham noted that these situations often require multiple notices and follow-up, and enforcement can take four to five years when legal action is necessary. He stated that enforcement requires involvement from the Board of Health, County Attorney, and potentially the courts. Blake stated that he had previously contacted the Board of Health and was told the matter was not within its responsibility.

Supervisor Hoadley stated that there have been changes within the Board of Health and that some matters have not been handled in a timely manner. Jotham stated that the County has changed its approach and no longer allows a property to transfer without requiring the septic system to be addressed, generally providing up to 12 months to complete the work. He noted that escrow has also been used, but follow-up issues can still occur, and policies have changed over time. Jotham stated that, according to Chris Baudler, the property discussed should have the system completed before the end of fall and that money has already been put down for the work. Blake expressed concern that other properties are sold without the required improvements being completed. Jotham stated that if wastewater is visibly running onto the ground, the County can investigate and involve the DNR if necessary, and the County can update its records. He also offered to return to inspect the property. Jotham explained that court enforcement requires substantial documentation, including water samples, photographs, tracing the discharge, and dye testing to establish where wastewater is flowing. He stated that without sufficient evidence, the court may not take action. A water test is also required with each property sale. Supervisor Hoadley stated that there have been instances in the past where the County Attorney did not follow through with enforcement. Blake Wilbourne left at 9:43 a.m.

ADJOURNMENT: Moved by Hoadley and seconded by Wedemeyer to adjourn at 9:55 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor