

September 30, 2026

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

Also present: Ruthie Smith, Dominic Johnson, and Maggie Burger. Caleb Nelson – Adair County Free Press and Jennifer Nichols – Atlantic News Telegraph joined via conference call.

All motions were approved unanimously unless noted otherwise.

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

MINUTES: Moved by Christoffersen and seconded by Baier to approve the minutes from September 23, 2026. Approved.

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

ACE HARDWARE GREENFIELD	KILLER WEED RTU	\$64.98	LINDE GAS & EQUIPMENT INC	MONTHLY CYLINDER RENT	\$455.50
ADAIR COUNTY	3RD QTR UNEMPLOYMENT	\$168.07	LUNDY, LEE	@ TOWNSHIP MEETINGS	\$120.00
ADAIR TIRES & SERVICE LLC	TIRE LABOR	\$64.00	MARCO, INC. NW 7128	MAINT CONTRACT	\$139.59
AGRIVISION	MOWER PARTS	\$306.87	MEDIACOM	TELEPHONE & INTERNET	\$48.93
AHLERS & COONEY P.C.	LABOR RELATIONS	\$1,076.50	METZGER, SAM	TOWNSHIP MEETING	\$40.00
ALLIANT ENERGY - IES	INTERSECTION LIGHTING	\$47.18	MITCHELL, ALEX	TOWNSHIP MEETING	\$40.00
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	\$45.77	NACO	2027 COUNTY MEMBERSHIP	\$450.00
AT-SCENE, LLC	FY27 SUBSCRIPTION ICRIM	\$5,202.00	NORTHLAND PRODUCTS CO	BULK OIL/GREASE/OTHER	\$5,145.13
AUXIANT	HRA INS TRUST CLAIMS	\$6,990.69	O'BRIEN, VINCE	TOWNSHIP MEETING	\$40.00
BAUDLER, CLIFF	@ TOWNSHIP MEETINGS	\$120.00	ONSITE MEDICAL SERVICE INC.	HEARING TESTS	\$1,500.00
BRADLEY, DEE	MILEAGE FOR MVD LEARNING	\$303.69	ORIENT CITY	TRANSFER OR JURISDICTION	\$433.06
CERTIFIED POWER INC CO	PARTS	\$899.20	PIEARSON DO, TIMOTHY C	MEDICAL EXAMINER FEES	\$431.16
CINTAS	1ST AID SUPPLIES	\$208.05	POLK CO TREASURER	MEDICAL EXAMINER FEES	\$250.00
CRESTON NEWSPAPERS	SUBSCRIPTION, ADAIR	\$91.00	PROFESSIONAL OFFICE	MOTOR VEHICLE RENEWAL	\$448.87
DAIDA	SOFTWARE RENEWAL	\$1,745.25	SERVICES, INC.	NOTICES, ADDITIONAL PAGES,	
DANIELS, KENDRA	@ TOWNSHIP MEETINGS	\$120.00	ROBERTS, CHRISTOPHER	MEDICAL EXAMINER FEES	\$238.76
ECKLES, CLINT	TOWNSHIP MEETING	\$40.00	ROY, RANDALL S., JR.	COMPUTER UPDATES	\$75.00
EDSALL, CAROLYN	VA MILEAGE	\$129.00	SCHNEIDER, JUSTIN	TOWNSHIP MEETING	\$40.00
FNB BANK	ACH ORIGATION FEES	\$58.30	SCHULTZ PLUMBING AND	BOILER REPAIR	\$1,465.13
FORD, CARL	TOWNSHIP MEETING	\$40.00	SECRETARY OF STATE	NOTARY, WESTON	\$30.00
GILMAN, CALE ETHAN	TOWNSHIP MEETING	\$40.00	SELF-FUNDING ACTUARIAL	ANNUAL 509-A CERTIFICATION	\$400.00
GRANTHAM SANITATION	TRASH PICKUP, MT & LO OCT	\$335.00	STUVA, CHRIS	TOWNSHP MEETING	\$40.00
GROSS, MAX A	@ TOWNSHIP MEETINGS	\$120.00	TEC EQUIPMENT INC.	PARTS	\$3,494.37
GUS CONSTRUCTION CO INC.	LFM-LRCBEW9W--7X-01 W9	\$102,351.29	THOMPSON, BRETT	TOWNSHIP MEETING	\$40.00
GUTHRIE CO ENVIR HEALTH	AUG BILLING, AUG 2026	\$3,290.60	THOMSON REUTERS - WEST	ONLINE/SOFTWARE	\$219.08
GUTHRIE CO PUBLIC HEALTH	PUBLIC HEALTH TAX DRAW	\$3,750.00	TRUCK CENTER COMPANIES	PARTS #503	\$963.46
HGM ASSOCIATES INC	L-LBRN23R--73-01 RICHLAND 23	\$6,522.89	VARLEY, CHAD	TOWNSHIP MEETING	\$40.00
HOUSBY MACK INC	PARTS/OTHER EQUIPMENT	\$1,612.27	VERIZON WIRELESS BELLEVUE	CELLULAR PHONE SERVICE	\$566.45
IMWCA	INSTALLMENT #3 WORK COMP	\$9,498.00	VISA	OFFICE MAX SIG PAD	\$425.85
INFOMAX OFFICE SYSTEMS	CONTRACT BASE CHARGE,	\$5,885.35	WELLHAUSEN, CHAD	OCT 2026 OFFICE RENT	\$784.56
JENSEN, RANDALL	PEST CONTROL	\$68.00	WILSON & SON FUNERAL HOME	TRANSPORTATION AND HEAVY	\$1,380.00
JOHNSON CONTROLS SECURITY	FY27 QUARTERLY BILLING	\$743.07	& CREMATION SERVICES INC	DUTY BODY BAG	
KARL CHEVROLET OF STUART,	PARTS/LABOR #177	\$111.90	WOOSLEY, ADAM	LABOR ON COURTHOUSE	\$220.00
KELLENBERG, DENNIS	BUILDING RENT - OCT 2026	\$700.00	ZIEGLER INC	PARTS #312 ENGINE	\$42,711.75
LILLY, GREG	TOWNSHIP MEETING	\$40.00		GRAND TOTAL	\$215,465.57
0001 - GENERAL FUND		\$29,315.45			
0002 - GENERAL SUPPLEMENTAL		\$2,275.54			
0011 - RURAL SERVICES		\$2,565.30			
0020 - SECONDARY ROAD		\$65,044.41			
1520 - NW WIND FARM UR CAPITAL PROJECT FUND		\$108,874.18			
8500 - ADAIR COUNTY INSURANCE TRUST		\$7,390.69			
	GRAND TOTAL	\$215,465.57			

Approved.

TOWNSHIP CLERK WAGES: Moved by Hoadley and seconded by Baier to approve the township clerk wages for Molly Dolch at Harrison for \$40, Diane McCall at Washington for \$40, Brenda Standley at Lee for \$40, and Aby Bauer at Summerset for \$120. Approved.

LIQUOR LICENSE RENEWALS: Moved by Baier and seconded by Wedemeyer to approve the liquor license renewals for Carol Ann Root and Greenfield Golf & Country Club. Approved.

DOMINIC JOHNSON, COUNTY CONSERVATION DIRECTOR: Approval of Annual Report - An annual report update was provided.

Improvements at the Orient property included replacing the pit latrine and adding a more ADA-accessible parking area. Funding came from REAP, the Adair County Foundation, the Speed Foundation, and reserve funds. Prairie and food plot areas are doing well despite the recent rains. Work on the Mormon Trail walking path began in spring 2025 and was completed in spring 2026. Additional hiking loops were also added at the Middle River Forest area. Camping was somewhat slower due to gas prices, rainy weekends, and the detour, but overall it was still a good year, with several busy weeks in September. Moved by Wedemeyer and seconded by Christoffersen to approve the Annual Report. Approved. **Conservation Update** - An update was provided on park activities. September is typically the busiest month, although this September has been slower due to the rainy weather. A hunter education class was held with 14 students, primarily local youth, with additional students from Des Moines and Council Bluffs. Seasonal staff have completed their work for the year. The park has also increased programming with local schools through STEM activities. Winterization is typically completed in mid-October, but the process has been delayed due to increased fall camping. Facilities will be closed and winterized when a hard freeze is expected. Nick Kauffman entered at 9:18 a.m.

MAGGIE BURGER, SPEER FINANCIAL: Maggie Burger with Speer Financial provided an overview of the County's debt capacity and financing options. She reported the County is well below its debt capacity and noted the 2016 debt was paid off in 2026, with the most recent debt issuance occurring in 2025. She stated that if the County keeps its debt at \$5 million or less, an arbitrage calculation would not be required, consistent with how the County has handled debt in the past. She also noted that the majority of the current debt service levy is being paid through TIF revenue. Maggie explained that certain essential-purpose projects, including roads and E911 systems, have different financing requirements, while courthouse improvements may have limitations and should be reviewed with bond counsel. Projects such as a new courthouse, jail, park, or county shed generally require a referendum or use of urban renewal authority. Discussion was held regarding using debt financing for courthouse repairs, including steps and foundation work. Maggie will consult with bond counsel regarding the applicable project and borrowing limits. She noted that approximately \$780,000 may be a relevant project-size threshold for counties, depending on the project. Maggie stated there is sufficient time to complete the debt levy process for FY2028 and that the County does not need to rush. A public hearing would be required in January or February, followed by a pre-levy resolution by the March 4 deadline. The pre-levy amount would be included in the County's budget, with the timing of bond issuance coordinated before property tax bills are issued. Maggie Burger left at 10:12 a.m. Nick Kauffman left 10:16 a.m.

WORKSHOP FOR THE PROPOSED ORDINANCE #41: Christoffersen reviewed Jefferson County's proposed ordinance and suggested several additions, including emergency support agreements, utility verification, cost-allocation provisions, a rebuttable presumption against development on CSR2-65+ land, and a transfer policy. The Board discussed the ordinance's setback requirements, waiver options, size classifications, and concerns about being overly restrictive. Hoadley agreed the proposed changes should be considered, while Wedemeyer, Baier, and others discussed the importance of landowner waivers and potential state requirements. The Board agreed to continue reviewing the proposed changes.

ADJOURNMENT: Moved by Christoffersen and seconded by Wedemeyer to adjourn at 10:40 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor