

October 7, 2026

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

Also present: Ruthie Smith, Jayne Mazurkiewicz, Jeff Vandewater, Tony Mensing, Rob Mensing, Nick Kauffman, Sawyer Hansen, Chris Swalla, and Barb Kallbach. 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 Hoadley and seconded by Christoffersen to approve the agenda as posted. Approved.

MINUTES: Moved by Wedemeyer and seconded by Baier to approve the minutes from September 30, 2026. Approved.

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

AUXIANT	HRA INSURANCE TRUST FEES	\$1,043.48
	GRAND TOTAL	\$1,043.48
8500- ADAIR CO INSURANCE TRUST	INS TRUST CLAIMS	\$1,043.48
	GRAND TOTAL	\$1,043.48

Approved.

TOWNSHIP CLERK WAGES: Moved by Hoadley and seconded by Baier to approve the township clerk wages for Julia Frederick at Orient for \$40 and Deanna Winkelmann at Jackson for \$40. Approved.

RUTHIE SMITH, COUNTY AUDITOR: CASH Annual Financial Report: Moved by Wedemeyer and seconded by Baier to approve and publish the CASH Annual Financial Report. Approved.

PUBLIC HEARING - PUBLIC HEARING REGARDING THE FINAL APPROVAL OF THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED TOTAL COST FOR THE NW20 GRAND RIVER RCB CULVERT PROJECT L-LRCBNW20GR—73-01: Moved by Wedemeyer and seconded by Christoffersen to open the public hearing. Approved. The County Auditor received no letter regarding the public hearing. Tony Mensing asked whether the contract had been included. Nick Kauffman confirmed it had not, which the Board verified. Mensing asked about the project's priority ranking and how projects are selected for funding. Walker and Hoadley explained that the Board relies on the Engineer's recommendations regarding project needs and priorities, and that rankings may change as circumstances change. Mensing asked how long the project had been on the list, and it was noted that it had been approximately a year and a half or longer. Discussion was held regarding changes to the easement plans since the September 2 meeting. Kauffman explained that the landowner did not want to grant the easement, so the plans were adjusted to include a temporary access road, affecting the cost and potential detour. Jayne, a property owner involved with the project, stated that they supported the project and were pleased with how it had turned out, noting that it would address the area where the bridge had collapsed. She added that they had worked with Kauffman and Sawyer but were unable to reach an agreement with the County. Moved by Wedemeyer and seconded by Hoadley to close the public hearing. Approved.

NICK KAUFFMAN, COUNTY ENGINEER: Resolution Granting Final Approval of the Plans, Specifications, Form of Contract, and Estimated Total Cost for the NW20 Grand River RCB Culvert Project: Moved by Wedemeyer and seconded by Baier to approve the Resolution Granting Final Approval for the NW20 Grand River RCB Culvert Project. Roll Call Vote: Hoadley, aye; Baier, aye; Wedemeyer, aye; Christoffersen, aye; Walker, aye. Approved. **Estimated Total Cost for the NW20 Grand River RCB Culvert Project:** Engineer Kauffman stated the estimated total cost is \$320,815.70. **Review Bids Received for NW20 Grand River Culvert Project L-LRCBNW20GR-73-01:** Engineer Kauffman stated he received two bids. One from Ray's Construction and one from Gus Construction. He recommends awarding it to Gus Construction. Moved by Baier and seconded by Hoadley to award the bid to Gus Construction. Approved. **Resolution to Award Contract for NW20 Grand River RCB Culvert Project:** Moved by Baier and seconded by Hoadley to approve the Resolution to Award Contract for NW20 Grand River RCB Culvert Project. Roll Call Vote: Hoadley, aye; Baier, aye; Wedemeyer, aye; Christoffersen; Walker, aye. Approved. **Sign Contract for NW20 Grand River RCB Culvert Project:** Moved by Wedemeyer and seconded by Christoffersen to approve the Chair to sign the Contract for NW20 Grand River RCB Culvert Project. Approved. **Sign Performance Bond for NW20 Grand River RCB Culvert Project:** Moved by Christoffersen and seconded by Hoadley to approve for the Chair to sign the Performance Bond for NW20 Grand River RCB Culvert Project. Approved. **Sign Right of Way Contract for N8 Eureka RCB Culvert Project:** Moved by Baier and seconded by Christoffersen to sign the Right of Way Contract for N8 Eureka RCB Culvert Project. Approved. **Maintenance & Activities:** Engineer Kauffman reported that Gus Construction plans to begin right-of-way work and the road will close today. Notifications will be made through phone calls, newspapers, radio, email, and directly to neighboring residents. Box culverts have been poured south of Bridgewater, and crews are backfilling the existing area. Work continues on the W18 Harrison bridge, including roadway construction. At the Casey and Rose Acres project, resurfacing, smoothing, pavement markings, and rumble strips are complete. Final pavement markings will be completed in the spring.

WORKSHOP FOR THE PROPOSED ORDINANCE #41: Supervisor Christoffersen continued reviewing the proposed data center ordinance, identifying emergency operations, restrictions on land with a CSR2 rating of 65 or higher, and transfer of operations as areas for amendment. Supervisor Hoadley requested language clarifying that the land restrictions apply to nonagricultural purposes. Supervisor Baier reported contacting Scott Tonderum, who indicated that facilities of 25 megawatts or less are generally considered small, and stated he would continue researching smaller facilities. The Board discussed differences in noise impacts and the importance of distinguishing between facility sizes. Supervisor Christoffersen also reported sending additional comments to Holly and planned to attend the public hearing on the 14th. The Board discussed potential tax incentives and financial benefits of data centers. Supervisor Hoadley expressed concern that companies could receive tax breaks on building materials without providing sufficient financial benefit to the County. Supervisor Baier noted that smaller facilities could potentially provide royalty payments, although participation would be optional. Supervisor Hoadley recommended sending the ordinance to the County Attorney for review, with revisions requested by the following Wednesday morning. The Board discussed retaining the proposed 2,600-foot setback while allowing landowner waivers. Supervisor Hoadley asked whether reducing the setback to 1,800 feet with a waiver could help projects remain financially viable while protecting nearby homes. Supervisor Wedemeyer favored retaining the larger setback, while Supervisor Baier supported a waiver to give landowners more control. Supervisor Christoffersen suggested keeping the 2,600-foot setback with a waiver and gathering public feedback at the next hearing. Supervisor Wedemeyer noted that the moratorium provides time to complete the ordinance and expressed a goal of finalizing it by the end of the year. Jayne Mazurkiewicz reviewed her comments on the ordinance, including who would administer it, who would conduct required testing, public access to permit records, and the definition of abandonment. The Board also discussed vegetation requirements for noise reduction, clarifying DNR references and abbreviations, and potentially limiting the size or number of facilities. Supervisor Baier stated that electrical load should be considered when determining facility size. Supervisor Hoadley questioned whether the County's electrical capacity could support multiple facilities. Supervisor Christoffersen noted that other ordinances reviewed did not limit the total number of facilities but had considered restrictions on how close they could be to one another. The Board will continue reviewing the proposed ordinance and comments before further consideration.

ADJOURNMENT: Moved by Wedemeyer and seconded by Baier to adjourn at 9:53 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor