October 21, 2026
Board members present for regular session and workshop session at 8:45 a.m. were: Baier, Christoffersen, Hoadley, Walker.
Also present: Ruthie Smith. Matt Wedemeyer, Caleb Nelson – Adair County Free Press, Jennifer Nichols – Atlantic News Telegraph, and Tom Robinson – KSOM joined via conference call.

All motions were approved unanimously unless noted otherwise.

WORKSHOP FOR THE DATA CENTER ORDINANCE: Discussion continued regarding revisions to the proposed data center ordinance. Supervisor Christoffersen reported receiving a Word version of the ordinance to begin making changes and noted public suggestions for square-footage requirements, water-use limits, and limits on the number of facilities. Supervisor Hoadley suggested considering minimum distances between facilities. The Board discussed the current setbacks, with Supervisor Walker noting they are significantly greater than state requirements. Supervisor Hoadley also raised concerns about potential development near the Adair-Madison County line and whether Adair County's ordinance would protect residents if Madison County's requirements differ. Supervisor Hoadley reported receiving a letter indicating the property owner still intends to retain the land, although there are reportedly no current plans for a data center and a water storage facility may be considered. She questioned the dates included in the letter and expressed concern that tax credits or incentives could limit the County's future ability to change requirements or generate revenue to help offset property taxes. Supervisor Walker stated he had received questions about the potential benefits of data centers and noted that no one had presented information to the Board about their potential advantages. Supervisor Baier said benefits could include jobs, but tax revenue may be limited depending on the facility's size. Supervisor Hoadley suggested considering a medium-sized facility. Supervisor Baier noted that connecting to the local electrical grid may be unlikely, and Supervisor Hoadley reported that REC does not currently have sufficient grid capacity. Supervisor Hoadley noted that further changes to the draft could require a fourth public hearing. Supervisor Baier suggested identifying an independent contractor to monitor noise and other ordinance requirements, with the costs billed to the facility owner, and recommended researching how other counties handle enforcement. Jeff Vandewater and Nathan Jensen entered at 9:00 a.m.

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

MINUTES: Moved by Christoffersen and seconded by Baier to approve the minutes from October 14, 2026. Approved.

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

Auxiant	Hra Ins Trust Claims	$1,867.56
Isac Group Health Program	Health Ins Premiums	$3,730.32
	GRAND TOTAL	**$5,597.88**
8500 - Adair County Insurance Trust		$5,597.88
	GRAND TOTAL	**$5,597.88**

Approved.

LIQUOR LICENSE RENEWAL: Moved by Christoffersen and seconded by Hoadley to approve the liquor license renewal for 5 x 80. Approved.

ACKNOWLEDGE CONTRACT LAND STAFF (CSL) LETTER: Moved by Baier and seconded by Christoffersen to acknowledge receipt of the Contract Land Staff letter. Approved.

NATHAN JENSEN, WEED COMMISSIONER: **Annual Report** - Nathan Jensen presented the annual weed report and invited questions. Supervisor Walker noted that wild cucumber has been especially prevalent this year. Supervisor Hoadley asked whether weather conditions had contributed to recurring weed issues. Jensen stated that spraying is continuing while crops are no longer a concern. He confirmed that leftover spray is still available from previous years, but additional supplies may need to be purchased next year. Moved by Baier and seconded by Hoadley to approve and sign the Annual Weed Report. Approved. Nathan Jensen left at 9:10 a.m.

SET DATE FOR 3RD PUBLIC HEARING FOR PROPOSED ORDINANCE #41 – *AN ORDINANCE REGULATING THE SITING, CONSTRUCTION, OPERATION, AND DECOMMISSIONING OF DATA CENTER AND CRYPTOCURRENCY MINING FACILITIES IN UNINCORPORATED ADAIR COUNTY*: Moved by Christoffersen and seconded by Baier to set the 3rd public hearing for the Proposed Ordinance #41 on December 2, 2026, at 6:30 p.m. at the Courthouse in Greenfield. Approved. Jotham Arber entered at 9:18 a.m.

JOTHAM ARBER, ADAIR/GUTHRIE ENVIROMENTAL/PUBLIC HEALTH DIRECTOR: **Public Health Update** - Jotham provided an update on Public Health activities. Documents were distributed, including a list of available grants and an overview of agency services and county-specific information. Public Health administered 92 immunizations at Nodaway Valley the previous day. Friday clinics at the courthouse have been going well and will continue through November, ending around Thanksgiving. Staff are also providing in-home immunizations and visiting local businesses. All vaccines are available for individuals of all ages, and staff planned to visit REC that day. Adair County averages approximately two animal bites per month, with bats being a recurring concern. Staff have received more calls regarding potential exposure than reports of actual bites. Providers have been encouraged to contact Public Health whenever assistance is needed. Emergency preparedness plans are being rewritten to

incorporate county resources and better coordinate with Emergency Management. The plans will be reviewed at the beginning of the new year to ensure all necessary information is included, including updated levels of authority. Jotham provided an update on septic system compliance. Chris Baudler's team had been prepared to install a septic system, but the property owner reported being unable to afford the installation. The owner has received six letters regarding the issue, and Jotham recommended applying for available financial assistance. The Board of Health does not currently have a fine policy, and the County does not have an ordinance establishing fines for this type of violation. Because wastewater is discharging onto the ground, Jotham recommended that the Board of Health consider pursuing misdemeanor charges against the property owner. The DNR would also be notified. The Board and Board of Health will need to determine how to proceed. Jotham explained that legal action could result in fines and a lien against the property, although the process would take time. Jotham recommended establishing clear deadlines and consequences in the ordinance, including fines after an extension or waiver expires. Jotham will contact the County Attorney, explain the circumstances, and call a special Board of Health meeting to consider preparing an order for the property owner. Jotham also discussed the County's 28E agreement with the DNR, which allows the County to continue issuing well permits while the DNR handles sanitation permitting. The current agreement must be renewed, and the County's ordinance will need to be updated with revised code references. Jotham has sent the proposed language to the County Attorney for review. If approved, the matter will be placed on a future agenda. The changes appear consistent with current policies and procedures, with the primary updates involving code references. Supervisor Hoadley asked whether grants were available for well projects and whether Adair County residents could contact Public Health for assistance. Jotham confirmed that assistance is available. Supervisor Baier asked how quickly septic system applicants could receive funding. Jotham clarified that the program is structured more like a loan with 1% interest rather than a grant, with funding generally available within two to three weeks. Supervisor Walker asked whether payment could be made directly to the contractor rather than the homeowner. Jotham reported that septic system work was approaching the later part of the season. Soil analyses and percolation test results will be brought to the Board as they become available. Public Health plans to prepare a graph of water testing results to provide local data and may begin collecting river data after a couple of years. A redacted home health billing spreadsheet and quarterly report were provided to the Board. The documents exclude names and include the total number of visits, charges, and remaining available balance. Jotham stated there had been no HIPAA breaches but indicated the reporting process could be changed if needed. Supervisor Hoadley asked for an update on a permanent location for Public Health. Jotham reported having a meeting scheduled with the Schildbergs regarding their building, with options to purchase or rent. Other potential rental locations have also been identified for consideration. The current office is working adequately, but a permanent location is still desired. Jotham stated that work on next year's budget line items would begin at the end of October. The final update concerned the request for proposals (RFP) for public health services. More information regarding the contract and requirements for providing public health services to counties is expected by November 20.

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

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor