October 28, 2026
Board members present for regular session and workshop session at 8:45 a.m. were: , Christoffersen, Wedemeyer, Walker.
Also present: Ruthie Smith. 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: The Board discussed revisions to the proposed data center ordinance. Supervisor Christoffersen will provide a revised draft next week, which will be posted on the County website to allow Board members a week to review the changes before further discussion. Supervisor Baier had discussed in a previous meeting distinguishing large and small data centers, noting that other ordinances use 65 megawatts as the threshold, while facilities exceeding 5 megawatts may also be considered large. The Board reviewed public comments and discussed defining an occupied dwelling as a residence with utilities. Supervisor Christoffersen asked whether the ordinance should include firm limits on facility square footage and the number of buildings. Supervisor Hoadley supported including both limits. The Board also discussed potential caps on electrical capacity, with Supervisor Christoffersen noting that Ida County limits facilities to 20 megawatts. The Board discussed determining noise requirements and potentially contracting for testing services as needed. The Board plans to review the revised draft and consider the proposed changes at a future meeting. Jodie Hoadley entered at 8:49 a.m. Tony and Rob Mensing entered at 8:52 a.m. Nathan Baier and Brenda Wallace entered at 8:57 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 Wedemeyer to approve the minutes from October 21, 2026. Approved.

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

Ace Hardware Greenfield	Grind Wheel, Fuel Stabilizer	$41.47
Adair News	Notice Of Public Hearing	$23.01
Ahlers & Cooney P.C.	Labor Relations	$800.00
Ajnk Corporation	Parts/Labor #171	$5,500.00
Alliant Energy - Ies	Utility - Gas	$155.52
Amazon Capital Services	Public Health	$44.03
Ascendance Trucks, Llc	Parts #162	$6,076.66
Auxiant	Hra Ins Trust Claims	$628.42
Bomgaars Supply Inc	Bolts, Fasteners, Lubricant	$8.90
Bridgewater Tires & More	Service, 1-1	$115.75
Central Ia Distributing Inc	Tru Grit Hand Cleaner	$111.00
Cintas	Uniform, Mop And Mat	$93.82
Creston News	Taxes Due Ad	$90.00
D W Auto Parts	Pickup Battery	$255.00
Diamond Mowers Llc	Parts #109a	$2,990.49
Fox Welding Co	Homemade Sign Trailer	$273.00
Frese, Stan	Va Mileage	$164.92
Government Forms & Supplies	Stamps, Original And Received	$117.80
Greenfield Lumber Company	Paint, Paint Supplies, Antifreeze	$319.60
Gus Construction Co Inc.	L-Lrcbnw20gr--73-01 Nw20	$259,250.30
Guthrie Co Envir Health	September 2026 Billing	$2,593.68
Guthrie Co Public Health	Ph Response Grant	$2,253.37
Hardisty, Eugene Russell	Va Mileage, Driver Meal	$116.35
Henry M. Adkins & Son,	General Election Ballots	$7,751.87
Hgm Associates Inc	L-Lbrn23r--73-01 Richland	$4,889.46
Hosfelt, Angela	Mileage To And From Iceoo	$75.09
Housby Mack Inc	Filters	$406.31
Ia Dept Of Ag & Land	Pesticide Applicators	$15.00
Ia Dept Of Transportation	Hsip-Swap-Co25(135)-Fj-25	$494,029.11
Imwca	Installment #4 Work Comp	$9,498.00
Jensen, Randall	Pest Control Shop And Office	$180.00
Jodat, Inc	Lfm-Lrcbw9l--73-01 0.695	$716.61
Jorgensen, Harold Steven	Mileage For Training	$101.84
Karl Chevrolet Of Stuart,	Labor, Service 1-5	$109.95
Kellenberg, Dennis	Building Rent, Nov 2026	$700.00
Lamb Funeral Homes, Inc	Fy27 Burial Relief	$2,950.00
Linde Gas & Equipment	Monthly Cylinder	$872.16
Lube Tech & Partners, Llc	Bulk Def Fluid	$1,050.00
Mainstay Systems Of Iowa, Llc	Jail Project Camera Install Labor	$2,250.00
Marco, Inc. Nw 7128	Maint Contract	$139.59
Mcmorran Lawn Services	Broadleaf Control/Fertilizer	$124.00
Mcmorran, Janice Lea	Va Mileage	$84.36
Mediacom	Telephone & Internet	$49.24
Medline Industries, Lp	Public Health	$179.25
Meisenheimer, Janelle	Mileage -Local & To And	$97.05
Metal Culverts Inc	Stock- Cmp Sticks/Bands	$109,334.70
Mhc Kenworth	Parts #152	$374.00
National Sign Company, Llc	12 - 42" Watchtower Delineator	$493.00
Norsolv Systems	Parts Washer Serviced	$255.95
Northland Products Co	Oil	$1,035.45
Orient City	Transfer Of Jurisdiction	$419.33
Professional Office Services, Inc.	Motor Vehicle Renewal Notices, Addl Pages, Postage	$377.79
Redding, Justin	Replace Broken Sidewalk On	$3,875.00
Roy, Randall S., Jr.	Computer Updates	$75.00
Sapp Bros, Inc	Fy27 General Relief	$184.24
Schildberg Const Co Inc	Maintenance	$205,857.29
Sickles Trucking & Repair,	Service, Veh 1-6	$1,291.89
Tec Equipment Inc.	Parts #505	$960.45
Treasurer State Of Iowa	Indigent Defense Fund	$322.00
Umb Bank, N.A.	Series 2025 Tif Bond Interest	$298,312.50
Verizon Wireless Bellevue	Cellular Phone Service	$566.63
Vestis	Floor Mats	$195.98
Visa	Boot Laces, Lodging For	$155.83
Walker, Jeff	Parts & Labor #630	$875.00
Wallace Auto Supply	Surge Protector	$34.99
Wallace Auto Supply Co	2 Cycle Oil, Interior Detailer,	$41.97
Ziegler Inc	Parts/Labor/Other Equipment	$9,399.01
	GRAND TOTAL	**$1,442,729.98**

0001 - GENERAL FUND	$20,627.87
0002 - GENERAL SUPPLEMENTAL	$9,833.87
0011 - RURAL SERVICES	$4,302.33
0020 - SECONDARY ROAD	$350,116.50
0032 - NW WIND FARM UR DEBT SERVICE FUND	$297,570.00
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	$758,908.49
2999 - MISC CAPITAL PROJECTS DEBT SERVICE	$742.50
8500 - ADAIR COUNTY INSURANCE TRUST	$628.42
GRAND TOTAL	**$1,442,729.98**

Approved.

MEDICAL EXAMINER CERTIFICATION: Moved by Wedemeyer and seconded by Hoadley to approve to reimburse Christopher Roberts $225 for a required conference to be a certified medical examiner. Approved.

BRENDA WALLACE, COUNTY TREASURER: Employee Resignation/New Hire: Brenda Wallace presented an employee resignation and request to hire a replacement. Moved by Wedemeyer and seconded by Hoadley for Wallace to move ahead to accept with regrets the resignation of Stevens and allow Wallace to start the new hire process. Approved. Brenda Wallace left at 9:06 a.m. Nick Kauffman and Gavin with Gus Construction entered at 9:06 a.m.

NICK KAUFFMAN, COUNTY ENGINEER: **Award Contract Resolution 2026-50 for N8 Eureka RCB Culvert project L-LRCBN8E-73**: Moved by Wedemeyer and seconded by Christoffersen to award the contract resolution for N8 Eureka RCB Culvert project to Gus Construction. Roll Call Vote: Hoadley, aye; Baier, aye; Wedemeyer, aye; Christoffersen, aye; Walker, aye. Approved. **Sign contract and Performance Bond for N8 Eureka RCB Culvert project L-LRCBN8E-73-01**: Moved by Baier and seconded by Hoadley to sign the contract and performance bond for N8 Eureka RCB Culvert project. Approved. **Bridge Rating Resolution 2026-51**: Moved by Wedemeyer and seconded by Baier to approve the Bridge Rating Resolution. Roll Call Vote: Hoadley, aye; Baier, aye; Wedemeyer, aye; Christoffersen, aye; Walker, aye. Approved. **Longevity Raise**: Moved by Baier and seconded by Christoffersen to approve the longevity raise for Barry Williams after 15 years of service at the County. Approved. **Report of Maintenance & Activities**: Engineer Kauffman reported attending a MidAmerican meeting and stated the proposed transmission line will run directly south, with approximately two miles located in Adair County. Bridge inspections are scheduled for next week as part of the five-year inspection cycle. A motor grader and Kenworth truck are expected to be listed on Purple Wave soon. Regarding the N16 Washington historic bridge, Engineer Kauffman stated the County must still document the bridge even though painting assistance is no longer being pursued. He also discussed placing a sign at the new bridge location with a QR code linking to photographs of the historic bridge. The historic study may soon become publicly available. The Madison County DOT plans to redeck the Highway 92 bridge next year and has requested a detour. The work is tentatively scheduled from May 1 through September 1. Madison County would reimburse the County through road-use tax funds for the affected highway section, estimated at $222,000. Engineer Kauffman also reported that the County's request for reimbursement for rock placed on Highway 92 was denied. The request covered material costs only, not hauling, spreading, or additional blading. Work on the Grand River Section 20 project continues, with concrete poured for the box culvert and backfilling expected to begin soon. The box extension south of Bridgewater has been completed. At the Casey and Rose Acres project, the contractor responsible for rumble strips experienced a breakdown, delaying that work. Engineer Kauffman reported that an employee is resigning, with his last day tomorrow. The position will be posted internally, and the County plans to fill the vacancy because the department is already down two employees.

ADJOURNMENT: Moved by Wedemeyer and seconded by Hoadley to adjourn at 9:35 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Ruthie Smith, Auditor