

April 2, 2024

Board members present for regular session at 9:17 a.m. were: Baier, Hoadley, Twombly, Walker, and Wedemeyer.

Also present: Mandy Berg, Kurt Beane, Stephanie Claussen, Caleb Nelson, Greg Beaman, Lance Cummins, Nick Phillips, Bailey Wiggins, and Deb Shrader. There was no one who joined via conference call.

All motions were approved unanimously unless noted otherwise.

MINUTES: Moved by Hoadley and seconded by Baier to approve the regular and special session minutes from March 27, 2024. Approved.

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

Access Systems Leasing	Courthouse Computer Lease	\$606.92	I-80 Companies LLC	Expanding Foam Summit W27	\$20.40
Adair Co Emergency Mngmt	1/4 FY24 Tax Draw	\$15,242.50	Infomax Office Systems	Computer Services	\$5,677.45
Adair Co Home Care	I4 Grant	\$2,103.48	ISAC Group Dental	Dental Ins Premiums	\$443.80
Adair Co Sanitary Landfill	Per Capita Census	\$10,226.25	ISAC Group Health Program	Health Ins Premiums	\$6,222.55
Adair News, The	Property Tax, Bd Proceedings	\$691.63	ISAC Group Vision	Vision Ins Premiums	\$53.54
Ahlers & Cooney P.C.	Labor Relations	\$800.00	ISACA	ISACA Dues 2024	\$250.00
Alliant Energy - IES	Utilities	\$400.00	Jensen, Randall	Pest Control	\$63.00
Amazon Capital Services	Conference Speaker	\$91.81	Karl Chevrolet Of Stuart, LLC	Parts-#177	\$149.95
Aramark Uniform Services	Floor Mats	\$183.18	Linde Gas & Equipment Inc	Cylinder Rent 2/20/24-03/20/24	\$484.48
Bridgewater Tires & More	Service 1-1 Veh	\$101.25	Marco, Inc. NW 7128	Maint Contract	\$87.58
Central Ia Distributing Inc	Brush Assembly	\$73.00	Mediacom	Telephone	\$195.75
Central Iowa Detention	Juvenile Detention Services	\$4,930.00	Mitchell, Kelly	Mileage	\$38.32
Cintas	Uniforms, Mats & Mop Service	\$387.26	National Sheriff's Association	NSA Membership Dues	\$125.00
Copy Systems Inc.	New Fuser Installation On Kyocera	\$719.25	ODP Business Solutions, LLC	Paper	\$197.46
Creston Publishing Company	Official Publications	\$46.41	Quill	Sharpie Pro Chisel Black	\$58.99
Daughenbaugh, Cole	Tire Labor & Tire Disposal	\$1,315.00	Roberts, Scott	Safety Allowance Fy24 First Yr	\$342.37
Des Moines Blue Print Co Inc.	Election Map Lamination	\$468.72	Seat Treasurer	2024 Seat Membership Dues	\$200.00
Earlham Savings Bank	Conservation Rent	\$289.00	Sickles, Dean	Safety-FY24 Allowance	\$53.46
Echco Concrete LLC	Pipe Culvert- Maint W27 Summit	\$500.00	Stevens, Susan	Mileage	\$435.60
Edsall, Carolyn	Va Mileage	\$121.56	Stivers Ford	Parts-#210	\$291.62
FNB Bank	Billing For Apportions	\$42.00	Storey Kenworthy	Envelopes	\$227.89
Frese, Stan	Va Mileage	\$111.74	Us Cellular	Back Up Internet	\$21.04
Grantham Sanitation	Trash Collection	\$280.00	Verizon Wireless Bellevue	Cellular Phone Service	\$488.64
Gus Construction Co Inc.	(TIF) N26 Lincoln RCB Culvert	\$298,550.53	Wallace, Brenda L	Mileage	\$154.06
Guthrie Co Envir Health	March Services	\$1,860.82	Windstream	Telephone Utility	\$750.72
HGM Associates Inc	Eng Design (TIF) W22 Lee Bridge	\$14,285.20	Ziegler Inc	Parts	\$615.99
Hoadley, Jodie	Parking - ISAC Spring School	\$36.00		Grand Total	\$372,398.58
Housby Mack Inc	Parts-#642 & Filters	\$285.41			
0001 - GENERAL FUND		\$19,446.06			
0002 - GENERAL SUPPLEMENTAL		\$15,988.75			
0011 - RURAL SERVICES		\$11,156.66			
0020 - SECONDARY ROAD		\$6,251.49			
0021 - LOCAL OPTION SALES TAX		\$138,302.10			
1520 - NW WIND FARM UR CAPITAL PROJECT FUND		\$174,533.63			
8500 - ADAIR COUNTY INSURANCE TRUST		\$6,719.89			
GRAND TOTAL		\$372,398.58			

Approved.

SICOG ANNUAL REPORT: Moved by Baier and seconded by Hoadley to acknowledge receipt of the 2023 Southern Iowa Council of Governments Annual Report. Approved.

LOESS HILLS AUDIT: Moved by Wedemeyer and seconded by Baier to acknowledge receipt of the FY22 and FY23 Loess Hills audit. Approved.

CHILD ABUSE PREVENTION GRANT DRAW DOWN: Moved by Hoadley and seconded by Twombly for Auditor Berg, as contract administrator, to sign the Child Abuse Prevention Grant Draw Down. Approved.

RECORDER – OFFICE CLOSURE: Kelly Mitchell entered at 9:03 a.m. Recorder Mitchell stated that she would like to close her office on April 17th in order for staff to attend ICUBE training. Moved by Wedemeyer and seconded by Baier to allow Mitchell to close her office on April 17th in order for her and her staff to attend training. Approved.

CHILD ABUSE PREVENTION MONTH: Stephanie Claussen stated that April is Child Abuse Prevention Month and went through the events happening during April including training events, round up at Fareway, wear blue day on April 5th, donuts at Moe's RBF, blue ice cream at Tiger Drive-In, and blue tea at NV Nutrition. Claussen would also like to put up signs in the courtyard. Moved by Twombly and seconded by Hoadley to sign the proclamation stating that April is Child Abuse Prevention Month and to allow them to put signs in the courtyard. Approved. Claussen exited at 9:07 a.m. Deb Shrader introduced the Parents as Teachers program. Shrader and Wiggins exited at 9:08 a.m. Paul Ehm, Tanya Lamb, and Nick Kauffman entered at 9:08 a.m. Larry Voss entered at 9:09 a.m.

APPLIED DIGITAL – DATA CENTER: Lance Cummins and Nick Phillips, Applied Digital, introduced themselves and told the Board that they are currently working on a potential site in Adair to build a 200-megawatt data center with potential to grow. They would start with a large 300,000 square foot concrete building with another building going up later and the campus would employ 40 to 70 employees. The construction cost of the project would be a billion to a billion and a half dollars. The company would work hard to source workers locally with a starting salary of \$60,000 up to \$150,000 depending on their skill set. They will have traffic during the construction phase but after that there wouldn't be much traffic putting wear and tear on the roads although there would need to be maintenance done every few years. It would take about twelve months to put up the first building with a potential start date maybe this summer or fall. They would pave a mile of road to the data center and maintain that going forward. Phillips believe this would be a good addition to the County on a tax base and employment standpoint and they would like to be involved in the community with schools, fundraisers, etc. The company has also built houses in other communities with data centers to help bring in people to the county. The Board voiced concerns about the water supply and electricity. Phillips stated that they would haul in their own water and that they would be on their own electric grid, not affecting the local electrical system. Phillips stated that they will share some more information and news articles with the Board via email that can be shared. They will also be hosting town halls and working with close landowners to answer questions for the public. Cummins and Phillips exited at 9:25 a.m.

AUDITOR: Office Closure – Auditor Berg informed the Board that her office would be closed tomorrow for State Elections Administrators Training and that on April 18th, her office would be closed over lunch with three of them being out of the office for ICUBE training leaving one person in the office. **County Financing** – Auditor Berg stated that she and Supervisor Walker met with Speer Financial and Ahlers Cooney concerning the future borrowing of money for the Fair Grandstands. Berg informed the Board that since this project is in the County's urban renewal plan, they have the authority to bond for the project without placing it on the ballot to be voted on, although that is always an option if the Board chooses. It was confirmed that the County could use either TIF funds or the County's debt levy to make the payments on the bond. Berg and Walker also brought up the need for the County to purchase secondary road equipment during the meeting. Unfortunately, HF718 that was passed last year stripped away the County's option to place a question on the ballot in order to bond for equipment purchase. The only option the County has at this time is to try and free up money in their budget or to find projects that do fall under an Essential County Purpose and bond for those projects to free up additional money in the budget.

PUBLIC HEARING – VACATE PORTION GIBBON AVE: Moved by Twombly and seconded by Hoadley to open the public hearing at 9:30 a.m. Larry Voss stated that he owns the land around the culvert on the North end and that it has been caving in the last five years or so. He reported this to the engineer's office and all that was done was move dirt on top of it. His concern is that if this road is vacated, that the liability for this culvert would be on them, the landowner. Voss believes that the tube needs fixed and if it is, they don't care if the road is closed or what the County decided to do with it as there is no big advantage to leaving it open. Engineer Kauffman stated that to replace the pipe it would cost the County \$2,205 for materials plus labor. Supervisor Walker asked Voss if given a culvert, would you be able to do the replacement yourself? Voss stated that he did not have the equipment to do it. Moved by Twombly and seconded by Hoadley to close the public hearing at 9:37 a.m. Moved by Walker and seconded by Baier to approve **Resolution #2024-21** – WHEREAS, a public hearing was conducted on April 2, 2024, at 9:30 am following publication and service of notice as required by law on the proposed vacation and closure of a portion of county secondary road, described as follows: THAT PORTION OF "GIBBON AVE.", ESTABLISHED SEPTEMBER 7TH, 1875 (SEE ROAD RECORD BOOK 2, PAGE 569 AND 570), COMMENCING AT A POINT 27 RODS WEST OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 74 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, (ALSO KNOWN AS THE INTERSECTION POINT OF 310TH ST. AND GIBBON AVE.) THENCE NORTHWEST 1716 FT. (0.325 MILE) IN SAID SECTION 13. WHEREAS, the remaining portions of "Gibbon Ave." shall remain open as established and described more accurately as follows: commencing at the southeast corner of Section 36, Township 74 North, Range 33 West of the 5th Principal Meridian, thence north, along the east lines of Sections 36, 25, and 24 of said Township and Range to the southwest corner of the northeast quarter of Section 24 of said Township and Range, thence northwesterly to a point lying 165 feet west of the southwest corner of the northeast quarter of the northeast quarter on the south line of the northeast quarter of the northeast quarter of said Section 24, thence northwesterly to a point lying 445 feet west of the northeast corner of said Section 24 on the north line of said Section 24, also known as the intersection point of "310th St.", thus concluding this portion of "Gibbon Ave." WHEREAS, additionally, the following remaining portion of "Gibbon Ave." shall remain open as established and described more accurately as follows: commencing at a point lying 1400 feet south of the northeast corner of Section 13, Township 74 North, Range 33 West of the 5th Principal Meridian, thence north along the east lines of Sections 13, 12, and 1 of said Township and Range to the northeast corner of the southeast quarter of Section 1, also known as the intersection of point of "285th St.", thus concluding this portion of "Gibbon Ave." WHEREAS, all remaining portions of "Gibbon Ave.", as described in Road Record Book 2, Page 569 and 570, are known to be previously vacated (see Resolution 2003-54, dated August 7th, 2003). WHEREAS, Adair County agrees to replace the existing culvert pipes located approximately 1590 feet north of 310th St. on the portion of Gibbon Ave. to be vacated. Adair County Secondary Roads Department will remove the existing metal pipe culvert, concrete pipe culvert, and concrete headwalls and replace them with one 36" diameter x 40' corrugated metal pipe culvert. The existing metal pipe culvert will remain property of the County and will be removed from area. The existing concrete will be placed near the outlet end of the pipe. WHEREAS, Any and all objections that have been received, either in writing or by persons present have been discussed and resolved requiring no further action by Adair County. NOW THEREFORE BE IT RESOLVED by the Adair

County Board of Supervisors that the subject section of road be ordered vacated and closed. THAT PORTION OF "GIBBON AVE.", ESTABLISHED SEPTEMBER 7TH, 1875 (SEE ROAD RECORD BOOK 2, PAGE 569 AND 570), COMMENCING AT A POINT 27 RODS WEST OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 74 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, (ALSO KNOWN AS THE INTERSECTION POINT OF 310TH ST. AND GIBBON AVE.) THENCE NORTHWEST 1716 FT. (0.325 MILE) IN SAID SECTION 13. Roll Call Vote: Walker, aye; Hoadley, aye; Baier, aye; Wedemeyer, aye; and Twombly, aye. Approved. Voss exited at 9:38 a.m.

ENGINEER: Sign ROW Contract – Moved by Twombly and seconded by Baier to approve the right of way contract with Dale and Delores Barnett for \$2,102.34. Approved. **Set Public Hearing Resolution** – Moved by Twombly and seconded by Hoadley to approve **Resolution #2024-22** – WHEREAS, a memorandum from the County Engineer has been filed with the Adair County Board of Supervisors asking that action be taken to vacate and close a section of Adair County Secondary Road, as described as follows: That portion of "190th St.", established June 8th, 1909 (See Road Record Book 4, Page 314), commencing at the southwest corner of the southeast quarter of the southwest quarter of Section 15, Township 76 North, Range 31 West of the 5th P.M. running thence east on the line between Sections 15 and 22 to the southwest corner of the southeast quarter of the southeast quarter of said Section 15 and running thence east on the north side of the east half of the northeast quarter of Section 22 and terminating at the southeast corner of the southeast quarter of the southeast quarter of said Section 15. Also, a piece of land beginning at a point 7 rods east of the southwest corner of the southeast quarter of the southeast quarter of Section 15, Township 76 North, Range 31 West of the 5th P.M., thence west 7 rods, thence north 5 rods, thence southeast to the point of beginning. NOW, THEREFORE BE IT RESOLVED that a hearing on the proposed vacation will be held by the Adair County Board of Supervisors in their office, Adair County Courthouse, Greenfield, Iowa 50849, at 9:30 AM on Wednesday, April 10, 2024, in accordance with Iowa Code Chapter 306. Roll Call Vote: Walker, aye; Hoadley, aye; Baier, aye; Wedemeyer, aye; and Twombly, aye. Approved. **Maintenance & Activities Report** – Engineer Kauffman gave the Board an update on the following projects: N24 Prussia, N19 Lincoln, working on a wooden box that is bad in driveway by Arbor Hill on the east side, made a revision to dollar amounts for FM projects due to DOT program revisions, discussed an instance that happened with MidAmerican rocking a dirt road and trespassing onto a landowners property without permission. Engineer Kauffman stated that they knew MidAmerican was putting the rock down and that with fences not always being in correct places, knowing where the right of way is actually located can be confusing. Kauffman will talk with MidAmerican and remind them of the process and that if they plan on working in right-of-way going forward, they need to contact the County and the landowners. Greg Beaman exited 10:04 a.m.

SICOG – HAZARD MITIGATION PLAN UPDATE: Jeremy Rounds, Dominic Johnson, Brenda Standley, Stephanie Claussen, Jeff Rice, Terry Niesta entered at 10:05 a.m. Caleb Nelson exited at 10:05 a.m. The group went over the current Hazard Mitigation Plan and updated areas as needed. Paul Ehm, Tanya Lamb, and Kurt Bean exited at 10:07 a.m.

ADJOURNMENT: Moved by Twombly and seconded by Baier to adjourn at 10:53 a.m. Approved. 10:53 a.m.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Mandy Berg, Auditor