

Public Notice

Adair City Council
Regular Meeting
City Hall Chambers September 10, 2025

A regular City Council meeting was held September 10, 2025 at the City Hall Chambers. Present were Mayor Byars, who called the meeting to order at 6:31 pm, City Attorney Clint Fichter, Clerk Lorene Grubbs, and council persons, Paul Gettler, Shannon Haus, Jade Irlmeier, Renee Jensen. Absent City Supervisor Ryan Billheimer and Rick Stanley.

Pledge of Allegiance was said.
Approval of agenda made by Gettler and second by Irlmeier, all ayes motion carried.

Approval of Consent Agenda including Council Minutes (8/13/25), claims and payroll, financials, with Pay App #4 for Audubon Street, and license. Motion to approve the consent agenda made by Irlmeier and second by Haus, all ayes, motion carried.

Economic development agreement payment for I-80 Enterprises for \$27,996.33 on proof of payment at the courthouse was approved by Irlmeier and second by Gettler, all ayes, motion carried.

An anti-degradation plan the DNR is requiring as part of the wastewater system study will be \$21,500. Irlmeier motioned to approve the supplemental agreement for additional services #1 with Gettler and Irlmeier seconding, all ayes, motion carried.

Additional 8-9 parking spots and sidewalk at the community center were discussed and Irlmeier made a motion to approve the \$24, 533 bid from Caliber Concrete, second by Gettler, all ayes, motion carried.

The cemetery road construction has begun and no action is needed.
Library alley concrete pad 20'x18' for handicap parking quote of \$4,673 was discussed and Byars will ask the library if they would like to participate and pay half. Gettler motioned to approve, Haus second. All ayes, motion carried.

Additional compensation for Officer Wulf on the extra hours he worked was denied due to his salary contract and repeated attempts by telling Wulf to work less hours on other days he was scheduled to keep at his salary hours. Motion made by Irlmeier and second by Gettler, all ayes, motion carried.

Police station storage was tabled until we had more information.

Meter reading equipment was approved last month but the software has an additional cost with a yearly agreement. Haus made a motion to approve the 5-year contract, Irlmeier second, all ayes, motion carried.

Proposed rental housing certification program was tabled.

Public comments: A concerned business owner spoke on having more police presence.

Elected Official comments: The city will provide material to business on Audubon Street to spread on the new sidewalks for one year instead of corrosive salt. Possibly use some old bricks around the carved tree in the park.

Employee Reports: Audubon Street opened August 29th and the street light electrical panel should be installed within the week for lights to work. Additional three lights to the east will be shipped Monday. We had two lift station pumps with seal leaks, with one being replaced around \$10,000 and the other is being repaired. Billheimer is working on continued issues with the water plant and will have more info at next meeting. The men's park restroom got an upgrade. Hughes issue will be worked on within the next few weeks. November 4 is elections with openings for mayor and two council positions.

Gettler made motion to adjourn at 7:37 pm, second by Haus, all ayes, motion carried.

Meeting adjourned.
Next regular meeting October 8, 6:30 pm.
Mayor, Joanne Byars; Clerk, Lorene Grubbs

Claims:		
ADAIR NEWS	8/1/25-8/31-25 - PUBLICATIONS	29.66
ACCO	INV 0256219-IN - MAINT-REPAIRS	5,923.19
ALLIANT ENERGY	SEP25 BILLING - UTILITIES	10,252.07
BLACK HILLS CORP.CO.	7/18-8/19/25 - UTILITIES	334.69
CASS CO TREASURER	SEP25 RCPT 04316	690.00
DELTA DENTAL	INV 30468000100202509	351.34
EXCHANGE STATE BANK	HSA	525.00
IPERS	IPERS	2,963.89
JACOBSENS	INV0142112	69.05
IOWA ONE CALL	LOCATES	19.00
GUTHRIE CO REC	AUG25 ACCT 1100500	1,297.20
RYAN BILLHEIMER	SEP25 CELL PHONE REIMBURSEMENT	75.00
TREASURER-IOWA W/H	STATE TAX	590.85
VERIZON	INV 612205995 POLICE	90.55
MUNICIPAL SUPPLY	INV 0950420-IN - MAINT R REPAIRS	1,075.00
MTS. INC.	INV 16201 - CONTRACT SERVICES	4,833.53
EFTPS	FED/FICA TAX	4,430.51
VISA-EXCHANGE STATE BANK	AUG25 CITY	3,323.52
CALIBER CONCRETE LLC	PMT #4 AUDUBON ST RECONSTRUCT	436,888.43
IOWA CHILD SUPPORT	CHILD SUPPORT	864.66
SNYDER & ASSOCIATES	INV 124.5014.09-11 - ENGINEERING	47,960.80

MARK EMGARTEN	SEP25 CELL PHONE REMIBURSEMENT	75.00
WHKS	INV 54097	2,320.00
WEX BANK	INV 106997771 - ADAIR FUEL	498.59
PLOWMAN & STANLEY TRENCHN	INV 3880 STREET PROJECT	2,242.11
COMPUTER	INV 57014 TECHNOLOGY SERVICES	1,025.00
DEARBORN	9/1/25-11/30/25	888.63
ANITA SUPPLY CENTER	INV 235177 - MAINT - REPAIRS	44.72
CENTRAL IOWA READY MIX	INV 797706 - MAINT - REPAIRS	1,910.00
ANNIE LEAVER	AUG25 CLEANING CITY HALL	50.00
ACCESS SYSTEMS LEASING	INV 39869529 CITY HALL EQUIP	82.16
CASEY MUTUAL TELEPHONE CO	SEPT25 CITY	249.29
KARL CHEVROLET	INV CTC5121389 - POLICE	2,197.78
VSP	STMT 823460731 - INSURANCE	167.74
CULLIGAN WATER	INV 118504 - CONTRACT SERVICE	24.75
USDA RD DCFO	USDA RD RUS LOAN #1 PYMT 35	6,855.00
ASHLEY SMITH	INV 018 CONTRACT SERVICES	825.00
MICROBAC	INV CV2500684 - TESTING	321.25
I-80 ENTERPRISES	INV 362631	64.98
SUMMIT	INV 3457480	416.00
PEST	INV 14563 - PEST CONTROL	100.00
LORENE GRUBBS	SEP25 CELL PHONE REIMBURSEMENT	75.00
UNION STATE BANK	PMT #027 POLICE	662.34
BRANDON GOSCH	SEP25 REIMBURSEMENT - INSURANCE	180.00
ADAIR RESCUE	ADAIR RESCUE EMS FUNDS	50,000.00
PAYROLL CHECKS	PAYROLL CHECKS ON 08/22/2025	4,180.41
PAYROLL CHECKS	PAYROLL CHECKS ON 08/29/2025	3,936.75
PAYROLL CHECKS	PAYROLL CHECKS ON 09/05/2025	4,857.96
CLAIMS TOTAL	607,138.40	
GENERAL FUND	88,411.82	
COMMUNITY CENTER FUND	1,195.72	
ROAD USE FUND	2,452.01	
EMPLOYEE BENEFIT FUND	892.48	
DEBT SERVICE FUND	662.34	
CAPITAL PROJECTS FUND	484,849.23	
WATER FUND	21,324.42	

Adair County Board of Supervisors
Greenfield, Iowa
August 27, 2025

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

Also present: Mandy Berg, Scott Akin, Leland Shipley, John Huff, Mike Griglione, and Caleb Nelson. Jennifer Nichols – Atlantic News Telegraph, Mandy Billings – KSOM, Rick Hansen – KJAN joined via conference call.

All motions were approved unanimously unless noted otherwise.
APPROVAL OF AGENDA: Moved by Hoadley and seconded by Wedemeyer to approve the agenda as posted. Approved.

MINUTES: Moved by Walker and seconded by Wedemeyer to approve the minutes from August 19, 2025. Approved. Scott Roberts entered at 9:01 a.m.

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

AUXIANT	INS TRUST CLAIMS	\$4,441.77
	GRAND TOTAL	\$4,441.77
8500- ADAIR CO INSURANCE TRUST	\$4,441.77	
	GRAND TOTAL	\$4,441.77

Approved.
TOWNSHIP CLERK WAGES: Moved by Wedemeyer and seconded by Walker to approve the township clerk wages for Lorene Grubbs for \$120.00. Approved.

TOURISM COUNCIL RESIGNATION: Moved by Hoadley and seconded by Wedemeyer to accept the resignation from the Tourism Council with regrets from Terri Queck-Matzie. Approved.

IMWCA BOARD OF TRUSTEES BALLOT: Moved by Wedemeyer and seconded by Walker to vote for the three candidates on the ballot for the IMWCA Board of Trustees. Approved.

STUART URBAN RENEWAL PLAN AMENDMENT: Moved by Christoffersen and seconded by Hoadley to acknowledge receipt of the Stuart Urban Renewal Plan Amendment. Approved.

OPIOID LITIGATION PARTICIPATION AGREEMENTS: Moved by Walker and seconded by Wedemeyer to sign the Opioid Litigation Participation Agreements for Purdue Direct Settlement, the Generic Manufacturers (G8) Settlement, and the Sandoz Settlement. Approved.

MIDAMERICAN – PROJECT UPDATES: John Huff and Mike Griglione gave an updates on MidAmerican projects being done in Adair County: they have confirmed with landowners the locations for the replacement turbines in Orient and Arbor Hill for those that were damaged in the tornado and are hoping to start the foundation in October and finish placing them by the end of this year. These turbines will still be in line with the County's ordinances including setbacks; The Iowa Utilities Commission has accepted the application for the Orient Energy Center and landowners within a mile of the site will receive a copy of the application/letter. A wind turbine currently at the site will be moved to another site where a turbine was destroyed by the tornado. There is a window after applying to Iowa Utilities Commission before it is approved. Once approved, they will begin preliminary things like planting trees. Nick Kauffman entered at 9:12 a.m. Huff and Griglione exited and Brenda Wallace entered at 9:16 a.m.

COURTROOM AC/HEATING UNIT: Scott Roberts, Courthouse Custodian, explained that he went out for bids for the new A/C and heating unit for the courtroom, although he only received one bid back from Schultz Plumbing & Heating for \$21,985.50. Wedemeyer asked if it would look different and if it may be better to move the unit where it is not as visible and in the way.

Roberts stated it would look a little different, but would ultimately be in the same spot as before. Moved by Hoadley and seconded by Walker to approve the bid from Schultz Plumbing & Heating for \$21,985.50. Approved. A budget amendment will be needed for the unit. Roberts exited at 9:23 a.m.

TAX ABATEMENT: Moved by Wedemeyer and seconded by Walker to approved Resolution #2025-47 – Abatement of Taxes. WHEREAS, AS PER IOWA CODE 347.32, the Adair County Board of Supervisors, does hereby abate the taxes for the following parcels: Adair County Memorial Hospital					
District	Parcel	Year	Taxes	Interest	Cost
01021	1108352001	2024 CT	\$2,804.55	\$0.00	\$0.00
01021	1108351012	2024 CT	\$1,824.11	\$0.00	\$0.00
01021	1108351010	2024 CT	\$1,012.74	\$0.00	\$0.00
Grand Total:					\$5,641.40

Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. Wallace exited at 9:25 a.m.

SHERIFF – INTERNET CHANGE: Mike Algreen, Chief Deputy Sheriff, discussed switching the Sheriff's internet to fiber with Windstream. Algreen stated that they are currently paying around \$816/month and this would take them down to \$649.81/month. It is a 36-month contract and there may or may not be an upfront charge to bore and put it in. If the cost is too great to put it in, they can terminate the contract. Moved by Wedemeyer and seconded by Hoadley to approve the Windstream contract and allow the Sheriff's office to digitally approve the contract. Approved. Algreen exited at 9:32 a.m.

ENGINEER: Adams County Sharing Agreement – The Adams County Sharing Agreement was discussed with a focus on a potential engineering services partnership involving Engineer Kauffman. Previously, a temporary agreement had been in place, but both counties felt they weren't getting full value. Kauffman stated that after evaluating the numbers, he was surprised to find potential cost savings of \$90,000–\$100,000 by sharing an engineer. Kauffman proposed a 50/50 time and cost split, with his staff including the Assistant to the Engineer and Office Administrator assisting Adams County during the transition. The Assistant to the Engineer's support would be temporary until Adams trains someone to the same level. Other counties, like Decatur and Clarke, have similar arrangements. The agreement would allow both counties to split expenses such as traveling to conferences and would include a 30% salary increase for Kauffman, plus a \$2.50/hour raise for the Assistant to the Engineer, Sawyer Hansen. Kauffman emphasized that Adair County would remain his priority, and that this arrangement would be trial-based, possibly starting later this calendar year and reassessed by June 30 next year. If at any point the arrangement isn't working, any party can terminate it with 30 days' notice. Wedemeyer and Hoadley expressed concern about losing quality service in Adair County or overextending Kauffman. Walker expressed the same concerns, but recognized the need to support Adams County, which has struggled to hire an engineer and lacks the infrastructure that our County has. Kauffman assured that his current workload is manageable, and he is open to the trial, stressing it won't become permanent unless it continues to work well for both counties. Moved by Hoadley and seconded by Wedemeyer to digest the agreement and put back on the agenda on September 10, 2025. Approved. Shipley and Akin exited at 10:08 a.m. Right-of-Way Contracts – Moved by Walker and seconded by Hoadley to approve the right-of-way contract with Bob Earhart for \$449.04 for the W18 Harrison Bridge Project L-LBRW18H—73-01. Approved. Maintenance & Activities Report – Kauffman gave updates to the Board on the following projects: Govig pouring bridge deck tomorrow on W1 Lee and will then move on N11; Herberger is on site; received \$351,000 check on Monday from FEMA and will get another \$117,000 check for donated resources and about \$23,000 in Cat Z projects for their administration time; new truck from Volvo this week will sit around until spring for box to be put on; and the new tower is up at the yard.

ADJOURNMENT: Moved by Wedemeyer and seconded by Hoadley to adjourn at 10:12 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: Nathan Baier, Chair
ATTEST: Mandy Berg, Auditor

Adair County Board of Supervisors
Greenfield, Iowa
September 10, 2025

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

Also present: Mandy Berg, Tony Hardisty, Scott Akin, Melissa Larson and Jeff Vandewater. Brenda Dudley – Midwest Partnership, Jennifer Nichols – Atlantic News Telegraph, Mandy Billings – KSOM, Ric Hansen – KJAN joined via conference call.

All motions were approved unanimously unless noted otherwise.

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

MINUTES: Moved by Christoffersen and seconded by Hoadley to approve the minutes from September 3, 2025. Approved.

CLAIMS: Moved by Walker and seconded by Hoadley to approve the following claims:

AUXIANT	INS TRUST CLAIMS	\$3,194.95
	GRAND TOTAL	\$3,194.95
8500- ADAIR CO INSURANCE TRUST	\$3,194.95	
	GRAND TOTAL	\$3,194.95

Approved.
TOWNSHIP CLERK WAGES: Moved by Hoadley and seconded by Christoffersen to approve the township clerk wages for Amanada Pickrell for \$40.00. Approved.

ATTORNEY – EMPLOYEE PAY INCREASES: Melissa Larson, County Attorney, stated that Nellie Griffith moved to the paralegal position on February 15th, 2025 and hired Kara Buckner on January 3rd, 2025 and is asking for a \$1.00/hour raise for each with the completion of the 6-month probationary period. Larson stated that they are the only employees who did not receive the 5% wage increase at the new fiscal year. Larson's FY26 budget still includes the 5% wage increase, so it can be absorbed as this increase is less than what they would have received with the 5%. Moved by Walker and seconded by Hoadley to approve the \$1.00/hour increase for both Griffith and Buckner effective September 20, 2025. Hoadley stated that they will also receive the fiscal wage increase like all the other County employees going forward. Approved. Larson exited and Brenda Wallace and Michelle Carns entered at 9:06 a.m.

TREASURER – TAX ABATEMENT: Moved by Wedemeyer and seconded by Walker to approve Resolution #2025-49 – Abatement of Taxes.

Whereas, As Per Iowa Code 445.63, the Adair County Board of Supervisors, does hereby abate the taxes for the following parcels:

New Life Baptist Church					
District	Parcel	Year	Taxes	Interest	Cost
01032	0103153001	2024 CT	\$1,976.00	\$0.00	\$0.00
Grand Total:					\$1,976.00

Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. Wallace exited and Renee Schwartz, Deb Parrot, Cath Olesen, John Twombly, Jacque Eblen, and Gene Hardisty entered at 9:09 a.m.

GREENFIELD POOL STEERING COMMITTEE: The Greenfield Pool Steering Committee distributed a proposed timeline and image of the new Greenfield City Pool. The City has initiated plans for a new pool project by approving a

bond referendum to be placed on the November ballot this year, recognizing that the current pool—built in 1942—is nearing the end of its usable life. While staff has done a remarkable job maintaining it, significant repairs would trigger new safety requirements and extend its life by only about 10 years. The proposed new pool, estimated to cost between \$5–6 million, is inspired by facilities in Iowa towns similar to Greenfield, with a focus on swimming and diving features, as well as a zero-entry area to enhance accessibility for seniors. The City can bond for \$1 million, and the steering committee has already secured donations from Rose Acres and local residents, but is seeking additional support from the County. The committee is also leveraging many partners that include great grant writers to apply for grant funding. The CAT grant requires a 65% match and having support from the City and County shows great community support and commitment when applying for these grants. A pool is not a money maker, but the committee emphasized the pool's role as a vital community asset, economic driver, and attraction for young families. Its central location, next to the park and within walking distance for many. Efforts to attract more lifeguards with higher pay and volunteer leadership have already improved operations. A community event is planned for September 20, 2025 to showcase the current pool's condition and build support for the new facility. The Board would like to look into what options the County has and put it back on the agenda next week. Schwartz, Parrot, Olesen, Twombly, Eblen, and Hardisty and exited and Jotham Arber entered at 9:43 a.m.

ENVIRONMENTAL HEALTH: Jotham Arber, Environmental Health, gave an update to the Board on the following projects: Efforts are underway to secure a grant aimed at providing 200 free radon test kits per county, as part of a broader initiative to address radon exposure. The state is also actively working on radon testing, and there are hopes that future legislative sessions will allow grant funds to help offset the often high cost of installing radon mitigation systems. Have been continuing to work on septic systems and perc testing. They are going to reach out to Sac County to learn how they do their soil analysis and testing for perc tests as this could help speed up our process. They can provide American Cross lifeguard training and certification for free for any pool within the County. Vandewater exited at 9:48 a.m. Arber exited at 9:52 a.m. Nick Kauffman and Gavin Walhovd entered at 9:53 a.m.

ENGINEER: Award Resolution – Moved by Walker and seconded by Christoffersen to approve Resolution #2025-50 – Award of Bid for Project L-LRCB-N35W—73-01 150th St.: - This project involves replacing existing corrugated metal pipe culverts with a reinforced concrete box culvert along Adair County 150th St. The project will also include the replacement of a driveway culvert, a roadway pipe culvert, the placement of revetment, granular surfacing, and seeding. Be It Resolved, by the Adair County Board of Supervisors, as follows: Section 1: That bid for L-LRCBN35W—73-01 be awarded to the low bidder, GUS CONSTRUCTION CO., INC., CASEY, IA for the total cost of \$228,809.06. Section 2: That the chair be authorized to sign the contract documents on behalf of the board. Section 3: That this resolution shall take effect immediately. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. Approve Performance Bond – Moved by Wedemeyer and seconded by Walker to approve the performance bond for the N35 Walnut Culvert Project L-LRCBN35W—73-01. Approved. Sign Contract – Moved by Wedemeyer and seconded by Hoadley to sign the contract for the N35 Walnut Culvert Project L-LRCBN35W—73-01. Approved. Walhovd exited at 10:00 a.m. Adams-Adair County Engineer Agreement – The Adams-Adair County Engineer Agreement was discussed following a draft prepared by County Attorney Larson, outlining a shared arrangement for County Engineer Kauffman. While the current proposal suggests a 50/50 time and cost split, Supervisor Hoadley expressed concern, advocating for a 60/40 financial split in Adair's favor to better reflect the county's investment and interests, though she agreed with equal time sharing. Supervisor Walker argued for the fairness and practicality of a 50/50 split, emphasizing that the intent is not profit but mutual support and cost savings. Kauffman stated it would be an additional \$28,000 in savings with a 60/40 plan. Supervisor Christoffersen stated that after talking with several people, there was concern about the shared engineer as the County has tried doing so in the past which didn't have a great outcome. However, it was discussed that Adair County was in a different situation at the time and did not have the same staff and position it has now. Adams County Supervisors, Hardisty and Akin stressed Kauffman's comfort with the situation noting that this would not have been brought to our Board if Kauffman wasn't on board with the idea. The consensus leaned toward starting with a 50/50 arrangement and re-evaluating later stating that all parties involved still have the option to end the agreement within 30 days if it doesn't work. Moved by Walker and seconded by Wedemeyer to approve the drafted Adams-Adair County Engineer Agreement, with the 50/50 time and cost split, with a start date of November 3, 2025. Hoadley, nay and Christoffersen, nay. Approved. Maintenance & Activities Report – Kauffman gave updates to the Board on the following projects: the City of Orient's attorney is drafting a deed for the property purchased in Orient, W1 Lee bridge down on Riverside, starting on the N11 Lee repair project today, Herbergers not yet doing much on the Eureka project on 170th, the N16 Washington project south of Bridgewater will be at least a year out for letting due to using federal funds and being deemed as historic. Kauffman and Carns exited at 10:25 a.m.

AUDITOR: FY25 CASH Annual Financial Report – Auditor Berg gave an overview of the revenues, expenditures, and fund balances on the FY25 CASH Annual Report. Moved by Hoadley and seconded by Walker to publish the FY25 CASH Annual Financial Report. Approved.

Election Deputy Pay Increase – Auditor Berg stated that her Elections and Real Estate Deputy has now been here for two years and would like to increase his salary from 72% to 74% of her salary. Moved by Wedemeyer and seconded by Hoadley to approve the increase to 74% of the Auditor's salary for Nathan Reed effective August 30, 2025. Approved.

ADJOURNMENT: Moved by Wedemeyer and seconded by Walker to adjourn at 10:32 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: Nathan Baier, Chair
ATTEST: Mandy Berg, Auditor

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