

Public Notice

Adair County Board of Supervisors  
Greenfield, Iowa  
September 3, 2025

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

Also present: Mandy Berg, Leland Shipley, Scott Akin, and Nick Kauffman. Caleb Nelson – Adair County Free Press, 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 Wedemeyer and seconded by Walker to approve the agenda as posted. Approved. Brenda Wallace entered at 9:01 a.m.

MINUTES: Moved by Hoadley and seconded by Christoffersen to approve the minutes from August 19, 2025. Approved.

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

21st Century Cooperative	10 Gal - Garlon 3a	\$824.50
Access Systems Leasing	Courthouse Copier Lease	\$613.40
Adair Co Health System	3 Random Drug Test	\$385.00
Adair Co Home Care	Fy26 1/4 Tax Draw	\$22,500.00
Adair Co Sheriff	2020 Ford F-150 Pickup #178	\$22,000.00
Adair Library	Fy26 1/2 Tax Draw	\$11,270.00
Adair News, The	2025 Bond Notices, Semi Annual	\$361.08
Ahlers & Cooney P.C.	Labor Relations	\$800.00
Ajnk Corporation	Parts & Labor #171	\$1,537.00
Amazon Capital Services	Office Chair	\$79.98
Ascendence Trucks, LLC	Parts #500	\$421.27
AuxiantHRA Ins	Trust Claims	\$1,847.89
Carr, Adam	Installation	\$6,671.98
Central IA Distributing Inc	Custodial Supplies	\$186.00
Cintas	Uniforms, Mop & Mat Service	\$99.66
Community And Family Res Detox Bed Days For Fy26		\$450.00
Creston Publishing Company	Subscription Renewal-Observer	\$52.00
Earlham Savings Bank	September 2025 Office Rent	\$784.56
Edsall, Carolyn	Va Mileage	\$120.00
Evolving Edge Graphics LLC	Window Covering	\$775.75
Fontanelle Library	Fy26 1/2 Tax Draw	\$5,434.00
Frese, Stan	Va Mileage	\$340.80
Garden & Associates, Ltd	W9 Washing RCB Culvert Ext	\$1,179.00
Gettler, Tom	@ Township Meetings	\$160.00
Govco Inc	Lfm-Lbrv11--7x-01 W1 Lee Bridge	\$113,274.09
Grantham Sanitation	Trash Pickup	\$485.00
Greenfield City Library	Fy26 1/2 Tax Draw	\$9,061.00
Greenfield Municipal	Utilities Fy25 Utilities	\$245.44
Griff's Garage LLC	Labor # 178	\$74.20
Gus Automotive LLC	1-5 Veh Labor, Brake Parts	\$2,324.53
Guthrie Co Envir Health	Aug Env Health	\$2,214.62
Guthrie County Sheriff	Service Of Process - Guthrie County	\$37.00
Hawkeye Truck Equipment	Parts	\$2,807.54
Herberger Construction Co, L-LBRN7E--73-01 N7 Eureka Bridge		\$5,601.75

HGM Associates Inc	N16 Washington Bridge	\$26,734.86
Hoadley, Jodie	Isac Annual Conference Parking	\$39.00
IA St Medical Examiner	Medical Examiner Fees	\$4,120.00
Imaging Spectrum, Inc	Passport Media Kit	\$171.47
Infomax Office Systems	Recorder Copier Lease	\$139.68
ISAC Group Dental	Dental Ins Premiums	\$306.66
ISAC Group Health Program	Health Ins Premiums	\$5,119.10
ISAC Group Vision	Vision Ins Premiums	\$49.28
Jensen, Randall	Pest Control Shop & Office	\$120.00
Karl Chevrolet Of Stuart, LLC	2025 Chevrolet Silverado 2500	\$52,435.00

Kauffman, Nick	Parking Receipt - SRFDC Meeting	\$13.00
Klemish, Marykaye	@ Township Meetings	\$80.00
Lamb Funeral Homes, Inc	Burial Relief	\$1,000.00
Linde Gas & Equipment Inc	Monthly Cylinder Rent	\$396.17
Mail Services LLC	Print & Postage	\$451.35
Marco, Inc. NW 7128	Maint Contract	\$123.21
Metal Culverts Inc	Stockpile & Stock Bands	\$79,145.70
Mitchell, Kelly	Mileage, Parking, Meal	\$118.59
Moore, Randall	@ Township Meetings	\$160.00
Murphy Heavy Contracting	IN6 Summerset Bridge	\$9,709.95
Northland Products Co	Oil & Coolant	\$711.54
Orient City	Transfer Of Jurisdiction Payment	\$422.46
Orient Community Library	Fy26 1/2 Tax Draw	\$4,023.00
Orient Municipal Light	Utilities	\$34.52
Queck-Matzie, Terri	Totes For Bag Distribution	\$80.76
Redding, Justin	Concrete Around Monuments	\$3,250.00
Roberts, Scott	Mower Gas	\$11.50
Roy, Randall S., Jr.	Computer Updates	\$75.00
Sam Beattie Farm Corp.	L-LRCBN36W--73-01	\$1,022.51
Schultz Plumbing And Htg	Evaporator Coil Cleaner	\$54.30
Sickles Trucking & Repair	Tires And Tubes & Tire Labor	\$347.00
Stivers Ford	Labor # 171	\$225.48
Union Co Auditor	4th Qtr DHS Expenses	\$4,932.46
Union County	Service Of Process, Union County	\$52.80
Us Cellular	Backup Internet	\$18.06
Vestis	Floor Mats	\$171.20
Walker, Jerry	Isac Annual Conference Parking	\$34.00
Windstream	Telephone Utility	\$707.58
Ziegler Inc	Parts/Labor/Filters/Equipment Supplies	\$8,738.12
	Grand Total	\$420,364.35

0001 - GENERAL FUND	\$46,458.81
0011 - RURAL SERVICES	\$32,119.81
0020 - SECONDARY ROAD	\$178,692.15
0021 - LOCAL OPTION SALES TAX	\$35,370.76
0030 - LOCAL GOVERNMENT OPIOID ABATEMENT FUND	\$450.00
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	\$119,949.89
8500 - ADAIR COUNTY INSURANCE TRUST	\$7,322.93
GRAND TOTAL	\$420,364.35

Approved.

TOURISM COUNCIL – ADD POSITION: The current makeup of the tourism council is a representative from each city within the County, a board of supervisors' representative, and a conservation board representative. They would like to add an at-large position in order to give better county-wide representation and help ensure quorums at their meetings. Moved by Wedemeyer and seconded by Christoffersen to add an at-large position to the Tourism Council. Approved. Melissa Larson entered at 9:04 a.m.

LIQUOR LICENSE – OWNERSHIP CHANGE: Moved by Walker and seconded by Hoadley to approve the ownership change for The Wallace Center's liquor license. Approved.

ATTORNEY – COPIER CONTRACT: Melissa Larson, County Attorney, stated that she is currently still under contract with Leaf under her private firm, but it is nearing the term of that agreement. Larson stated a new copier was needed and would like to sign a new lease with Leaf for \$117.10/month for 60 months. Maintenance and toner would be supplied by the company and it would include a \$95 documentation fee which Larson's budget can absorb. They have an allowance for black and white copiers, but color copies would be \$0.65/copy which she would need every once in awhile. Moved by Hoadley and seconded by Wedemeyer to approve the copier lease contract with Leaf and allow Attorney Larson to sign the contract. Approved. Larson exited at 9:07 a.m.

TREASURER – DEPOSITORY CHANGE: Moved by Wedemeyer and seconded by Hoadley to approve Resolution # 2025-48 – Resolution Naming Depositories. Be It Resolved by the Adair County Board of Supervisors, Adair County, Iowa: That we hereby designate the following named banks to be depositories of Adair County funds in amounts not to exceed the amount named opposite each of said designated depositories and the Adair County Treasurer is hereby authorized to deposit the County funds in amounts not to exceed in the aggregate the amounts named for said banks as follows, to wit:

Name of Depository	Location	Maximum Deposit in effect under prior Resolution	Maximum Deposit under this Resolution
Exchange State Bank	Adair	\$6,000,000	\$6,000,000
Farmers and Merchants State Bank	Winterset/Orient	\$10,000,000	\$10,000,000
FNB Bank	Greenfield	\$30,000,000	\$35,000,000
Rolling Hills Bank & Trust	Stuart	\$6,000,000	\$6,000,000
Union State Bank	Greenfield	\$6,000,000	\$6,000,000
Wells Fargo Bank, N.A. Custodian for Iowa Public Agency Investment Trust	Des Moines	\$10,000,000	\$25,000,000
Adair County Sheriff, FNB Bank	Greenfield	\$750,000	\$750,000
Adair County Recorder, FNB Bank	Greenfield	\$100,000	\$100,000
First State Bank	Stuart	\$6,000,000	\$6,000,000

Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, aye; and Baier, aye. Approved. Wallace exited at 9:10 a.m.

ENGINEER: Maintenance & Activities Report – Kauffman gave updates to the Board on the following projects: crew has been working on 4 driveways on the 227th bridge; Govig should be moving out on Riverside bridge and then going to N11 Lee Bridge – the County will on Monday to build up the road; had an electrical surge last week – have a surge protector at the office building and fuel tank, but am going to install one for the shop; going to go to Adams and Cass Counties to do projects for them with the hydro seeder. Shared Engineer Discussion – The Board discussed sharing the County Engineer with Adams County. During the discussion, Wedemeyer expressed cautious support for the engineer-sharing agreement with Adams County, emphasizing it should remain temporary and be reassessed by June 30th. Hoadley agreed with sharing only if there are no additional costs to Adair County and raised concerns about equipment being used outside the county, suggesting Adams County should cover the full 30% salary increase for the engineer. Kauffman clarified that equipment wouldn't be used daily in Adams and would only be sent when specifically needed, with no shared maintenance equipment. He noted that the revised numbers that he calculated, with reduced hours for office staff, would save Adair County around \$77,000, and staff time would be billed as used. The only guaranteed costs are Kauffman's time split 50/50 and mileage. Wedemeyer recommended drafting a 28E agreement to review next week, with a tentative start in November or December. Leland Shipley, Adams County Supervisor, noted the search for a permanent engineer would continue and that equipment sharing wasn't an expectation. Hoadley questioned responsibility for damaged equipment and Kauffman stated rental rates cover such issues, but again maintenance equipment wouldn't be shared. Kauffman emphasized the importance of daily communication between both counties and himself.

ADJOURNMENT: Moved by Walker and seconded by Hoadley to adjourn at 9:34 a.m. Approved.

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

Adair County Board of Supervisors  
Greenfield, Iowa  
September 17, 2025

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

Also present: Mandy Berg, Ric, Caleb, 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 Wedemeyer and seconded by Walker to approve the minutes from September 10, 2025. Approved.

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

Access Systems	Service	Contract/Phones	\$280.02
Ace Hardware	Greenfield	Pit Repairs	\$348.94
Adair Co Health System		Jail Meals	\$3,034.50
Adair Co Home Care		I4 Grant	\$1,550.50
Adair News, The		@ Bd Minutes	\$2,288.84
Agri Drain Corp		Titles Lines/Hand Tools	\$220.98
AgriLand FS Inc		August Fuel	\$50,167.59
Airhart, Bob		L-LBRW18H--73-01	\$449.04
Alliant Energy - IES		Intersection Lighting/Utilities	\$393.65
Amazon Capital Services		Pen, Refills, Highlighters	\$38.03
Ascendence Trucks, LLC		Filters	\$139.00
AuxiantHRA Ins		Trust Fees	\$1,376.69
Berg, Mandy		Mileage, Parking ISAC	\$284.24
Bongaars Supply Inc		Hose, Boot Laces	\$28.29
Brown's Heavy Equipment		Parts/Labor	\$2,747.12
Carr, Adam	16 Lights	Replaced Greenfield Shop	\$3,337.81
Central IA Distributing Inc		Glass Cleaner, Sani Wax Bags	\$136.00
Certified Laboratories		1 CURust - Dz2	\$307.00
Cintas	Uniforms,	Mop & Mat Service	\$201.34
Co Cons Peace Off Assn		Peace Officer Training	\$190.00
Creston Publishing Company		Board Minutes	\$2,266.60
Daughenbaugh, Cole		Tires/Tubes/Tire Labor	\$600.00
Dukes, Dennis		Township Meeting	\$40.00
Earlham Savings Bank		September 2025 Office Rent	\$784.56
Erlandson, Gary		Township Meeting	\$40.00
Farmers Electric Coop		Mt Electric, Lo Electric	\$1,393.59
FNB Bank		Act Origination Fees	\$88.70
Fontanelle City		Utilities	\$37.15
Foster, Tim L		Township Meeting	\$40.00
Fox Welding Co	Pipe Culverts/Pit Repair Project		\$998.46
Frisbie, Brenda	Office Cleaning		\$150.00
Galls, LLC	Uniform Boots		\$351.16
Govco Inc	W1 Lee Bridge Replacement		\$44,787.81
Grantham Sanitation	Trash Pickup		\$300.00
Greenfield Lumber Co	Radio's & Related Equip/Oil Pit		\$514.28
Greenfield Municipal Ut	Utilities		\$5,126.55
Gus Construction Co Inc.	N35 Walnut Culvert		\$6,474.94
Guthrie Co Envir Health	Aug Billing		\$3,617.93
Harkins, Scott E.	Tire Repair 1-4		\$35.00
Herberger Construction	N7 Eureka Bridge		\$7,231.93
IA Division Of Labor	Hot Water Heater Inspection		\$95.00
IMWCA Work Comp	Premium-Installment #3		\$4,010.00
Infomax Office Systems	Computer Service Base Charge		\$5,911.70

Iowa Communications Net	Inc Line, Aug 2025	\$226.00
Jensen, Randall	Pest Control	\$120.00
Johnston, Gwen	Meal At Chamber Mtg	\$12.00
Kohnberg, Dennis	Building Rent	\$700.00
Labarge, Sonja A.	@ Cleaning	\$217.50
Lamb Funeral Homes, Inc	Transport Medical Examiner	\$895.00
Manatt's Inc	Asphalt Paving Crack Seal	\$17,460.00
Mangels, Mike	Grove Township Mowing	\$75.00
McClure Engineering Co	P28 Shoulder Widening	\$4,484.33
McMorran Lawn Services	Lawn Mowing	\$176.00
Mediacom	Phone & Internet	\$1,141.44
Mid-American Signal, Inc.	Distance Meter # 175	\$922.00
Midwest-Wheel Companies	Other Equipment Supplies	\$215.88
Mitchell, Kelly	District Iv Mtg Mileage	\$76.86
Moody's Investors Service	Series 2025 Bond Rating	\$14,500.00
ODP Business Solutions	Office Supplies	\$89.66
Orient Municipal Light	Utilities	\$29.79
Orient Municipal Water	Lo Water, Orient Dumpstation	\$247.96
Pearson Do, Timothy C	Medical Examiner Fees, Mileage	\$214.00

Postmaster	Postage Stamps	\$312.00
Productivity Plus Account	Parts/Filters/Labor	\$1,721.38
Roberts, Christopher	Medical Examiner Fees, Mileage	\$229.82
Schildberg Const Co Inc	Maintenance Rock	\$136,695.00
Schindler Elevator Corporation	Preventative Maintenance	\$3,183.45

Secretary Of State	Notary	\$60.00
Shuck-Britson, Inc.	2025 Bridge Inspections Thru	7-31
		\$4,912.50

Sickles Trucking & Repair	Brake Pads, Rotors, Oil, Supplies	\$2,429.62
Southern IA Rural Water	Utilities	\$175.00
Stivers Ford	Parts #175	\$47.20
Stuart Herald, The	Resource Fair	\$230.00
Thomson Reuters - West	Library Plan Charges	\$494.85
Tires & Service Inc	Tire Labor/Tires & Tubes	\$110.95
UMB Bank N.A.	2019 Paying Agent Fees	\$900.00
Unity Point Clinic 2 Random	Drug Tests Qtr 3 2025	\$84.00
Us Cellular	Backup Internet	\$10.82
Verizon Wireless	Hot Spot	\$60.03
Verizon Wireless Bellevue	Cellphone Service	\$102.59
Vestis	Floor Mats	\$171.20
Visa	Lodging, Supplies	\$3,877.63
Wallace Auto Supply Co	Parts/Supplies. Tools	\$1,351.55
Windstream	Telephone Utility	\$737.97
Young, Nancy	Va Rent, Oct	\$450.00
Ziegler Inc	Parts & Filters	\$3,413.61
	Grand Total	\$355,979.53

0001 - GENERAL FUND	\$52,009.78
0002 - GENERAL SUPPLEMENTAL	\$2,066.84
0011 - RURAL SERVICES	\$2,040.75
0020 - SECONDARY ROAD	\$234,906.46
0021 - LOCAL OPTION SALES TAX	\$13,706.87
0032 - NW WIND FARM UR DEBT SERVICE FUND	\$600.00
1520 - NW WIND FARM UR CAPITAL PROJECT FUND	\$49,272.14
8500 - ADAIR COUNTY INSURANCE TRUST	\$1,376.69
GRAND TOTAL	\$355,979.53

Approved. Nick Kauffman entered at 9:03 a.m.

TRANSFER RESOLUTION: Moved by Walker and seconded by Hoadley to approve Resolution # 2025-51 – Transfers FY2026. BE IT RESOLVED by the Adair County Board of Supervisors to direct the Adair County Auditor to transfer \$1,500,000 from the NW Wind Farm Ur Capital Project Fund (1520) to the Misc Capital Projects Fund (1599) for expenditures for the Fairgrounds Grandstand Project. Roll Call Vote: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, and Baier, aye. Approved.

TOURISM COUNCIL: Moved by Wedemeyer and seconded by Walker to appoint Sarah Reha, Stuart Representative; Tyler Raasch, Bridgewater Representative; and Rachel Randel, At-Large Representative, to the Adair County Tourism Council. Approved.

MANURE MANAGEMENT PLAN UPDATES: Moved by Wedemeyer and seconded by Hoadley to acknowledge receipt of the manure management plan updates from McKee Farms and Rose Acre Farms. Approved.

GREENFIELD POOL DISCUSSION: Jennifer Garside, Deb Parrot, Michell Carns and Jacque Eblen entered at 9:05 a.m. Supervisor Baier, Supervisor Christoffersen, and Auditor Berg met with the County's bond attorney at Ahler's and Cooney to see what the Board's options would be if they decided to help fund the Greenfield Pool Project. One option the Board could consider is amending the County's current Urban Renewal Plan or creating a new Urban Renewal Plan to add in the pool project. This process would take three to four months to complete and once completed, the Board could then bond for the project potentially in the spring/summer of 2026. However, bonding for the project would be subject to a reverse referendum. If a petition is received, a question to issue debt for the project would have to be placed on a November election ballot, with November 3, 2026 being the earliest possible date. The cost to add this to an Urban Renewal Plan could be anywhere from \$4,000-\$10,000 plus costs of an election if applicable. It was questioned at a prior meeting if Local Option Sales Tax revenue could be used to fund the project. To do so, the Board would need to call for an election to change the use of LOST revenue. The County could then issue LOST revenue bonds, which are typically a higher interest rate than General Obligation bonds. This option would directly take money away from the County's bridge projects. The last option the County has is to "free up" cash in the County's original budget by bonding for other applicable projects. However, the County does not currently have large enough projects in the budget to cover this large expense. Supervisor Walker stated that he did not want to take funds away from our roads and bridges. Supervisor Hoadley stated that HF718 has really tied our hands and explained how it is making it difficult to secure funding for equipment and other County needs. Supervisor Wedemeyer asked if other options have been looked at as he has heard about similar projects costing much less than what is being presented and wondered if this is a realistic estimate. Carns explained that they have solicited many other bids and that this has been the lowest. Garside pointed out that their original bid for a true aquatic center came in at \$16 million, so the project has been scaled back by a lot. Eblen shared that the advisory committee has put a lot of work into it and have visited 8 to 10 communities and pools where they have compared projects and engineers based on their quality of work and the satisfaction of the communities. Supervisor Christoffersen stated that he would like to see the outcome of the City of Greenfield's election for their \$1 million bond that will be on the ballot this November before committing any funds for the project. If the question is passed, the County can then bond for the project in the spring if they choose to, although it was highly suggested that the County be the last money in by the County's bonding attorney. Carns stated that they are still waiting on some private donors and some corporate donors that may be substantial. Wedemeyer stated that it may be beneficial to start the process of adding the project to the County's Urban renewal plan, see how the vote comes out at the City level, and then move forward from there. Garside, Parrot, Carns, and Eblen exited at 9:28 a.m.

ENGINEER: Longevity Raise – Moved by Hoadley and seconded by Walker to approve the \$0.10/hour longevity raise for Lee Stewart for completion of 25 years with County. Approved. Award Resolution – Moved by Wedemeyer and seconded by Walker to approve Resolution # 2025-52 – WHEREAS, The Board of Supervisors, hereafter referred to as "the Board", shall be considered as acting on behalf of Adair County, Iowa; and WHEREAS, The Board of Supervisors, believes FY26 County-wide HMA Joint and Crack Sealing Project, FM-C001(131)-55-01, hereafter referred to as "the project" is in the best interest of Adair County, Iowa, and the residents thereof. The project is defined as the Joint and Crack Sealing of various HMA pavement roadways within Adair County.; and WHEREAS, the Board has sought appropriate professional guidance for the concept and planning for the project and followed the steps as required by the Code of Iowa for notifications, hearings, and bidding/letting; and WHEREAS, The Board finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of Adair County and its citizens; all as provided for in and permitted by section 331.301 of the Code of Iowa; and IT IS THEREFORE RESOLVED by the Board to accept the bid from Manatt's Inc. in the amount of \$102,624.00 and awards the associated contract to the same; BE IT FURTHER RESOLVED that all other resolutions or parts of resolutions in conflict with this resolution are hereby repealed. If any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action or the Board as a whole or any part thereof not adjudged invalid or unconstitutional. This resolution shall be in full force and effect from and after the date of its approval as provided by law; and BE IT FURTHER RESOLVED by the Board of Supervisors of Adair County, Iowa, that after receiving the necessary contract documents, including but not limited to, the contractor's bond and certificate of insurance, Nick Kauffman, P.E., the County Engineer for Adair County, Iowa be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the contracts in connection with the adore awarded construction project. Roll Call Votes: Christoffersen, aye; Wedemeyer, aye; Walker, aye; Hoadley, and Baier, aye. Approved. Maintenance & Activities Report – Kauffman gave updates to the Board on the following projects: a letter was sent for a clean up in the County's right-of-way, Herberger is working on N7 Eureka bridge, trees have been cleared and are moving along at N25 Walnut, Govig is working on setting beams yesterday at the N11 Lee repair project, County is doing dirt work on W1 Lee, Schildberg's is working on 120th east of the rock and then the County will do their part to get the road opened back up, raised \$59,670 for auctioned items on Purple Wave, and Adams County will be looking at the shared engineer agreement on Monday.

ADJOURNMENT: Moved by Wedemeyer and seconded by Hoadley to adjourn at 9:37 a.m. Approved.

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

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