

IN THE IOWA DISTRICT COURT IN AND FOR ADAIR COUNTY
IN THE MATTER OF THE ESTATE OF STEPHEN ALBERT GILMAN, Deceased.
PROBATE NO. ESRP009851
NOTICE OF PROBATE OF WILL AND APPOINTMENT OF EXECUTOR AND NOTICE TO CREDITORS

TO: All persons interested in the ESTATE OF STEPHEN ALBERT GILMAN, Deceased, who died on or about September 3, 2025:

You are hereby notified that on the 29th day of September, 2025, the Last Will and Testament of STEPHEN ALBERT GILMAN, deceased, bearing the date of the 21st day of July, 2025, was admitted to probate in the above-named court and that TROY A. GILMAN was appointed executor of the estate. Any action to set aside the Will must be brought in the district court of said county within the later to occur of four months from the date of the second publication of this notice or one month from the date of mailing of this notice to all heirs of the decedent and devisees under the Will whose identities are reasonably ascertainable, or thereafter be forever barred.

Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of the above-named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur of four months from the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred.

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 | Total |
|----------|------------|---------|------------|----------|--------|--------------------------------|
| 01021 | 1108352001 | 2024 CT | \$2,804.55 | \$0.00 | \$0.00 | \$2,804.55 |
| 01021 | 1108351012 | 2024 CT | \$1,824.11 | \$0.00 | \$0.00 | \$1,824.11 |
| 01021 | 1108351010 | 2024 CT | \$1,012.74 | \$0.00 | \$0.00 | \$1,012.74 |
| | | | | | | 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 no 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

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:

| District | Parcel | Year | Taxes | Interest | Cost | Total |
|----------|------------|---------|------------|----------|--------|--------------------------------|
| 01032 | 0103153001 | 2024 CT | \$1,976.00 | \$0.00 | \$0.00 | \$1,976.00 |
| | | | | | | 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

sent a letter advising them of their right to object. You may send a letter with objections to City Hall, 202 S 1st St. or email a letter of objection to cityhall@gmu-ia.com.

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 | | |
| Tiles 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 | |

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 | | | | |
| Ascendace Trucks, LLC | | | | | |
| Parts #500..... | \$421.27 | | | | |
| Auxiant | | | | | |
| HRA 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 LLC1-5 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 | | | | | |
| 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 | | | | | |
| Stockpipe & 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 | | | | |

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.