

ADAIR COUNTY COMMISSION MINUTES
TUESDAY, AUGUST 13, 2019
5TH DAY JULY ADJOURNED

The Adair County Commission convened at 8:30 a.m. on August 13, 2019 in the Courthouse at Kirksville. All Commissioners were present.

Carolyn Chrisman, Ed.D, EDFP; Executive Director--Kirksville Regional Economic Development, Inc (K-REDI); Executive Director--Missouri Rural Enterprise and Innovation Center (MREIC); Center Director--Upstate Missouri Small Business Development Center (SBDC) requested updated revisions to Bill No. 1 - Ordinance No. 26 establishing the Adair County Enhanced Enterprise Zone. The revision was approved on October 31, 2018.

At 10:00 a.m., the Commission met with Pat Williams, Court Services Administrator for the Second Judicial Circuit. Also present was Adair County Treasurer, Lori Smith and Adair County Clerk, Sandra Collop.

Mr. Williams wanted to continue the discussion with the County regarding the Settlement Agreement with the Second Judicial Circuit. His discussion pertained to how everyone would move forward after the Agreement expired on December 31, 2020

He has looked into the Maintenance of Effort (MOE) piece of the Settlement Agreement. He discussed that during the mid-1990s, the State of Missouri decided that juvenile officers would become State employees. Their salaries and benefits would continue the same, but the County would be required to pay a state calculated maintenance of effort to help with the costs. This amount would not change and would be the only funding required by the County for the Juvenile Center. Mr. Williams also talked of the loan for the construction of the Juvenile Center and the \$151,000 annual loan payment which is more than the determined MOE amount of \$134,200. He discussed the uniqueness of the Circuit.

As mentioned in the July 30, 2019, he provided a 5 year budget projection for the Juvenile Center. He explained an extended financial plan which included operating with a reserve. He had combined line items within the budget to condense the information. He pointed out that there was a 3 percent increase in expenses and the revenues were lower. His intent was to spend their reserve balance down.

Mr. Williams thought that Capital Improvements needed to be considered. There are 4 HVAC units at the center with a replacement cost of approximately \$16,000 each. Plus, the roof will need to be replaced at some point in time with an estimated cost of \$40,000 - \$50,000. He wanted to know what would happen to the \$117,000 building reserve amount that was originally set aside for the center.

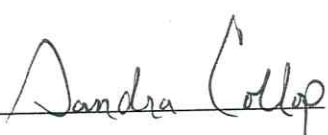
Commissioner Shahan stated that he wanted to keep the new agreement as close as possible to the original agreement. However, there was a 24,000 square foot building that needed to be maintained.

Ms. Smith questioned the need for them to maintain a reserve as that was not the case in the budgeting process for County government.

At 3:00 p.m., the Commission met with Rob Needham regarding Hackberry Trail and White Oak Trail. Mr. Needham wanted to get a feel from the Commission if the County would match the residents dollar for dollar of what they would spend to fix their roads. He feels there will be more tax revenue this year.

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ATTEST:


County Clerk


Presiding Commissioner

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Mr. Needham said it would cost \$.59 per square foot to re-shape and refurbish the 126,000 square feet area that needed to be fixed. That amounted to \$74,000. He asked the Commission if they could match them dollar for dollar. That amount did not include the cost of the rock that would have been spent if it had been a rock the road.

Commissioner King calculated the amount of money that would have been spent on the section of road if it had been a rock road. That section of road would have received 100 ton per mile for approximately 2 miles every other year for 10 years. As a result, 2,000 ton of rock would have been put on the road over a period of 20 years. At today's rock prices, the cost would be \$17,700.

Commissioner Thompson stated that residents on Orrick Road spent approximately \$120,000 to resurface their road a few years ago. The County provided only \$5,000 toward that project. He stated that the road and Bridge Department would soon be spending \$500,000 for road graders.

Mr. Needham said it would be an investment in the County.

Commissioner Shahan said he was in a bad spot as he lived on one of the roads they were discussing.

Mr. Needham asked why they couldn't invest in him and if they were going out for a sales tax for Road and Bridge. The residents did not have options to go back to a County road. They have been feeling neglected. He wanted a cost share from the Commission and for them to overturn the ordinance stating they needed to maintain the road themselves.

Mr. Needham wants them to consider his recommendation. They can't come up with \$3,000. If they did, that would only generated \$141,000 from 47 homes. A new road from scratch is \$1,000,000 per mile. He again said he wanted the Commission to talk it over and then wants to know how much help they will receive.

Commissioner Thompson said they would give him a call.

The Adair County Commission adjourned at 4:00 p.m. on August 13, 2019.


Unscheduled Public Walk-Ins and other Non-Agenda Items for Tuesday, August 13, 2019:

None

IN REF. ORDER NO 6 Adair County Sheriff Fees for July, 2019

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IN REF. ORDER NO 7 Updated revisions to Bill No. 1 - Ordinance No. 26 establishing Adair County Enhanced Enterprise Zone

ADAIR COUNTY, MISSOURI
BILL NO. 1
ORDINANCE NO. 26
(REVISED 10-31-18)

An Ordinance supporting an application for an Enhance Enterprise Zone and establishing the Real Property Tax Abatement Rate for the Adair County Enhanced Enterprise Zone.

WHEREAS, the Department of Economic Development of the State of Missouri has confirmed that the County of Adair proposed Enhanced Enterprise Zone meets guidelines for designation as an Enhanced Enterprise Zone, as set forth in 135.950; and

WHEREAS, Sections 135.950 to 135.973, RSMo, provides a means and an opportunity for the County of Adair to cooperate with the State of Missouri to relieve economic distress and attract new jobs to our area; and

WHEREAS, a public hearing was held on March 9, 2010 regarding the new zone; and

WHEREAS, The County Commissioners of the County of Adair supports this type of incentive to assist businesses in their effort to locate in the County of Adair; and

NOW, THEREFORE, BE IT ORDNAINED BY THE COUNTY COMMISSIONERS OF THE COUNTY OF ADAIR, MISSOURI, AS FOLLOWS:

SECTION 1. The County of Adair supports and endorses an application of an Enhanced Enterprise Zone to encompass the entirety of Adair County with the exception of an area which comprises the entire Census Block Group 3, Tract 9510 on Truman State University which is bounded on the North by Normal Street, on the East by Davis Street, on the South by Patterson Street and on the West by Franklin Street as outlined in the map attached as *Exhibit A*.

SECTION 2. That eligible facilities will receive a fifty percent (50%) property tax abatement on improvements to real property, not to include land or personal property, for ten (10) years from assessment of improvements if qualified businesses in the industry clusters listed below employ at least two (2) new, full-time equivalent employees with minimum \$100,000 new investment. The eligible facilities shall include those companies which operate in Missouri under the following North American Industrial Classification Codes (NAICS):
Manufacturing (NAICS 31-33)
Waste Management and Remediation Services (NAICS 562)
(Excluding: NAICS 56112- Hazardous Waste Collection; NAICS 562119- Other Waste Collection; NAICS 56211- Hazardous Waste Treatment; NAICS 56212- Solid Waste Landfill; NAICS 562213- Solid Waste Combustor and Incinerators; and NAICS 562219- other Nonhazardous Waste Treatment and Disposal)


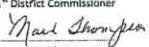
SECTION 3. That eligible facilities will receive the incentive of property tax abatement on improvements to real property to include underground wiring, not to include land or personal property, for a period not to exceed 20 years for the first phases of installation for industries classified as Other Electric Power Generation (NAICS 221119) provided that they employ at least five (5) new, full-time equivalent employees that reside within Adair County. Such abatement shall not exceed sixty percent (60%) tax abatement and shall be negotiated so that total real property taxes, or other local payments, equal a yearly minimum of \$5900.00 per megawatt installed over the lifetime of the abatement. Nevertheless, such abatement shall not be set at less than fifty percent (50%) abatement.



SECTION 4. That eligible companies are required to file an application requesting abatement with the designated Administrator of the Enhanced Enterprise Zone and with the Adair County Assessor prior to the end of the tax year in which improvement was made in order to receive the abatement benefit.

SECTION 5. That the Presiding Commissioner of Adair County shall be designated Administrator of the Enhanced Enterprise Zone.


SECTION 6. That the County of Adair be, and hereby is, authorize to execute the required application documents.

PASSED THIS 31 DAY OF October, 2018 BY THE COUNTY COMMISSIONERS OF THE COUNTY OF ADAIR, MISSOURI.

Stanley Pickens
Presiding Commissioner

William King
1st District Commissioner

Mark Thompson
2nd District Commissioner



Sandy Collop, County Clerk

ATTEST:


County Clerk


Presiding Commissioner