

**ADAIR COUNTY COMMISSION MINUTES
TUESDAY, APRIL 13, 2021
5TH DAY APRIL REGULAR**

The Adair County Commission convened at 8:30 a.m. on April 13, 2021, in the Courthouse at Kirksville. All Commissioners were present.

At 9:00 a.m., the Commission met with members of the Adair County Soil and Water Conservation District (SWCD). Members included Norm Clark, District Manager; Kenneth Cody, District Technician; Grant Phillips, Representative; Thomas Daugherty, Board Member; Michael O'Brien, Board Chair; Jennifer Schutter, Board Secretary; and Jack Thomas, Board Vice-Chair.

The members met with the Commission to sign an Agreement for Services to promote soil conservation measures along with promoting the cost-share program and the loan-interest share assistance program sponsored by the Missouri Department of Natural Resources. In exchange for promoting the service programs, Adair County paid them \$1,000.00 through an oral agreement on March 31, 2021.

At 9:30 a.m., the Commission participated in a zoom call with David Stimson, Project Developer, and Robert Wilson, Land Manager Acquisition and Construction for AES Clean Energy. Also present for the meeting was Adair County resident, Terry Reynolds.

Mr. Stimson stated they had last talked with the Commission in July 2020. He presented a short power point presentation addressing updates and a road use and maintenance agreement. It explained that sPower, the original company, had merged with AES Corporation (AES) in January 2021. sPower was originally joint owned by AES and Alberta Investment Management Corporation (AIMco) since 2017. It has been renamed to Morris Solar. The merge will not affect the project they had presented initially to the Commission.

Mr. Stimson presented a power point to outline their scope of work and project schedules. Morris Solar has leased 2000 acres of private land of which 1,400 acres will house solar panels. It will be located South and Southeast of Kirksville, it will be a 250-megawatt facility with enough energy to power 56,000 homes each year. The project will connect to the Zachary Substation.

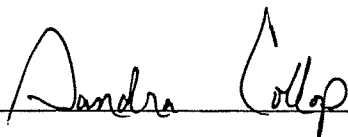
The project represents a \$290 million dollar investment in Adair County. It will produce 35 years tax revenue with an estimated 7.3 million dollars in Real Estate Tax. There will be 345 construction workers onsite. There will be an operations and maintenance building with 5 – 8 full -time positions upon completion. They will be a good neighbor.

Mr. Stimson stated that their projects are usually built using above ground electricity. They are willing to pay money to place electricity on private land. The poles will be spaced 250 – 300 apart or roughly a ¾ mile run. It will be a single pole structure and they are willing to offer \$6,000 per acre for the land. They can follow up with a letter of intent, but wants a separate road use agreement for Forgotten Trial.

Commissioner Thompson wanted the cost of supplying electricity underground. He also asked if they had spoken with the Federal Aviation Association (FAA) as there was an airport nearby. Use tax was briefly addressed. They would have to obtain more information.

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ATTEST:



County Clerk



Presiding Commissioner, Mark Shahan

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It was mentioned there is an anti-glare coating on the panels. Very little energy will dissipate within 100feet of the project. There will be an evergreen buffer on Highway 63, and they are open to putting one on Highway 3 after talking with Mr. Reynolds who lives in the area. They have had talks with the Unites States Department of Agriculture (USDA). As well as the Missouri Department of Transportation (MoDOT). Road Use Agreement are being discussed.

Mr. Stimson and Mr. Wilson thanked the Commission for their time and will be back in touch soon.

At 10:45 a.m., the Commission met with Bill Bray of Teleplus Solutions to discuss phone contracts/service with the County. Discussion ensued regarding the renovation of the Courthouse and possible relocation of the phone system. Mr. Bray suggested enhancements to the current phone contracts. They will be revised and sent to the Commission for their signature. The Adair County Commission adjourned at 4:00 p.m. on April 13, 2021.

The Commission spent the afternoon touring wind farm routes.

The Adair County Commission adjourned at 4:00 p.m. on April 13, 2021.

Unscheduled Public Walk-Ins and other Non-Agenda Items for Tuesday, April 13, 2021:

None

IN REF. ORDER NO 7 Agreement for Services with Adair County Soil and Water Conservation District

Agreement for Services

This Agreement entered into this 13th day of April 2021 between the County of Adair, State of Missouri and the Adair County Soil and Water Conservation District.

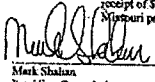


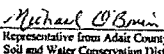
WHEREAS, the Adair County Commissioners are interested in making sure that the citizens of Adair County have ample opportunity to participate in soil conservation measures; and

WHEREAS, the Adair County Soil and Water Conservation District is committed to promoting and encouraging Adair County farmers to use soil conservation measures.

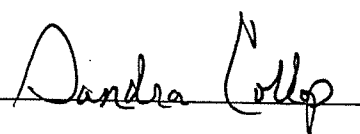
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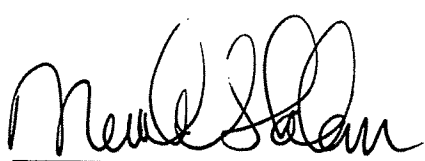
NOW THEREFORE, for the mutual purposes and covenants contained herein, Adair County and Adair County Soil and Water Conservation District agree as follows:

1. Adair County Soil and Water Conservation District promised to promote soil conservation measures along with promoting the cost-share program and the loan-interest share assistance program sponsored by the Missouri Department of Natural Resources.
2. In exchange for the Adair County Soil and Water Conservation District providing the above programs, Adair County has paid to pay Adair County Soil and Water Conservation District \$1,000.00.
3. The parties agreed and acknowledged that this Agreement for Service was a memorialization of an oral agreement made and entered into by the parties on March 31, 2021.
4. The Adair County Soil and Water Conservation District further acknowledged receipt of \$1,000.00 for year 2021 from the Commissioners of Adair County, Missouri presented on behalf of the County of Adair on March 31, 2021.

 Mark Shahan Presiding Commissioner	 William King 1 st District Commissioner
 Mark Thompson 2 nd District Commissioner	 Michael W. Brown Representative from Adair County Soil and Water Conservation District

ATTEST:


County Clerk


Presiding Commissioner, Mark Shahan