

ADAIR COUNTY COMMISSION MINUTES
MONDAY, JULY 13, 2020
5TH DAY JULY REGULAR

The Adair County Commission convened at 8:30 a.m. on July 13, 2020 in the Courthouse at Kirksville. Presiding Commissioner Shahan and Commissioner King were present. Commissioner Thompson was absent due to self-quarantine.

9:30am

Meeting with sPower regarding potential solar project in Adair County. The meeting was held via ZOOM conference meeting.

In Attendance:

Mark Shahan-Presiding

Bill King- 1st District Commissioner

David Simson- sPower Developer

Daniel Memahem- sPower Vice President of Development

Robert Wilson- sPower Land Manager

Heather Kelley- Recorded Meeting Minutes

David Stimson, sPower Developer, introduced the sPower team and provided a PowerPoint presentation highlighting company demographics and giving a brief overview of the solar project being considered in Adair County.

Mr. Stimson stated that the proposed project, which will be located near the Kirksville Regional Airport in Adair County, is being called "Morris Solarworks by sPower". He also stated that sPower is considered an independent power producer which means they do not sell power directly to consumers, but they build projects and then sell the power to utility companies. sPower does not have the power of eminent domain and must have everyone on board (communities & landowners) before proceeding with any project. sPower is based out of Salt Lake City, Utah and currently has over 150 projects in the United States. sPower has some wind energy projects but is heavy on solar energy. sPower owns and operates its own projects.

"Morris Solarworks" will be located south of Kirksville near the airport. sPower will acquisition 1800 acres total, with 1300/1400 acres housing the solar panels. These panels will generate 250 megawatts which can power 50,000 to 52,000 homes and save the burning of \$430 million pounds of coal.

sPower hopes to have land contracts secured by Oct/Nov 2020. Permit paperwork and approvals by the Public Service Commission will hopefully be completed by 2021 with construction starting the spring of 2022 and completion of the project in 2023.

sPower would like to meet with the Commission and K-REDI once land contracts are secured. sPower would work with the County on a "Road Use Agreement". sPower estimates investing 340 million dollars in the Community. 300 people would be needed throughout the construction process (approximately 18 months) and then sPower would have 6-10 full time jobs following construction for the life of the solar project including decommission which is around 35 years. sPower tries to work with the community to hire and train veterans and hosts job fairs to train local people to work on the projects.

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Commissioner Shahan asked Mr. Stimson how much someone would make working for the solar project. Mr. Stimson did not have an exact amount for wages but would get that information for the Commission. Commissioner King informed Mr. Stimson that the local technical school was going to offer training programs related to renewal energy jobs to students.

Mr. Stimson stated that the solar project could increase County tax revenues by 300% because agricultural land is assessed at a lower rate than commercial land. He also stated that the solar project would not require use of additional community resources such as extra police and that the physical imprint of the solar farms would be much less than a 50-foot windmill. Solar farms are a lot easier to hide than windmills.

sPower will build a small substation that will connect to the Ameren Zachary Substation in Troy Mills. They will also have a small operations office that will be a home base for those permanent employees that will remain after completed construction.

sPower also gets involved in the community and does presentations in schools and has a public relations department that oversees donations to local community non-profits. Commissioner Shahan suggested organizations like the Humane Society, K-REDI, the Historical Society, or a tree donation to the Courthouse as good donation options.

Commissioner King asked what kind of equipment will be needed to complete the solar project. Mr. Stimson stated that nothing too big will be used, only earth moving equipment like bulldozers and backhoes.

Commissioner Shahan asked if the power generated will be used locally. Mr. Stimson said that the power will be sold on the wholesale market so schools, local universities, Ameren, big companies like Kraft- Heinz can purchase the generated power but Mr. Stimson did not know if they would. Mr. Stimson reiterated that sPower is not a public power supplier and does not sell directly to consumers, so they are not going to influence rates either way. sPower cannot make utility rates go up or down.

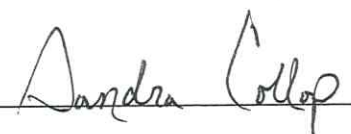
Mr. Stimson asked how the High Prairie windfarm was cooperating with the County. Commissioner Shahan said that they were tearing up the roads bad and they are behind on the project. Commissioner Shahan said the windfarm is still running concrete trucks on the roads to pour footings which were supposed to be done a long time ago. Mr. Stimson asked if the Commission required bonding from the windfarm company prior to the project starting. Commissioner King said no bonding was required, but the County did have its attorney set up the road use agreement and that the Commissioners must sign off and approve the conditions of the roads. Mr. Stimson said they would discuss a road use agreement later and determine if bonding would be done up front or payment made afterwards.

Mr. Stimson asked the Commissioners if they knew anything about unused land from the Kirksville Regional Airport. Commissioner King stated that Mr. Stimson should speak to the Kirksville City Manager, Mary Macomber, about any airport land available.

David Stimson thanked the Commission for their time and said that would stay in touch regarding the Morris Solarworks project.

Meeting adjourned 10:25am

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1:30pm

Meeting with Missouri Department of Transportation (MoDOT). The meeting was held via conference call.

In Attendance:

Mark Shahan-Presiding Commissioner

Bill King- 1st District Commissioner

Mark Thompson- 2nd District Commissioner from his home

Paula Gough- MoDOT District Engineer

Amy Crawford- MoDOT Area Engineer

Kevin James-MoDOT Assistant District Manager

Heather Kelley- Recorded Meeting Minutes

Paula Gough, MoDOT District Engineer, introduced herself and the MoDOT staff, and asked the Commission if there was a specific agenda item they wanted to discuss during the call.

Commissioner Thompson said he wanted to make sure the group discussed the state-owned roads around the windfarm project. Commissioner Thompson said that Routes A & T in Adair County are in bad shape and he wanted to know what MoDOT is going to do to repair these roads. Commissioner Shahan said that he understands there are different issues around the windfarm and the Commission needs to know who is taking care of what.

Kevin James, MoDOT Assistant District Manager, said he would start by talking about overall problems and then get into the specifics. Mr. James said that MoDOT crews are still working. They are staggering shifts, wearing masks and social distancing as much as possible. Most office staff are working remotely. MoDOT has seen a downturn in revenues due to people traveling less. They are buying less gas and buying fewer new/used vehicles which also affects MoDOT revenues. These issues are causing a delay in projects. MoDOT is not canceling projects just delaying them. Additionally, MoDOT is working to reduce payroll costs by reducing employee schedules to 30hrs a week and through employee participation in "shared work" programs.

Mr. James said that MoDOT is working from their old 5-year plan making modifications to this plan and that bridge projects are still moving forward as planned. MoDOT was awarded a Federal Grant for the Northern part of Missouri specific for bridge repairs and Adair County had several bridges on the list to fix. MoDOT has only received 80% of this funding and they are working to fix as many bridges with the money received so priorities have changed.

Commissioner Shahan stated that the Commission was aware that the windfarm gave MoDOT money to repair the roads. Paula Gough stated that MoDOT did receive money from the windfarm to make repairs to highways during and after construction. Commissioner Shahan asked how much money MoDOT received from the windfarm company, Blattner. Ms. Gough said that the Commissioners would have to do a Sunshine Request to get that information.

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Ms. Gough stated that MoDOT is just trying to keep the road passable until construction was over and then the roads would be fixed correctly. Ms. Gough also stated that MoDOT has reduced speeds to 35mph on Route T across the bridge and in some other areas to help minimize the damage. She also said that the Commission could help keep MoDOT updated on the needed repairs and that it was hard to predict where the big problems areas are going to be. Ms. Gough said that people that have questions about road work can call the MoDOT Customer Service number to have their questions answered.

Commissioner Shahan stated that once the concrete work is done the road situation should get a lot better. Kevin James said that the extreme heat will cause additional road problems. Mr. James stated that MoDOT will really get started on repairs once the big moving equipment is out of the area. Mr. James also was unsure of what issues may be discovered after the temporary jumper bridges are removed.

Paula Gough said MoDOT is putting together a "high priority unfunded needs" list with Regional Planning Commission (RPC) to determine top tier priorities. Kevin James said that the additional lanes from Brewington Ave to Route 6 did not make the cut on the RPC list and will be put on the back burner. Mr. James said that the 63 by-pass intersections of Highway 11 and Highway 6 were not even on the RPC priority list. Commissioner Shahan asked how much it would cost to make overpasses at those intersections. Mr. James stated that prior estimates would not be accurate due to inflation but thought it would now cost roughly 3 to 5 million. Paula Gough stated that MoDOT's priority is maintaining existing bridges and that they have already done a lot of work at Highway 11 & 6 intersections to make them safer with signage and rumble strips. Ms. Gough said that the Transportation Advisory Commission (TAC) board helps set the priorities list with the RPC so the Commissioner that sits on that board can identify the priorities.

Commissioner Shahan asked again about the money the windfarm company, Blattner, gave MoDOT and asked what the Commission should tell residents about the issues on those highways. Ms. Gough said they had an estimate of what it would take to put the road back prior to the construction and that MoDOT has not even used 10% so far of what Blattner gave them. Commissioner Shahan said that the Commission I guess would tell residents that MoDOT is trying to hold the roads together until the project is complete.

Commissioner Shahan asked if anyone has been up around the site weighing trucks. Paula Gough said she thought the Highway Patrol had been in the area weighing trucks. Ms. Gough said MoDOT has been in the area routinely keeping an eye on things.

Paula Gough stated she would send the Commissioners a "schedule of work" for Highway 6.

No one had anything further.

Meeting adjourned 2:18pm

The Adair County Commission adjourned at 4:00 p.m. on July 13, 2020.

Unscheduled Public Walk-Ins and other Non-Agenda Items for Monday, July 13, 2020:

None

ATTEST:



County Clerk



1st District Commissioner, Bill King