

ADAIR COUNTY COMMISSION MINUTES
TUESDAY, SEPTEMBER 29, 2020
25TH DAY JULY ADJOURNED

The Adair County Commission convened at 8:30 a.m. on September 29, 2020 in the Courthouse at Kirksville. All Commissioners were present.

At 1:30 p.m., the Commission met with CTS Group for a presentation of preliminary analysis for a comprehensive guaranteed energy cost savings contract. Present along with the Commission were Ellie Blankenship, Ryan Moats, and Jason Becker all from CTS Group. Ms. Blankenship gave everyone a presentation folder of findings from outside of the area contractors provided by CTS of existing conditions while touring/ inspecting the Courthouse.

MO Statute 8.231 addresses guaranteed energy savings contracts. CTS can offer an alternative procurement method to implement energy cost savings, help with funding issues for capital projects with no upfront money as well as improve operating efficiency.

CTS will provide a guaranteed cost to a project with no change orders. They offer one contract with single point accountability. Fifteen-year rates are currently 2-2.5% and could possibly go lower. Financing partners can be introduced into the project and CTS will apply for grants on the County's behalf. It will be determined what issues need to be addressed and then CTS will go out for bid to obtain professional services for the work. Local vendors will also be encouraged to bid work. It will ultimately be the decision of the Commission, however, who is awarded the bid. CTS will then organize the entire project.

CTS has impacted over 200 buildings in Missouri in Camden, Cape Girardeau, DeKalb, Harrison, Jasper, Jefferson, Knox, Laclede, Livingston, Marion, Polk, and Perry counties. Ms. Blankenship stated that most recently they have partnered with the Knox County Commission to repair/renovate the Knox County Courthouse. They helped with a marketing campaign to help with obtaining a sales tax to fund their project.

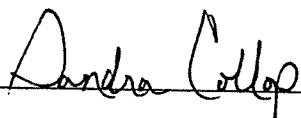
CTS is willing to do a similar campaign for Adair County as well. If a ballot measure is the chosen means to help finance Adair County's project and it was successful, CTS could then go forward with the project. Then they would absorb all costs within the project. If the ballot measure is not successful, the County owes nothing to CTS. They have a marketing director who can develop posters, flyers, and help set up community meetings to help inform the public of the project.

Ms. Blankenship said there was not any ventilation or any air moving within the Courthouse. There needed to be a unified control system for HVAC. The roof needs addressed. It needs to be replaced with ice and water shields. There is 115 feet of ridge cap gone. There needs to be a more controlled environment; temperature changes are causing expanding and contracting issues to the building.

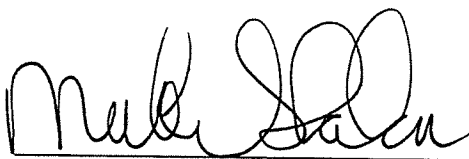
A door is needed to the men's bathroom with an entrance inside of the building as opposed to an outside entrance. The elevator needs to be implemented into the plan as it needs to be replaced. Deterioration of the outside walls needs to be stopped. There is water infiltration inside the building. Fifteen percent is from the roof and 85% is coming from the outside walls; the windowsills are pushed out. The first thing would be to address the roof. Composite slate tiles should be used for the roof as opposed to shingles.

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More detailed recommendations include:

- 1) **MECHANICAL:** Replace existing system with a ground source heat pump system. New heat pumps will replace existing heating units and window A/C units. It is very efficient. Energy use and fossil fuel consumption can be reduced 40-70% vs. traditional units.
- 2) **ELECTRICAL:** Circuits need to be added to troubled areas and lighting retrofitted to convert all lighting to LED technology.
- 3) **BUILDING ENVELOPE:** Replace lower-level windows; tuckpoint, clean and seal masonry Soft wash the building then hardener should be added for strength then seal it for more integrity to the finish. Test for color as the building was originally a blue/gray in color. Building needs to be sealed every 10 years and caulked every five.
- 4) **ROOFING:** Tear off existing shingles. Replace damaged boards as necessary and install new synthetic underlayment. Install shingles, install premium ice and water shield, install gutter apron, ridge caps and flashing, and inspect all copper counter flashing, reseal if necessary.
- 5) **PLUMBING:** some cast iron piping with PVC pipe, all water piping from building entrance with new Type A PEX piping, replace floor drains, toilets, fixtures, sinks, drinking fountains and new urinals, re-pipe attic vent stacks, replace water service room wall entrance, replace existing water heaters, completely replace water and waste piping from floor to all fixtures including vent stacks.
- 6) **BUILDING INTERIOR:** Security - add card access readers (4 total) to secured spaces, repair broken plaster throughout facility, replace existing flooring throughout the Courthouse with luxury vinyl flooring, and evaluate elevator.

All projects would be finalized during detailed audit and final scope determined with the County. Energy savings will be guaranteed, and operational savings will be verified through an operational audit.

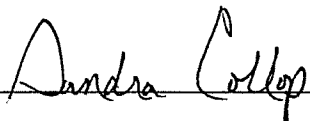
Estimated cost to the project could range from 3 -5 million dollars or possible more depending on the costs of materials due to COVID and additional concerns not yet encountered.

The Commission thanked Ms. Blankenship for the information. They will review and discuss the recommendations and the possibility of proceeding with the project.

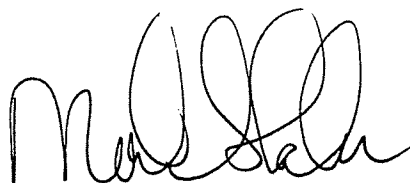
At 3: 00 p.m., Glen Turner from KRES Radio dropped by to see the Commission. He stated that CARES money can be used to market the County from outside the area. It could be used for a digital campaign to encourage people to move into the area. If there is an interest, he would talk with the economic developers and factories within the County. The Commission shared the contact information of the Economic Development Coordinator within the area. Mr. Turner thanked them for their time.

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At 3:35 p.m., the Commission acted on applications from organizations within Adair County for funding from the Coronavirus Aid, Relief and Economic Security (CARES) Act.

Commissioner King moved to approve an application from the Adair County Health Department in the amount of \$2,773.97 (Application #30). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from the Adair County Health Department in the amount of \$22,264.08 (Application #33). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from the Escape Room in the amount of \$6,335.33 (Application #35). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from Lone Star Physiques in the amount of \$13,148.62 (Application #32). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from Lloyd Distributing Co., Inc. in the amount of \$1,316.72 (Application #27). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from Lefty's Barbershop in the amount of \$955.66 (Application #45). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from the El Kadir Shrine Club in the amount of \$25,000.00 (Application #41). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from Complete Family Medicine in the amount of \$105,226.46 (Application #42). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from the City of Kirksville in the amount of \$5,207.18 (Application #44). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

Commissioner King moved to approve an application from Caffeind Fix Coffee in the amount of \$8,425.44 (Application #40). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

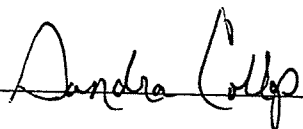
Commissioner King moved to approve an application from Brashear House Bed and Breakfast in the amount of \$8,596.00 (Application #15). Commissioner Thompson seconded the motion. Presiding Commissioner Shahan concurred. All voted in favor of the motion.

The Adair County Commission adjourned at 4:00 p.m. on September 29, 2020.

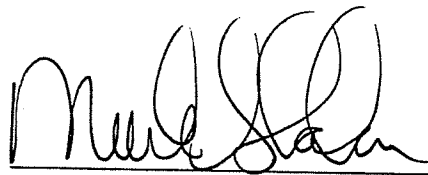
Unscheduled Public Walk-Ins and other Non-Agenda Items for Tuesday, September 29, 2020:

ATTEST:

None



County Clerk



Presiding Commissioner, Mark Shahan