

ADAIR COUNTY COMMISSION MINUTES
TUESDAY, APRIL 24, 2018
11TH DAY APRIL REGULAR

The Adair County Commission convened at 8:30 a.m. on April 24, 2018 in the Courthouse at Kirksville. All Commissioners were present.

At 10:30 a.m., the Elected Official's monthly meeting was held in the Commissioner's Suite of the Courthouse. Attending the meeting were Adair County Presiding Commissioner, Stanley Pickens; 1st District Commissioner, Bill King; Adair County 2nd District Commissioner, Mark Thompson; Adair County Clerk, Sandra Collop; Adair County Recorder, Pat Shoush; Adair County Treasurer, Lori Smith; Adair County Circuit Clerk, Linda Decker; Adair County Prosecuting Attorney, Matt Wilson; Adair County Collector, Sonja Harden; Adair County Public Administrator, Rhonda Noe; and Adair County Sheriff, Robert Hardwick. Those absent were Adair County Assessor, Donnie Waybill and Adair County Coroner, Brian Noe.

Ms. Smith stated that auditors, Daniel & Jones Company, were in the County last week to scan documents for the upcoming audit. They were attempting to get a jump start on their scheduled arrival on May 14, 2018, and are looking forward to working with us.

She had attended the Missouri Legislative Day held in Jefferson City, Missouri, on April 9. Some topics of the day included E-911, removing juveniles from the State budget, and the possibility of freezing wages for Elected Officials.

Mrs. Harden had just returned from the annual County Collector's training also held in Jefferson City, Missouri. Training focused on information regarding County's "back tax" sale. She had also recently been served with court documents for a protested account.

Mrs. Shoush also attended annual training. That training included the possibility of changing ages for marriages. The office continues to scan images and work with the wind energy people who are searching landowner documents.

Mrs. Decker spoke of a new procedure called Show Me Courts to process traffic tickets. In the future, she may have the ability to collect an additional \$4.00 fee.

Commissioner King was informed by Ameren that during the first week in May, Ameren Illinois will begin construction on the substation that will be adjacent to the existing one. It will take approximately one year to complete.

Commissioner King stated that the Commission has granted assent for the development of a wind farm. The project will be constructed in northern Adair County and southern Schuyler County and will begin in late 2019 or early 2020.

Sheriff Hardwick spoke of hemp being grown in this area and legislative bills that could possibly allow the use of medical marijuana.

Presiding Commissioner Pickens had nothing to report.

Commissioner Thompson also spoke of the Terra-Gen wind project in Adair and Schuyler Counties. The assent that Commissioner King spoke of early gives the company authority only to cross the roads within the County. Most lines will be underground, but then overhead to combine with the Mark Twain Transmission Line. All other construction agreements will be private contracts with landowners. The County is expected to receive revenues from each road crossings.

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County Clerk Presiding Commissioner

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Commissioner Thompson spoke of Elected Officials across the State suing each other within their County. Several comments were made that we were fortunate in Adair County as we all get along and work with each other.

He also stated that the Kirksville Area Chamber of Commerce may possibly conduct a candidate's forum for Presiding Commissioner and State Senator candidates for the August 7th primary.

Mrs. Noe stated that in 2020 she will be hosting the Public Administrator's annual training. She anticipates hosting the event out of Adair County due to the constraints of a venue. She spoke of standard practices within her office and petitions for guardianship.

Mr. Wilson is on track to file more cases this year than last. The summer is packed full of jury trials. He has completed all cases for 2016 and continues to work on 2017 cases while working 2018 cases. He will be conducting the Welte murder case later this summer. He is now fully staffed in his office, receives 400-500 emails per day, and will be purchasing a new printer, copier, and scan machine.

Mr. Wilson is currently President Elect of the Missouri Association of Treatment Court Professionals (MATCP) regarding equity disparity and will then become President of the organization.

The meeting ended at 12:17 p.m.

Adair County Assessor, Donnie Waybill, submitted to the Commission an Equalization Order from the State Commission of Missouri (STC). This order bestows the State Commission general supervisory powers over assessors and boards of equalization to enforce the property tax laws of the State. Mr. Waybill and all assessing officials of Adair County shall:

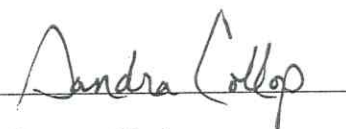
- 1) cause the 2018 Assessment roll to reflect the true value in money for residential parcels (land and improvement values) within the City of Kirksville, approximately 60% of the residential parcels, for which the Assessor has completed data collection and entry in the CAMA prior to May 1, 2018.
- 2) distribute impact notices to all affected property owners pursuant to Section 137.180; and return the 2018 Adair County Assessment Roll reflecting such changes to the clerk by July 1, 2018, pursuant to Section 137.245, RSMo.
- 3) STC shall continue to monitor Adair County's progress as set forth in the 2018-2019 Adair County Assessment Maintenance Plan.
- 4) upon verification and confirmation that Adair County satisfactorily completed Items 1 and 2 shall affirm Adair County's eligibility for cost-share reimbursement up to \$44,007.00. for the fiscal year 2018.

The document was signed by the Commissioners of the State Tax Commission.

At 1:30 p.m., the Commission met with Adair County Prosecuting Attorney, Matt Wilson, to discuss responses to Case No. 18AR-CV00229, seeking quiet title to property known as Bullhead Trail.

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As all answers were approved, Mr. Wilson will e-file the response today to the Plaintiff's attorney. He will also notify the City of Kirksville regarding the situation.

The Adair County Commission adjourned at 4:00 p.m. on April 24, 2018.

Unscheduled Public Walk-Ins and other Non-Agenda Items for Tuesday, April 24, 2018:

None.

IN REF. ORDER NO 15 State Tax Commission of Missouri – Equalization Order

STATE TAX COMMISSION OF MISSOURI
EQUALIZATION ORDER

APR 24 2018
ADAIR COUNTY CLERK

COMES NOW the State Tax Commission of Missouri, pursuant to the powers vested in it by the constitution and statutes of this state, and hereby orders the Assessor of Adair County, as follows:


1. Section 138.410 bestows upon this Commission general supervisory powers over assessors and boards of equalization to enforce the property tax laws of this state. It is the responsibility of the Commission to inquire into the methods of assessment and determine whether the assessing officers and boards of equalization are discharging their duties as required by law. To this end the Commission has powers commensurate with its responsibility and may issue orders designed to enforce the law and assure uniformity. *Castillo v. Riney*, 576 S.W. 2d 325 (Mo. banc 1979) and *Cañero River Electric, Inc. v. State Tax Commission of Missouri*, 769 S.W.2d 452, 455 (Mo. banc 1989).


2. Article X, Section 4 of the Missouri Constitution, section 137.115 RSMo, and Missouri case law require that appraised values for property tax assessment purposes accurately reflect market values.


WHEREFORE, to ensure assessments reach levels required by Missouri law, the Adair County Assessor and all assessing officials are ordered as follows to:

1. The Adair County Assessor shall cause the 2018 Assessment Roll to reflect the true value in money for the residential parcels (land and improvement values) within the City of Kirksville, approximately 60% of the residential parcels, for which the Assessor has completed data collection and entry in the CAMA prior to May 1, 2018.
2. The Adair County Assessor will distribute impact notices to all affected property owners pursuant to Section 137.180; and return the 2018 Adair County Assessment Roll reflecting such changes to the clerk by July 1, 2018, pursuant to Section 137.245, RSMo.
3. The State Tax Commission shall continue to monitor Adair County's progress as set forth in the 2018-2019 Adair County Assessment Maintenance Plan.
4. The State Tax Commission upon verification and confirmation that Adair County satisfactorily completed Items 1 and 2 shall affirm Adair County's eligibility for cost-share reimbursement up to \$44,007.00 for the fiscal year 2018.

STATE TAX COMMISSION OF MISSOURI


Bruce E. Davis
Chairman


Victor Callahan
Commissioner


Will Krus
Commissioner

Dated at Jefferson City, Missouri
On this 24th day of April, 2018

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IN REF. ORDER NO 16 Certificate of Training for 2nd District Commissioner, Mark Thompson



IN REF. ORDER NO 17 Certificate of Training for Adair County Collector, Sonja Harden



ATTEST: Dandra Collop Monty Pickens
County Clerk Presiding Commissioner