

**ADAIR COUNTY COMMISSION MINUTES
TUESDAY, JULY 17, 2018
7TH DAY JULY REGULAR**

The Adair County Commission convened at 8:30 a.m. on July 17, 2018 in the Courthouse at Kirksville. All Commissioners were present.

At 10:00 a.m., the Board of Equalization (BOE) assembled to conduct the only scheduled hearing for 2018. Present at the hearing were voting members, Presiding Commissioner Pickens; Commissioner King; Commissioner Thompson, plus Adam Dorrell and Kathy Adkins, citizens appointed by the County Commission to serve on the Board. Non-voting members that were present included County Assessor, Donnie Waybill, and County Clerk, Sandra Collop, Secretary to the Board.

As the Commission had moved on Monday, July 16, 2018 to open Board of Equalization (BOE) hearings for 2018, the oath of office for BOE was conducted by Mrs. Collop.

Mr. Waybill presented documentation for Kirksville Heights Apartments I LP, Parcel ID 13-05.0-16-004-01-01.000000. Information had been provided by Cindy Harris of Savage and Browning on behalf of the taxpayer, Frank T. Sinito.

The property in question was valued at \$1,049,000 by the owner and valued at \$1,613,694 by the Assessor. Mr. Waybill said the property contained 50 units of which 48 were occupied and 2 vacant. All units were assessed at \$23,200 and had recently been remodeled. Added to Mr. Waybill's figures were values for land, an office building, and amenities.

Savage and Browning's value was based on current rent rolls, income & expenses and market data. Mr. Waybill said the parcel had been assessed at the same value for approximately nine years. The property was scheduled to be reassessed in 2018. Commissioner King asked for clarification of the value. Mr. Waybill stated he stood firm on the County's assessed valuation.

Mrs. Collop posed the question as to who was in favor of retaining the appraised residential valuation of \$1,613,694 for the Kirksville Heights Apartments I LP, property being appealed by Savage and Browning on behalf of the taxpayer, Frank T. Sinito.

The vote was as follows:

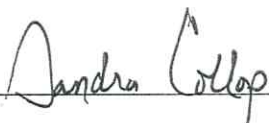
Presiding Commissioner Pickens – Yay
Commissioner King – Yay
Commissioner Thompson - Yay
Mrs. Adkins - Yay
Mr. Dorrell - Yay

Motion passed. The assessed valuation on Kirksville Heights Apartments, Parcel ID 13-05.0-16-004-01-01.000000 will remain at \$1,613,694. Mrs. Collop will notify Ms Harris of the decision of the Board and the process to appeal to the State Tax Commission. BOE will remain open until next week to schedule additional meetings.

The Commission thanked Mrs. Atkins and Mr. Dorrell for participating in the 2018 BOE. They will be notified if additional hearings are scheduled, however, none are anticipated at this time.

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County Clerk


Presiding Commissioner

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Presiding Commissioner Pickens signed the management representation letter and the audit approval form with Daniel Jones & Associates for the audit of the financial statements of Adair County as of December 31, 2017 and 2016. The audit will be sent to the Missouri State Auditor's Office for review. After approval, it will be released to the public.

At 11:00 a.m., the Commission met with Jon Dwiggins of Howe and Company. He wanted to give the Commission an update on the Build Grant application. The deadline for submission was July 19, 2018.

Commissioner Thompson asked if there was time to add information to the grant. He was waiting for information that he had not yet received. Mr. Dwiggins said he would add it to the grant application if the system would allow it. He reminded the Commission that not all of the Build Grant applications would be accepted.

Mr. Dwiggins then spoke of the low water crossing engineering project, BRO50, which has been ongoing for several months. He stated the Missouri Department of Transportation (MoDOT) had decided not to fund low water crossings with BRO money. He felt that funding would probably come from another source, but the amount needed for a low water crossing would be taken out of BRO money.

As the BRO50 project was on hold, Mr. Dwiggins suggested that the County begin another project. He reported that the bridge on Archer Lane, built in 1973, had a 23% efficiency rating by MoDOT. He stated that any efficiency rating under 50% would be fully funded.

The estimated length of the bridge was 75 feet. Mr. Dwiggins gave scenarios of how the bridge could be constructed at a cost from \$3300 a square ft. (\$249,000) to \$4500 a square foot (\$340,000). Engineering and land acquisition costs would cost an additional \$80,000.00.

Commissioner Thompson thought all low water crossing projects already in progress would be grandfathered in to be funded by BRO money. He attempted to call Julie Stottlemeyer, MoDOT Local Programs Administrator, for clarification. However, she was not in the office at the time.

Mr. Dwiggins discussed the balance of funds in Adair County's BRO fund (\$691,000) and soft match money (\$151,469.00). The cost of the low water crossing is approximately \$592,000 plus an additional \$80,000 for engineering.

Commissioner Thompson said he had many questions pertaining to Archer Lane. He wanted to wait on that project and didn't want any financial surprises if the low water crossing would be covered by BRO funds. He felt the County needed better information before going forward with another project. Presiding Commissioner Pickens and Commissioner King both agreed.

At 1:45 p.m., Human Resource Director, Heather Rohn, discussed the need to change the County's website hosting and security plan. The current provider has been very difficult to work with.

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After further discussion, Commissioner Thompson moved to accept Vervocity Interactive for the County's monthly website hosting and security plan with payment in full for the one year contract. Commissioner King seconded the motion. Presiding Commissioner Pickens concurred. All voted in favor of the motion.

At 2:00 p.m., the Commission hosted a public hearing to reinstate the General Revenue tax rate ceiling back to the level prior to the voluntary reduction. The County Commission determined that this action would need to be taken in order to maintain adequate funds in General Revenue.

No one from the public attended the hearing.

Commissioner King moved that the 2018 General Revenue Fund tax rate ceiling be reverted back to the level prior to the voluntary reduction as if no previous voluntary reduction had been taken. Commissioner Thompson seconded the motion. Presiding Commissioner Pickens concurred. All voted in favor of the motion.

All Commissioners signed Ordinance 2018 – 1 reflecting the change as noted above. Supporting documentation will be e- mailed to the Missouri State Auditor's Office. Original will be sent by parcel post.


The Adair County Commission adjourned at 4:00 p.m. on July 17, 2018.

The Adair County Commission will not be in session on July 18, 2018 in order to attend Government Day in Jefferson City hosted by State Auditor, Nicole Galloway. The Adair County Commission will reconvene at 8:30 a.m., on Monday, July 23, 2018.

Unscheduled Public Walk-Ins and other Non-Agenda Items for Tuesday, July 17, 2018:

Bob Bergstrom – Wind Farm

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County Clerk


Presiding Commissioner

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IN REF. ORDER NO 8 Contract with Vervocity Interactive for website hosting & security plan

MONTHLY WEBSITE HOSTING & SECURITY PLAN

GET THE PEACE OF MIND KNOWING THAT YOUR WEBSITE IS BEING MAINTAINED AND KEPT SAFE.

We can keep your website updated, backed up in the event of a catastrophe, secure from malware and hackers. We are here to support you even after your website has launched. Our support and maintenance service includes 24/7 security monitoring, uptime monitoring, weekly off-site backups, updates to WordPress core, themes, and plugins, and access to our team of professional designers and developers to answer any question you might have about your website.

ALL PLANS INCLUDE THE FOLLOWING	MOST POPULAR PLAN		
	ESSENTIAL	PROFESSIONAL	PREMIUM
<ul style="list-style-type: none"> ✓ Professional WordPress Website Hosting ✓ Daily Backups ✓ Daily Malware Scans & Free Removal of Malware if Site Becomes Infected ✓ Monthly WordPress Software, Plugin, & Theme Updates ✓ Analytics Reports ✓ Monthly Reports of updates and work completed ✓ Security Configuration ✓ Speed Optimization ✓ Email support for questions on maintaining your WordPress website 	<p style="font-size: 8px;">\$49/Month</p> <ul style="list-style-type: none"> ✓ Uptime Monitor ✓ SSL Security Certificate 	<p style="font-size: 8px;">\$59/Month*</p> <p style="font-size: 8px;">\$75/Year</p> <ul style="list-style-type: none"> ✓ 1/2 hour of Consulting & Website Changes per month ✓ Uptime Monitor ✓ SSL Security Certificate *Special pricing for 12-months 	<p style="font-size: 8px;">\$99/Month*</p> <p style="font-size: 8px;">\$125/Year</p> <ul style="list-style-type: none"> ✓ 1 hour of Consulting & Website Changes per month ✓ Bi-Weekly WordPress Software, Plugin, & Theme Updates ✓ Premium Speed Optimization with CDN (Content Delivery Network) ✓ SSL Security Certificate *Special pricing for 12-months
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

By signing this document, persons whose signatures appear below attest that the terms set forth in this agreement have been read and understood completely, and that they agree to the terms and conditions of this proposal.

Adair County Government Stanley Pickens, Presiding Commissioner

CLIENT Stanley Pickens DATE 7-17-2018

IN REF. ORDER NO 9 Ordinance 2018 – 1, Revert General Revenue Fund tax rate ceiling back to the level prior to the voluntary reduction

Adair County Commission
Ordinance 2018 – 1

WHEREAS, the Adair County Commission has voluntarily reduced the General Revenue Fund tax rate ceiling in prior even numbered years,

WHEREAS, State provision allows the County to revert the tax rate ceiling in each even numbered years, back to the level prior to the voluntary reduction,

WHEREAS, the County Commission has determined that in order to maintain adequate funds in General Revenue, the 2018 General Revenue Fund tax ceiling be reverted, as if no previous voluntary reduction had been taken.

THEREFORE, be it ordered by the ADAIR COUNTY COMMISSION that the 2018 General Revenue Fund tax ceiling be reverted as if no previous voluntary reduction had been taken.

So ordered on: July 17, 2018

Adair County Commission:

Stanley Pickens, Presiding Commissioner

William King, 1st District Commissioner

Mark Thompson, 2nd District Commissioner

Sandra Collop, County Clerk

ATTEST: Sandra Collop Stanley Pickens
 County Clerk Presiding Commissioner