

**ADAIR COUNTY COMMISSION MINUTES
TUESDAY, MARCH 20, 2018
18TH DAY JANUARY ADJOURNED**

The Adair County Commission convened at 8:30 a.m. on March 20, 2018 in the Courthouse at Kirksville. All Commissioners were present.

At 10:00 a.m., the Commission met with; Maureen Monaghan, Chief Counsel; Jan Elliott, Local Assistant Manager; and Jeff Schmidt, Local Assistance Assistant. Manager of the Missouri State Tax Commission (STC). Before the meeting this morning, the members of the STC met with Adair County Assessor, Donnie Waybill, to discuss the Revised March 6, 2018 2018-2019 Assessment Maintenance Plan for Adair County (January 1, 2018 Through December 31, 2019). Mr. Waybill was not present.

The STC stated that after speaking with Mr. Waybill, they were confident that he would comply with the provisions set forth in the 2018-2019 Assessment Maintenance Plan. Success of the plan, however, was dependent on proper collection and analysis of sale data, with reasonable and accurate implementation of the results to land values, index changes, depreciation and other factors used to determine market value. Without proper implementation of the plan, market analysis would likely not result in assessments that reflected market value as of January 1, 2019. In that case, State reimbursements would not be reinstated to the County.

The STC wanted to keep the lines of communication open. They had also spoken with Scott Johnson of Vanguard, the County's software appraisal system, for his help with determining land values. The Commission was then presented with the 2018-2019 Assessment Maintenance Plan Agreement and Approval for their signature. The agreement had previously been signed by the Chairman and two Commissioners of the STC as well as Mr. Waybill. The complete document will be on file in the office of the County Clerk.

The STC was also given a copy of the "County of Adair, Missouri Ordinance No. 2017-4" enacting the local option to adopt the Occupancy Law on December 27, 2017.

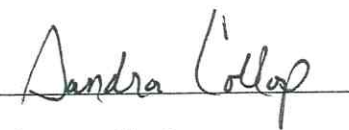
At 11:07 a.m., the Adair County Commission adopted the following resolution:

BE IT RESOLVED that this meeting be continued in emergency closed session, with closed records and closed votes as permitted by law, for consideration of the following items as authorized by section 610.021.1 of the Missouri statutes:

Discussion under Subsection 1 of the statute for "Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys. However, any minutes, vote or settlement agreement relating to legal actions, causes of actions or litigation involving a public governmental body or" ... and

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ATTEST:



County Clerk



Presiding Commissioner

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BE IT FURTHER RESOLVED that if any business not covered by the stated reason or reasons for the closed session is raised during the closed session, that such business will be postponed until this meeting is reopened to the public and the sign for a closed meeting is removed from the doors of the Commission office. Present at the meeting were Presiding Commissioner Pickens; Commissioner Thompson; Adair County Clerk, Sandra Collop; and via telephone, Adair County legal counsel, Ivan Schraeder. So motioned by Commissioner Thompson and seconded by Presiding Commissioner Pickens. Both voted in favor of the motion at 11:07 a.m. on Tuesday, March 20, 2018.

Closed session ended at 11:25 a.m.

At 11:30 a.m., the Adair County Commission adopted the following resolution:

BE IT RESOLVED that this meeting be continued in emergency closed session, with closed records and closed votes as permitted by law, for consideration of the following items as authorized by section 610.021.1 of the Missouri statutes:

Discussion under Subsection 1 of the statute for "Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys. However, any minutes, vote or settlement agreement relating to legal actions, causes of actions or litigation involving a public governmental body or" ... and

BE IT FURTHER RESOLVED that if any business not covered by the stated reason or reasons for the closed session is raised during the closed session, that such business will be postponed until this meeting is reopened to the public and the sign for a closed meeting is removed from the doors of the Commission office. Present at the meeting were Presiding Commissioner Pickens; Commissioner Thompson; Adair County Clerk, Sandra Collop; and via telephone, Adair County legal counsel, Ivan Schraeder. So motioned by Commissioner Thompson and seconded by Presiding Commissioner Pickens. Both voted in favor of the motion at 11:30 a.m. on Tuesday, March 20, 2018.

Closed session ended at 11:32 a.m.

At 1:00 p.m., the Commission met with members of the Mark Twain Transmission Project Team to discuss the construction process with Adair County's Road and Bridge Supervisor, Isaiah Curtis. Adair County Clerk, Sandra Collop, was also present. The meeting was held at Ameren Missouri's local operating office in Kirksville at 204 W. Cottonwood.

The session began with introductions and a description of the project. An anticipated project schedule was presented with information as what to expect during construction work. Haul routes were discussed as well as entrance points. General discussion and questions concluded the meeting. It was mutually agreed that monthly meetings would be held at 10:00 a.m. on either the 2nd or 3rd Monday in the Commissioner's suite on the second floor of the Adair County Courthouse.

At 3:00 p.m., the Commission discussed a request from the Ville Escape Room to host an adult egg hunt on the Courthouse lawn. The event will be held Saturday, March 31st at 4:00 p.m. to promote the downtown shopping area.

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ATTEST: Sandra Collop
County Clerk

Stanton Pickens
Presiding Commissioner

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Commissioner Thompson moved to approve the use of the Courthouse lawn on Saturday, March 31st for the adult egg hunt. Commissioner King seconded the motion. Presiding Commissioner Pickens concurred. All voted in favor of the motion.

The Adair County Commission adjourned at 4:00 p.m. on March 20, 2018.

Unscheduled Public Walk-Ins and other Non-Agenda Items for Tuesday, March 20, 2018:

None

IN REF. ORDER 21 2018-2019 Assessment Maintenance Plan Agreement and Approval

RECEIVED
MAR 20 2018
ADAIR COUNTY CLERK

**2018-2019 Assessment Maintenance Plan
Agreement and Approval**

The parties to this plan, the County Assessor, the County Commission, and the State Tax Commission, agree to its specific terms as well as these general obligations:


The Assessor will assess all taxable property in the county uniformly and at the statutorily required percentage of market value for the respective property. The actions of the assessor and staff will comply with the requirements found in Article X, Section 3 of the state constitution, Chapters 53, 137, 138 and any other pertinent chapter of the Revised Statutes of Missouri.

The County will provide office facilities and the budgetary support, as set out in this agreement, to allow the Assessor and staff to carry out the terms of this agreement and the duties of the Assessors Office. The County Assessment Officials will assess all taxable property in the county uniformly and at the statutorily required percentage of market value for the respective property.

The State Tax Commission will provide technical assistance, including regular visits by the field representative, educational training, guidelines and other resources to aid the assessor in the execution of this plan. Further, in consideration for the Assessor supplying assessment services in compliance with the terms and obligations of this plan, the state will provide cost-share reimbursement funds to the extent specified in 137.750, RSMo.

It is hereby affirmed by the County, that an Assessment Fund has been established, and that the general revenue funds required of this plan will be deposited into the Assessment Fund.

The undersigned approve and submit this plan.

Adair County, Missouri	State Tax Commission of Missouri		
	3/20/18		
County Assessor	Date	STC Chairman	Date
	3-20-18		3-6-18
Presiding Commissioner	Date	STC Commissioner	Date
	3/20/18		3/6/18
County Commissioner	Date	STC Commissioner	Date
	3-20-18		
County Commissioner	Date		

3 (Revised 3-6-18)

ATTEST:


County Clerk


Presiding Commissioner