

**ADAIR COUNTY COMMISSION MINUTES**  
**WEDNESDAY OCTOBER 29, 2025**  
**10TH DAY OCTOBER REGULAR**

The Adair County Commission was convened at 8:30 a.m. on October 29, 2025, at the Courthouse located in Kirksville. All Commissioners were present.

At 1:00 p.m., the Commission met with James Deren from GBS to discuss medical renewal. Also attending for GBS was Stephanie Deren; Adair County HR, Micheal Orskog; Adair County Clerk, Sandy Collop; and Adair County Deputy Clerk, Tammy Miller. Mr. Deren went over the renewal information for the County's programs and options. He also presented a new option for an HSA program. He also went over a blueprint for wellness program. Mr. Deren advised that the County should fund their program at 80% instead of the 70% that they are currently funding.

At 3:00 p.m., the Commission met with Adair County Assessor, Kent Bryant, and Adair County Collector, Sonja Harden, to discuss Senate Bill 190. During the discussion, there were numerous unanswered questions about implementing this statute. A follow-up meeting will need to be scheduled.

The Commission spent the rest of the day conducting county business.

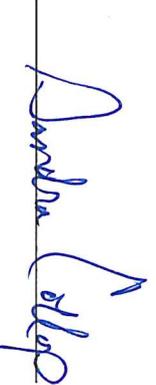
The Adair County Commission adjourned at 4:00 p.m. on October 29, 2025.

**Unscheduled walk-ins and other non-agenda items for October 29, 2025**

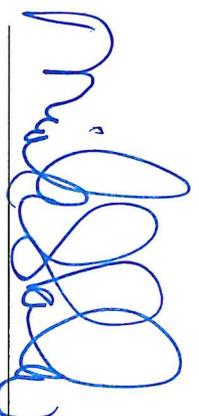
William Tipton/First Settlement Trail

Above minutes as presented to the County Clerk:

ATTEST:



County Clerk

 11-9-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES**  
**MONDAY NOVEMBER 3, 2025**  
**1ST DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 03, 2025, at the Courthouse located in Kirksville. Commissioner Shahan was not present in the afternoon.

At 9:00 a.m., the Commission held a 2<sup>nd</sup> hearing on a request for a 35-mph speed limit on Dairy Way between MO Hwy P and Benton Way. No one showed in opposition for the 1<sup>st</sup> or 2<sup>nd</sup> hearing. Commissioner Shahan moved to approve the adoption of the speed limit. Commissioner King seconded the motion. All voted in favor.

At 10:30 a.m., the Commission met with Tri-County Electric and Northeast Power to get an update on the new transmission line from Zachary Station to Locust Creek Station. Attending from Tri-County Electric was Stephanie Mills. Attending from Northeast Power was Skyler Wiegmann and Allie Bennett.

Mr. Wiegmann advised that Northeast Power was attempting to acquire easements on 56 parcels within Adair County. Of those parcels, they have currently signed 27 parcels. He stated that Ameren was just beginning to acquire easements, and he didn't know how many they had acquired. Mr. Wiegmann said that Northeast Power will be sending out additional letters soon to those who haven't responded or haven't come to an agreement.

The Commission spent the rest of the day conducting county business.

The Adair County Commission adjourned at 2:00 p.m. on November 03, 2025.

**Unscheduled walk-ins and other non-agenda items for November 03, 2025**

NONE

IN REF. ORDER NO 1 Adair County Clerk Fees for October 2025

IN REF. ORDER NO 2 Add-Ons and Releases for October 2025

IN REF. ORDER NO 3 Adair County Collector Fees for October 2025

Above minutes as presented to the County Clerk:

ATTEST: Sandra Collop

County Clerk

Mark Shahan 11-19-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES  
TUESDAY NOVEMBER 4, 2025  
2ND DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 04, 2025, at the Courthouse located in Kirksville. Commissioner Shahan was not present.

At 8:00 a.m., the Commission attended the Chamber of Commerce Governmental Affairs State of the Education program at the City of Kirksville EDA building.

The Commission spent the rest of the day conducting county business.

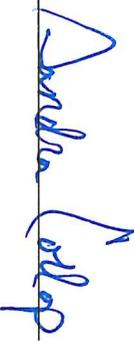
The Adair County Commission adjourned at 2:00 p.m. on November 04, 2025.

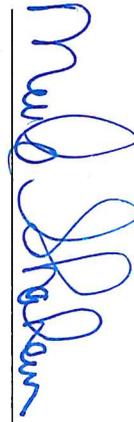
**Unscheduled walk-ins and other non-agenda items for November 04, 2025**

Keith & Barbara Yoakum/RR crossing

Above minutes as presented to the County Clerk:

ATTEST:

  
County Clerk

 11-19-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES  
TUESDAY NOVEMBER 5, 2025**

The Adair County Commission was not in session on November 05, 2025.

Above minutes as presented to the County Clerk:

ATTEST: \_\_\_\_\_

*Andrea Collop*

County Clerk

*Mark Shahan 11-19-25*

Presiding Commissioner, Mark Shahan  
Page 16

**ADAIR COUNTY COMMISSION MINUTES  
MONDAY NOVEMBER 10, 2025  
3RD DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 10, 2025, at the Courthouse located in Kirksville. All Commissioners were present.

At 9:00 a.m. Commissioner King moved to go into closed session Under RSMO 610.021 (1) Legal Actions for a phone call with Attorney Steven Coronado. Commissioner McHenry seconded the motion. All voted in favor. At 9:15 a.m. Commissioner King moved to go out of closed session under RSMO 610.021 (1) legal action. Commissioner Shahan seconded the motion. All voted in favor.

The Commission spent the rest of the day conducting county business.

The Adair County Commission adjourned at 4:00 p.m. on November 10, 2025.

**Unscheduled walk-ins and other non-agenda items for November 10, 2025**

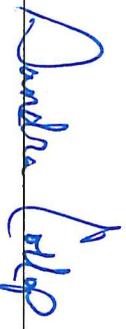
Eric Green/Thank You

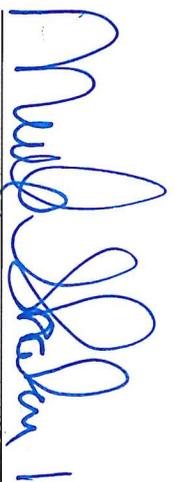
IN REF. ORDER NO 4 Adair County Circuit Clerk Fees for October 2025

IN REF. ORDER NO 5 Adair County Sheriff Fees for October 2025

Continued on page 18.

ATTEST:

  
County Clerk

  
11-19-25  
Presiding Commissioner, Mark Shahan

Page 17

# ADAIR COUNTY COMMISSION MINUTES

## MONDAY NOVEMBER 10, 2025

Continued from page 17.

### Minutes of the 2025 Salary Commission Meeting

November 7, 2025

At 10:00 a.m., Adair County Circuit Clerk, Martha Cole, called the meeting of the Adair County 2025 Salary Commission to order per Missouri Revised Statute 50.333. The meeting was conducted at the Adair County Annex. Attending the meeting were Adair County 1<sup>st</sup> District Commissioner, Bill King; Adair County Assessor, Kent Bryant; Adair County Recorder, Tracy Hunter; Adair County Clerk, Sandy Collop; Adair County Prosecuting Attorney, David Goring; Adair County Collector, Sonja Harden; Adair County Treasurer, Lori Smith; via Teams meeting Adair County Public Administrator, Rhonda Noe; Adair County Circuit Clerk, Martha Cole; Adair County Sheriff, Jason Lene, and Adair County Coroner, Brian Noe. Tammy Miller, employee of the Adair County Clerk's Office, also attended.

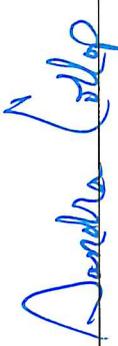
Mrs. Cole asked for nominations to chair the meeting. Kent Bryant nominated Lori Smith to be the chairperson of the Salary Commission meeting. Mrs. Collop seconded the motion. All voted in favor of Ms. Smith chairing the meeting. Mrs. Cole then excused herself from the meeting as required by statute.

Ms. Smith began the meeting stating that Missouri State Statute requires the Salary Commission to meet at least once in odd numbered years before November 30 of that year. They may also meet in even numbered years. The Salary Commission has until December 15 to address any items tabled during the meeting. Ms. Smith stated the County Clerk needed to report on the financial condition of the County and the Assessor to report on the total assessed valuation of the county. Mr. Bryant motioned that the financial condition and the assessed valuation of the county be reported. Mrs. Harden seconded the motion. County Clerk, Sandy Collop, stated that the financial condition of the County was sound. She stated that sales tax revenues had decreased 2.78% compared to the same time as last year but (with that said) revenues are up \$136,705.26. All major funds of the County are within budget. Major funds include General Revenue, Road and Bridge, Assessment, and Law Enforcement. As of October 31, 2025, the balance in General Revenue was \$2,002,299.42.

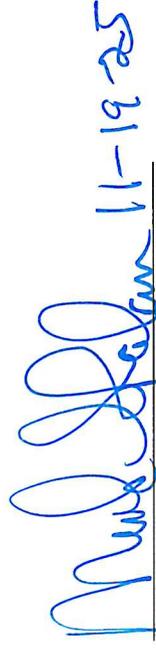
Ms. Smith then asked Assessor Kent Bryant to report on the assessed valuation of the County. Mr. Bryant stated that the total assessed valuation of the County in 2025 was \$431,292,389.00. Mrs. Collop stated she did not agree with the figure he had reported. She said that the County Clerk's office had received Form 11 – Certification of Assessed Valuation from the State Tax Commission (STC) dated July 22, 2025, in the amount of \$508,386,214. State Railroad and Utilities and Aircraft were certified (\$44,279,432) and received from the State Tax Commission and needed to be added to Form 11 along with values of abated property. Ms. Miller, who is very familiar with the assessment process, gave a review of how values are determined for the state tax books. Mr. Bryant said he does not receive mid-year assessment reports from the STC. After discussion, it was suggested that the County Clerk report the total assessed valuation of the county due to that office receiving the numbers from STC. The assessed valuation was \$508,386,214 plus State Railroad and Utilities and Aircraft, and Private Cars.

Continued on page 19.

ATTEST:

  
Sandra Collop

County Clerk

  
Mark Shahan 11-19-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES  
MONDAY NOVEMBER 10, 2025**

Continued from page 18.

Ms. Smith stated the first order of business was to determine what number to use as the base salary for the Elected Officials. Salaries were currently set at 100% of the maximum compensation allowed. The base could remain at 100% or it could be increased or decreased. Each member would receive the same percentage of change. It would not affect any increase mandate because of changes in assessed valuation. The base plus any cost-of-living allowance (COLA) granted by the County Commission would become the new 100% base of salary. It was also discussed that with the change of an Elected Official, the new incoming official would receive the same salary as that of the outgoing official.

Ms. Smith then asked what percentage the group was thinking of. Mr. Bryant then moved to have the base remain at 100%. Mr. King seconded the motion. There was no further discussion. Mrs. Collop conducted a roll call vote to the motion:

David Goring - YAY

Bill King - YAY

Tracy Hunter - YAY

Brian Noe - YAY

Jason Lene - YAY

Kent Bryant - YAY

Sonja Harden - YAY

Sandy Collop - YAY

Lori Smith - YAY

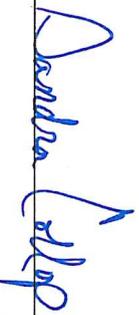
Rhonda Noe -YAY

Mrs. Collop – Motion passes.

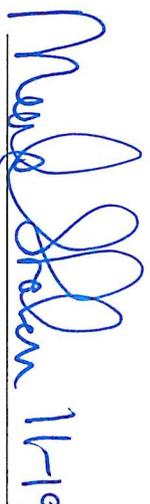
Mr. King then asked if the Sheriff got to vote just like the Prosecuting Attorney since the law had changed. Ms. Smith said that there had not been any legislation to remove him from the Salary Commission.

Continued on page 20.

ATTEST:

  
Rhonda Noe

County Clerk

  
Mark Shahan 11-19-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES**  
**MONDAY NOVEMBER 10, 2025**

Continued from page 19.

The second order of business was the valuation schedule. Ms. Smith stated that with the current total assessment, Elected Officials had reached the top of the scale that is used to determine salary increases. The scale had been extended during the 2022 Salary Commission meeting to address a similar situation. With that extension, it was the intent to have the scale serve its purpose for many years to come. However, with the addition of solar farms into the County, the current assessed valuation will affect our salaries in the coming year. Ms. Smith passed around the summary of assessed valuations that were approved by the Salary Commission in 2022. Discussion from the group included: assessed valuation of solar farms could decrease; how many additional solar farms would be entering the County in the future; and hoping the Missouri Legislature would continue the discussion of how to value solar farms for taxing purposes. Mr. Bryant stated that solar farms were added to the tax books this year at 100% valuation. He said wind farms were assessed at 37% valuation and he intended to lower solar farm valuations to 37% next year. The question was asked - what would happen to salaries then? Ms. Smith said that once you reach a level you are there. You cannot reach the same level more than once. Mr. King talked about the members taking a \$2,000 increase years ago. Mrs. Collop stated the increase was addressed by the Salary Commission several years ago and did not pertain to this discussion. Additional discussion then included: we don't know what is going on with solar farms and how they should be addressed across the state; and we do not have to address the assessed valuation scale at this time. Mr. King said there are multiple wind farms wanting to come into Adair County. He did not feel comfortable addressing a new scale at this time. Ms. Smith then expressed her personal opinion that the Salary Commission waits until we have more information. The members agreed they did not feel comfortable with addressing the scale again until there was additional information available. Ms. Smith said we have done our statutory obligation and can address the scale in 2026 or 2027.

Ms. Smith then asked if there were any more questions or any other business to come before the Salary Commission. As there was none, David Goring moved that the 2025 Salary Commission adjourn. Mrs. Harden seconded the motion. All in attendance voted in favor of the motion.

The meeting ended at 10:50 a.m.

2025 Salary Commission minutes respectfully submitted by  
Adair County Clerk, Sandra Collop

Above minutes as presented to the County Clerk:

ATTEST: Sandra Collop

County Clerk

Mark Shahan 11-19-25

Presiding Commissioner, Mark Shahan  
Page 20

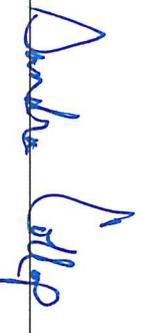
**ADAIR COUNTY COMMISSION MINUTES  
TUESDAY NOVEMBER 11, 2025**

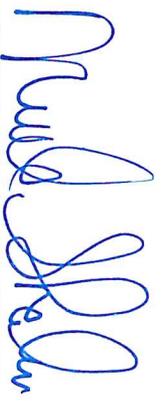
The Adair County Commission was not in session on November 11, 2025, in observation of Veterans.



Above minutes as presented to the County Clerk:

ATTEST:

  
County Clerk

  
11-19-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES**  
**WEDNESDAY NOVEMBER 12, 2025**  
**4TH DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 12, 2025, at the Courthouse located in Kirksville. All Commissioners were present.

At 11:00 a.m., the Commission met with Shannon Howe from Howe Company. Mr. Howe presented an amendment to the BNSF project covering Columbus, Cranberry and Titan Lane. The original contract replacement cost was \$3,500,000. The amendment replacement cost is \$5,338,000.00. Commissioner Shahan signed the amendment. Mr. Howe advised the project was now ready to be put out for bid. The bid opening was set for 12-30-25.

At 3:15 p.m., the Commission reviewed a temporary easement agreement that they had signed with Olivia Bergfield. The easement was for use of the community of Ms. Bergfield's private road during the closing of Lawson Hill Lane. The culvert has now been replaced on Lawson Hill Lane, and the road was open. Commissioner McHenry moved to end the temporary easement. Commissioner King seconded the motion. All voted in favor.

The Commission spent the rest of the day conducting county business.

The Adair County Commission adjourned at 4:00 p.m. on November 12, 2025.

Unscheduled walk-ins and other non-agenda items for November 12, 2025

Alvin Adams/visit

Kathy Phillips/Thank You

Phyllis Hamilton/Tires dumped on Youngstown Trail

Continued on page 23.

ATTEST: Andrea Collop

County Clerk

Mark Shahan 11-19-25

Presiding Commissioner, Mark Shahan  
Page 22

**ADAIR COUNTY COMMISSION MINUTES  
WEDNESDAY NOVEMBER 12, 2025**

Continued from page 22.

IN REF. ORDER NO 6 Agreement for Temporary Easement – Lawson Hill Lane

*Adair County Commission*

106 W Washington  
Kirksville, MO 63501  
Phone 660-665-2283

Mark Shahan, Presiding Commissioner  
William King, 1<sup>st</sup> District Commissioner  
Gayla McHenry, 2<sup>nd</sup> District Commissioner

RECEIVED

NOV 12 2025

Date: 11-12-25

Re: Agreement for Temporary Easement

On 04-30-2024 the Adair County Commission entered into a Temporary Easement agreement with property owner Olivia Bergfield. The easement was for the use of a private road belonging to Olivia Bergfield until the replacement of a failed box culvert on Lawson Hill Lane. The construction is now complete, and the County has voted to end the Temporary Easement Agreement.

Sincerely,



Mark Shahan  
Presiding Commissioner

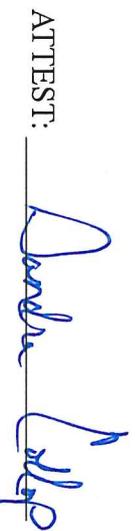


William King  
1<sup>st</sup> District Commissioner



Gayla McHenry  
2<sup>nd</sup> District Commissioner

Above minutes as presented to the County Clerk:

ATTEST: 

County Clerk

  
11-12-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES**  
**MONDAY NOVEMBER 17, 2025**  
**5TH DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 17, 2025, at the Courthouse located in Kirksville. All Commissioners were present.

At 9:00 a.m., the Commission held the 3<sup>rd</sup> hearing for opening an abandoned road in Polk Township that ran between Morgan Road and State Hwy AA. Landowners present included Lisa and Errol Hooper along with Damian Shulte. Also present was Adair County Surveyor, Patrick Boron.

The Commission was advised that a contract had been drawn up for the landowners Schulte and Hoover to sell a part of their property that is part of the County road, to Hooper and give an easement over the other part of the roadway. This would stop the petition for opening the roadway and allow for the County to permanently close the roadway. The Commission agreed to close the roadway if all the subjects sign the legal contract. The Commission needed to follow up with their attorney to advise on how to properly do this.

At 10:00 a.m., the Commission reviewed ARPA request #42 from Adair County Missouri in the amount of \$185,833.42. This was for reimbursement of costs associated with operations outside of the Courthouse when the Courthouse was closed. Commissioner McHenry moved to approve the request. Commissioner King seconded the motion. All voted in favor. This will exhaust all ARPA money.

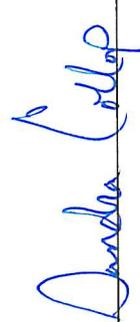
The Commission spent the rest of the day conducting county business.

The Adair County Commission adjourned at 4:00 p.m. on November 17, 2025.

**Unscheduled walk-ins and other non-agenda items for November 17, 2025**

Keith Hammons/Wants Fencing laws

Above minutes as presented to the County Clerk:

ATTEST: 

County Clerk

 12-8-25

Presiding Commissioner, Mark Shahan  
Page 24

**ADAIR COUNTY COMMISSION MINUTES  
TUESDAY NOVEMBER 18, 2025  
6TH DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 18, 2025, at the Courthouse located in Kirksville. All Commissioners were present.

At 9:00 a.m., the Commission met with Grant Mathews from Birch Creek Energy which owns the Citrine Solar Project, located on Pasture Lane. Mr. Mathews told the Commission that they plan on starting construction in June or July of 2026. The Commission and Mr. Mathews then discussed work that needs to be done on the roadway before and during construction.

At 11:30 a.m., the Commission went to the City of Kirksville's EDA building where Commissioner King attended the MREIC meeting and Commissioner Shahan and Commissioner McHenry attended the inter-agency meeting.

At 4:00 p.m., Commissioner King attended the KREDI meeting at the City of Kirksville's EDA building.

The Commission spent the rest of the day conducting county business.

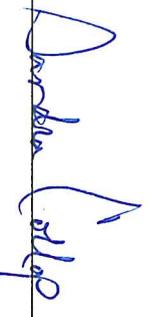
The Adair County Commission adjourned at 4:00 p.m. on November 18, 2025.

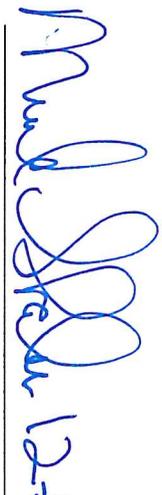
**Unscheduled walk-ins and other non-agenda items for November 18, 2025**

NONE

Above minutes as presented to the County Clerk:

ATTEST:

  
County Clerk

  
12-8-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES**  
**WEDNESDAY NOVEMBER 19, 2025**  
**7TH DAY OCTOBER ADJOURNED**

The Adair County Commission was convened at 8:30 a.m. on November 19, 2025, at the Courthouse located in Kirksville. All Commissioners were present.

At 9:00 a.m., the Commission reviewed the release of Morris Solar Company from the road maintenance agreement. Morris Solar Company had not taken care of the County Roads as the agreement stated. Morris Solar agreed to pay Adair County \$225,000.00 to release them from repairing the roads and let the County road and bridge take care of the repairs. The Commission has received the \$225,000.00 payment. Commissioner McHenry moved to release Morris Solar Company based on the \$225,000.00 payment. Commissioner King seconded the motion. All voted in favor.

At 11:00 a.m., the Commission met with Adair County Road and Bridge Supervisor, J.B. Hamlin, to discuss his budget.

The Commission spent the rest of the day conducting county business.

The Adair County Commission adjourned at 4:00 p.m. on November 19, 2025.

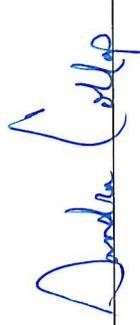
**Unscheduled walk-ins and other non-agenda items for November 19, 2025**

Bob Livingston/visit

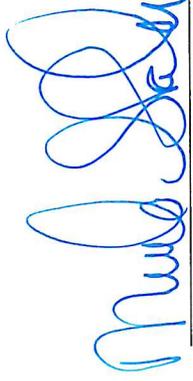
Dennis & Monica Sandell/easement

Continued on page 27.

ATTEST: \_\_\_\_\_



County Clerk

  
\_\_\_\_\_ 12-8-25

Presiding Commissioner, Mark Shahan

Page 26

**ADAIR COUNTY COMMISSION MINUTES  
WEDNESDAY NOVEMBER 19, 2025**

Continued from page 26.

IN REF. ORDER NO 7 Releasing of Morris Solar from Road Use Agreement

***Adair County Commission***

106 W Washington  
Kirksville, MO 63501  
Phone 660-665-2283  
Fax 660-665-8406

Mark Shahan, Presiding Commissioner  
William King, 1<sup>st</sup> District Commissioner  
Gayla McHenry, 2<sup>nd</sup> District Commissioner

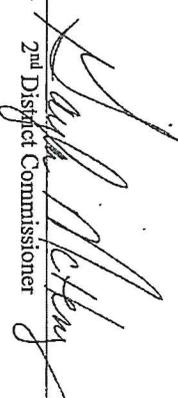
November 19, 2025

To: Morris Solar

From: Commissioners Office

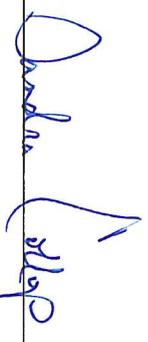
Subject: Road Use Agreement

This is acknowledgement that Adair County Commission is releasing Morris Solar from the Road Use Agreement previously negotiated on bringing the roads back to base condition on the haul routes as they were before the start of the project. This does not address any City or State Concerns associated with this project, also does not include the Annual Administrative Payment of \$5000,00 to be paid to the County of Adair for Administrative cost that was agreed upon in the original agreement

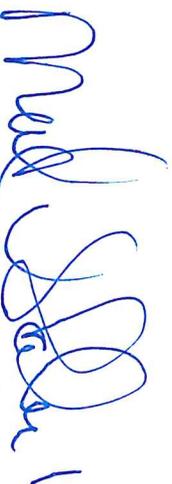
Sincerely,  
  
Presiding Commissioner  
  
1<sup>st</sup> District Commissioner  
  
2<sup>nd</sup> District Commissioner

Above minutes as presented to the County Clerk:

ATTEST:



County Clerk

  
12-8-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES  
MONDAY NOVEMBER 24, 2025**

The Adair County Commission was not in session on November 24, 2025, as they were attending the Missouri Association of Counties Conference at the Lake of the Ozarks.

Above minutes as presented to the County Clerk:

ATTEST: *Sandra Collep*  
County Clerk

*Mark Shahan 11-15-25*

County Clerk

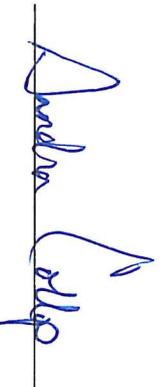
Presiding Commissioner, Mark Shahan  
Page 28

**ADAIR COUNTY COMMISSION MINUTES  
TUESDAY NOVEMBER 25, 2025**

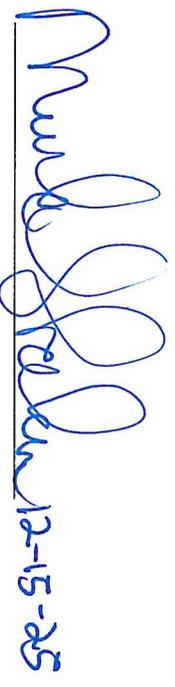
The Adair County Commission was not in session on November 25, 2025, as they were attending the Missouri Association of Counties Conference at the Lake of the Ozarks.

Above minutes as presented to the County Clerk:

ATTEST:



County Clerk



12-15-25

Presiding Commissioner, Mark Shahan

**ADAIR COUNTY COMMISSION MINUTES**  
**WEDNESDAY NOVEMBER 26, 2025**

The Adair County Commission was not in session on November 26, 2025.

Above minutes as presented to the County Clerk:

ATTEST: Andrea Collop  
County Clerk

Mark Shahan  
Presiding Commissioner, Mark Shahan

Page 30