

MINUTES
ABCD REGIONAL PLANNING COMMISSION
AND
MO-KAN REGIONAL COUNCIL

July 26, 2006
7:00 PM

BOARD MEMBERS PRESENT:

David Laurie, City of Atchison
Ruth Ross, DeKalb County
Paul Dittimore, Doniphan County
Jim Crenshaw, Clinton County
Don Moore, Clinton County

Larry Atkins, Andrew County
Bill Thornton, Atchison County
Mike Cavanaugh, Atchison County
Michael Johnson, City of Cameron
Harold Hamm, City of St. Joseph

Kenneth Gabriel, Andrew County
Bob Hart, City of Cameron
Bill Christenson, City of Savannah
Dan Hausman, Buchanan County
Bill Webb, City of Easton
Mike Bozarth, City of St. Joseph

Ted Jamison, City of St. Joseph
Jack Euler, Doniphan County
Steve Hofferber, City of St. Joseph
Arletta Walker, City of Fillmore
Scott Des Planques, City of St. Joseph

STAFF PRESENT:

Mo-Kan Regional Council Staff Members

Tom Bliss Jackie Wilson
John Perrino Gary Miller
Jackie Wolf

The combined meetings of ABCD Regional Planning Commission and Mo-Kan Regional Council were held July 26, 2006 at the Mo-Kan Regional Council offices, 1302 Faraon Street, St. Joseph, MO at 7:00 PM with Chair David Laurie presiding.

Motion to approve minutes of the combined meeting of Mo-Kan Regional Council and ABCD Regional Planning Commission of June 28, 2006 was made by Michael Johnson, seconded by Don Moore. Council approved.

2. ACTION ITEMS

- a) **Introduction of Jackie Wilson, Community Development Director.** Jackie held this position at the Northwest Missouri Regional Council of Governments. Jackie graduated from Iowa State University and will be returning this fall to finish her MPA through University of Nebraska, Omaha.
- b) **MK#628-HHS Assistance Head Start- One Time Program Improvement Funds.** Head Start in the amount of \$38,300.00 and matching funds of \$9,575.00
Jim Crenshaw made the motion for favorable comment seconded by Dan Hausman. Board approved
- c) **Recommendations and approval of Budget from Budget Committee.** Gary Miller explained the budget.
Jack Euler made a motion to approve the budget as presented by the Budget Committee, seconded by Ted Jamison. Board Approved

- d) **Recommendations and approval of Personnel Committee.** Revising MKRC Personnel Manual, this was an effort to streamline and simplify the manual. Also changed mileage reimbursement from \$.35 to \$.37 per mile. Salary adjustments for upcoming year recommended by Tom Bliss.
Jack Euler made a motion to approve changes to Personnel Manual and Salary Adjustments as presented by the Personnel Committee, seconded by Mike Cavanaugh.
This is Resolution 146
- e) **Approval of Homeland Security Contract.** SEMA liked the idea MoDOT has with the regional TAC Boards. Now they would like to try the same concept with the Homeland Security Oversight Committees. Each region will be outlined by the Highway Patrol Regions, we will be Region H. Our area will include 15 counties and we will subcontract with Green Hills and Northwest. There will be representatives from 13 core disciplines and we will facilitate this committee. This committee will determine the regions priorities and needs, then send to State for consideration and allocation of funds. Mo-Kan would serve as a pass-thru agency.
Michael Johnson made motion to enter into a Contract to manage Homeland Security, seconded by Jim Crenshaw. Board approved.

STATUS REPORTS

Community/Regional Planning Activities – Jackie Wilson

- Helping with the Homeland Security Meetings
- Transportation luncheon for the Commissioners August 9, 2006 in Savannah, MO.

Loan Activity – John Perrino

REVOLVING LOAN FUND

LOAN NAME	LOAN#	STATUS OF LOAN
Scot Young Research	015	Current
Rite-Pac, Inc.	017	Current
Ana Con Foods	018	Current
Majestic House	019	Litigation (see comments below)
Heartland Mgmt Group	021	Past Due (see comments below)
Welding Productivity	022	Litigation (see comments below)
Shatto Farms, Inc.	026	Current
Atchison Family Care	028	Current
Ernie’s BS, Inc.	01-006	Current
AFB Contracting & Const.	02-006	Current
AFB Contracting & Const.	03-006	Current

Majestic House: \$50,000.00 came in last week. Denney’s \$500,000.00 claim to MKRC for damages is set for trial last Monday, October 2nd. The court deferred ruling on the past due interest, penalties and legal costs until Bill McQuillan issues a written claim for these funds. That document hit my desk this evening. It was sent to the District Court on July 24th. Interest and penalties due from December 31, 2001 through May 24, 2006 are \$11,138.70. In addition we are asking for reasonable attorney fees in the amount of \$1,370.28. The reimbursement of these fees will be determined by the Court for costs of the action.

Heartland Management Group: We received a payment June 2nd and another on July 17th, bringing the interest and late fees current to that date. On their 504 Loan, they have made two \$14,000 payments, with a promise for three more, which will bring the loan current. He also promised to wire another \$14,000 this week. I have notified

Fresno of the delinquency status of this Loan and they are prepared to accelerate the debt, depending on Mr. Walther's promises to bring the loan current. As for the RLF Loan, we cannot do that because the value the motel is insufficient to cover the mortgages ahead of us. So we have to rely on their personal guarantees. We will pursue recovery, but want to join the suit with SBA when it happens rather than fight this battle ourselves. The outstanding balance is \$48,000.00.

Welding Productivity: You voted last month to accept an offer of \$5,000.00 for the Ironworker, which is at Spencer Metals in Meridan. We have not received the check yet and I have made four requests for payment including last Monday when Neal Spencer returned from vacation. He assured me that payment would be here today, as they cut checks every Friday, and know ours was to be one of them. From Meridan to St. Joseph the mail is really slow, so I expect it this week.

Revolving Loan Fund has a current balance of \$270,000.00. We need to loan this money out as soon as possible. EDA does not like this money to be sitting in our account for long or they threaten to take the money back.

REPORT OF CHAIRMAN- David Laurie

REPORT OF DIRECTOR- Tom Bliss

CDBG Project Update

- Andrew County ADA Courthouse, conducting final public hearing for close-out of project
- Plattsburg Downtown Revitalization doing mill and overlay on streets, have had some delay with cross walks and colors
- Cosby Waste Water had to resubmit plans to DNR changed from gravity flow to grinder pumps should equal out to about same in cost
- Amazonia Waste Water lawsuits have been dropped and final bills are to be paid.
- Cameron ED Project has had the environmental approved and ground breaking will take place on August 16, 2006
- Submitted a proposal for a Call Center to be located in Highland, Kansas.

- Trimble Waste Water has been invited to submit application.
- Lathrop City Comprehensive Plan presented final draft to city.
- Plattsburg City Comprehensive Plan starting in November
- Village of Country Club is required to have a storm sewer plan, Mo-Kan will be submitting a proposal to assist.
- Meeting with Highland, KS next week, they are trying to build a community building with the KAN-STEP project.

OTHER BUSINESS

MKRI is the organization that owns the building. We have the opportunity to take advantage of the city sidewalk program. Bids to do a sidewalk have come in and range from \$12,000.00 to \$35,000.00. At the same time we have had Riverbluff Architects look at building for renovation with a cost of \$750,000.00. The majority of that cost is for a new elevator. Cost of constructing a new building ranges from \$100.00 to \$150.00 a square foot. The cost for demolition is \$16,000.00.

Michael Johnson made motion to adjourn seconded by Mike Cavanaugh.

Secretary, Paul Dittemore