

MINUTES  
ABCD REGIONAL PLANNING COMMISSION  
AND  
MO-KAN REGIONAL COUNCIL

June 28, 2006  
7:00 PM

**PRESENT:**

Ruth Ross, DeKalb County	Bill Thornton, Atchison County
Paul Dittimore, Doniphan County	Mike Cavanaugh, Atchison County
Jim Crenshaw, Clinton County	Michael Johnson, City of Cameron
Don Moore, Clinton County	Harold Hamm, City of St. Joseph
Kenneth Gabriel, Andrew County	Ted Jamison, City of St. Joseph
Bob Hart, City of Cameron	Donna Jean Boyer, City of St. Joseph
Bill Christenson, City of Savannah	Galen Weiland, Doniphan County

**OTHERS PRESENT:**

**Mo-Kan Regional Council Staff Members**

Tom Bliss	Tye Parsons
John Perrino	Jackie Wolf

The combined meetings of ABCD Regional Planning Commission and Mo-Kan Regional Council were held June 28, 2006 at the Mo-Kan Regional Council offices, 1302 Faraon Street, St. Joseph, MO at 7:00 PM with Vice Chair Ruth Ross presiding.

**Motion to approve minutes of the combined meeting of Mo-Kan Regional Council and ABCD Regional Planning Commission of May 24, 2006 was made by Michael Johnson, seconded by Don Moore. Council approved.**

**2. ACTION ITEMS**

- a) **MK#626-HHS Assistance Head Start.** Project Head Start in the amount of \$38,300.00 and matching funds of \$9,575.00  
**Michael Johnson made the motion for favorable comment seconded by Don Moore. Board approved.**
- b) **MK#627-EPA Kansas Department of Health and Environment-Environmental Protection Grant** \$152,225.00 Federal Money and \$152,225.00 matching money.  
**Michael Johnson made the motion for favorable comment seconded by Bill Thornton. Board approved. 1 opposed.**
- c) **Approval of FY07 Transportation Work Plan-** Mo-Kan Regional Council will enter into a contractual agreement with the Missouri Department of Transportation to complete a work plan on behalf of MoDOT. The work plan includes a regional Long Range Planning and the administration of the Transportation Advisory Committee (TAC).  
**Jim Crenshaw made the motion to approve FY07 Transportation Work Plan, Ted Jamison seconded the motion. Board approved**
- d) **Submittal of Rygaard Bids-** In an effort to move forward with the Welding Productivity RLF account, MKRC must make the initial step to foreclosure so additional funds can be sought. Three bids were presented; Neal Spencer \$5,000.00, Gloggnier Metal Fabricators \$2,750.00 and Donnie Moore \$4,500.00  
**Ted Jamison made a motion to accept the bid from Neal Spencer for \$5,000.00, seconded by Mike Cavanaugh. Board approved.**
- e) **Approval of FY07 State of Missouri Development Grant in the amount of \$8,901.18.** The State of Missouri has come to recognize the value and the work RPC's do throughout the State. Each year they fund

a planning grant to help RPCs continue their planning efforts. We match that with \$9,500.00 from local assessments.

**Don Moore made a motion to approve the State of Missouri Development Grant, seconded by Jim Crenshaw.** Board approved.

- f) **Mo-Kan Regional Planning Commission Board Member Profile Questionnaire**-EDA has made changes to Economic Development District regulations. One such change is board composition. These changes include the body of the board must have representation from major employers, the private sector, post secondary education institutions and workforce development sectors of the community. The questionnaire is to determine if current board makeup.

Minutes  
ABCD/Mo-Kan  
June 28, 2006  
Page 2

## STATUS REPORTS

### Community/Regional Planning Activities – Tye Parsons

- Fiscal year ends June 30, for Mo-Kan Regional Council, which means FY06 work plan for MoDOT is finished also. We have been working on the FY07 work plan and the Regional Transportation Work Plan. Tom and Tye have visited all four county commissions in preparation of this plan to communicate with MoDOT the needs of the region.
- Lathrop Comprehensive Plan was completed and draft was presented to Board of Alderman
- Tye Parsons announced his resignation effective June 30, 2006. He has accepted the Executive Director with the Northwest Missouri Regional Council of Governments in Maryville.

### 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	Closed June 16, 2006
AFB Contracting & Const.	03-006	Closed June 16, 2006

**Majestic House:** Denney's \$500,000.00 claim to MKRC for damages was set for trial last Monday, June 26<sup>th</sup>, however another continuance was granted due to illness of our attorney's mother. The new trial date is October 2<sup>nd</sup>. A motion for Summary Judgment was filed with the court on May 10, 2006. The hearing was held on June 8 and MKRC was awarded the \$50,000.00 that had been held in escrow. We expect too receive these funds within the next two weeks. The court deferred ruling on the past due interest, penalties and legal costs until Bill McQuillan issues a written claim for these funds. I spoke with Bill today and he will have that in the hands of the Judge this week. Interst 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 an amount to be determined by the Court for costs of the action.

**Heartland Management Group:** We received a payment June 2<sup>nd</sup> ., bringing the interest and late fees current. Vic Walter wired \$14,000.00 which covers two payments on the 504 loan, plus late fees. He also promised to wire another \$14,000.00 this week. I have notified Fresno of the four month delinquency status of the loan and they are prepared to accelerate the debt, depending on Mr. Walther's promises to bring the loan current. Unfortunately, we cannot do that because the value of 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 by ourselves. The outstanding balance is \$48,000.00

- **Welding Productivity:** An ironworker and three components are at Spencer Metals in Meridan. Neal Spencer has offered us \$5,000.00 for the Ironworker. If someone else buys the ironworker, Mr. Spencer will deliver it to St. Joseph for \$800.00. I called some other metal fabricating companies, and received the following offers. Gloggner Metal Fabricators in St. Joseph bid \$2,750.00 and Donnie Moore of Automation Machine in Lathrop bid \$4,500.00. The unit was built in 2002 at a cost of \$12,500.00. The manufacturer says \$7,000.00 if in good condition. Spencer's bid of \$5,000.00 saves us the cost of transporting the unit to St. Joseph. We are taking bids until the meeting time tonight for your consideration and approval.

Minutes

ABCD/Mo-Kan

June 28, 2006

Page 3

**REPORT OF CHAIRMAN-** David Laurie absent

**REPORT OF DIRECTOR-** Tom Bliss

- Letter from Bob Slater thanking MKRC for time served and contacts he has made.
- Harold Hamm is Bob Slater's replacement, told everyone a little about himself.
- Budget and Personnel Community will be meeting and David Laurie will make appointments to fill current vacancies.
- Tye will be greatly missed but it is a good opportunity for him.
- Needed to fill Tye's position quickly, advertised, interviewed and offered position to Jackie Wilson from Maryville.
- Work continues on Highland's KAN-STEP community building project.
- Kansas RPC's not quite as involved but are taking steps to improve
- Village of Trimble wastewater project.
- City of Cameron for the Case New Holland
- Working with Galen on couple of projects.
- Doniphan County potentially taking over administrative on Economic Development program.
- Dream Initiative, state funded program to have professional planners to help with downtown
- Homeland Security, meeting July 5<sup>th</sup> & 6<sup>th</sup> trying to work with RPC's to help with the process of delivering funds.

## **OTHER BUSINESS**

Ted Jamison asked what is being done about the building. Let the members of the committee help with some of the work.

Ted Jamison would also like to see a committee report if we have had a meeting in the interim.

Jim Crenshaw made motion to adjourn seconded by Michael Johnson. Council approved.

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Secretary, Paul Dittmore