

1 MINUTES OF THE BUCHANAN COUNTY  
2 PLANNING & ZONING COMMISSION  
3 APRIL 12, 2023

4 The meeting was called to order by Albert Purcell,  
5 Buchanan County Planning & Zoning Chairman, at 7:00  
6 p.m. in the Thomas J. Mann III Room, #223. This room  
7 is located on the 2nd floor of the Buchanan County  
8 Courthouse, 411 Jules Street, St. Joseph, Missouri  
9 64501.

10 Board members Wayne Barnett, Shirley Day, Glen  
11 Frakes, Mike Korte, Rodney Fry, Pat McLearn and Alfred  
12 Purcell were present for roll call and a quorum was  
13 present.

14 Also present were Presiding Commissioner Scott  
15 Nelson, Commissioner Scott Burnham, Commissioner Ron  
16 Hook, Planning & Zoning Specialist, Kristy Theas, and  
17 County Attorney Joshua Bachman.

18 **AGENDA**

19 **ITEM #1:** A request by Thomas Judah, 5152 SW Old North  
20 Road, DeKalb 64440, to obtain a Conditional Use Permit  
21 to survey and construct one (1) Single Family Dwelling  
22 on a 2.01 m/l acre parcel located on SW Old North Road,  
23 DeKalb, all located in Section 9, Township 55, Range  
24 36.

25 **ITEM #2:** A request by Ron Bachman, 9 SE Woodview  
Drive, St. Joseph 64507, to amend the Woodview Addition  
Plat to add Lot 10. All located in Woodview Addition  
Plat 1.

**ITEM #3:** A request by General Realty, Inc., 10414 SE  
State Route A, St. Joseph 64504, to obtain a  
Conditional Use Permit to survey, sell and construct  
one (1) Single Family Dwelling on a 4.22 m/l acre  
parcel located at SE 32 Road, St. Joseph 64507, all  
located in Section 22, Township 56, Range 35.

**ITEM #4:** To review and make any changes to draft for  
Solar Ordinance and application for Buchanan County.

1 P R O C E E D I N G S  
2 (Proceedings commenced.)

3 CHAIRMAN PURCELL: We will call the meeting to  
4 order. Happy spring. Good evening, folks. Thanks for  
5 coming and joining us, and commissioners, thank you so  
6 much. Everyone has received the board minutes from our  
7 last meeting, and so it will stand approved --

8 MR. BARNETT: You need to have roll call.

9 MS. THEAS: Yeah.

10 CHAIRMAN PURCELL: -- as written unless  
11 otherwise noted.

12 MR. BARNETT: Roll call first.

13 CHAIRMAN PURCELL: We'll take a roll call  
14 first.

15 MR. FRAKES: In the minutes --

16 CHAIRMAN PURCELL: Right.

17 MR. FRAKES: Unless Steve Reardon was hidin'  
18 under the table, he wasn't here last time.

19 CHAIRMAN PURCELL: Right.

20 MS. THEAS: We'll change it here in a minute.  
21 Hang on. Let me take roll call.

22 Wayne Barnett?

23 MR. BARNETT: Here.

24 MS. THEAS: Shirley Day?

25 MS. DAY: Yes.

MS. THEAS: Fred Corkins?  
(No response.)

MS. THEAS: Scotty Sharp?  
(No response.)

MS. THEAS: Glen Frakes?

MR. FRAKES: Yes.

MS. THEAS: Mike Korte?

MR. KORTE: Yes.

MS. THEAS: Rodney Fry?

MR. FRY: Present.

MS. THEAS: Pat McLearn?

MR. McLEAR: Present.

MS. THEAS: Al Purcell?

CHAIRMAN PURCELL: Present.

MS. THEAS: Cody Cornelius?  
(No response.)

CHAIRMAN PURCELL: Now that we've identified  
who's here, everyone has received the minutes and so  
they'll stand approved as written unless otherwise  
noted. And you noted that we need to make that one  
correction.

MR. FRAKES: There's one change to make.

CHAIRMAN PURCELL: Okay. So with that  
correction --

1 MS. THEAS: What was -- what was the  
correction, I'm sorry, Glen?

2 MR. FRAKES: Steve Reardon wasn't here last --  
CHAIRMAN PURCELL: Right.

3 MR. FRAKES: -- in February, and you've got him  
down listed as being present.

4 THE REPORTER: Okay. Do I have him speaking?

5 MS. THEAS: Do we have it listed as speaking  
or -- I don't know.

6 MR. McLEAR: Steve in the board members.

7 MR. FRAKES: In the minutes you got Scotty,  
me, Shirley, Rodney, Pat McLearn, Alfred, Steve Reardon.

8 THE REPORTER: I can remove that.

9 MS. THEAS: Yeah, he retired.

10 MR. FRAKES: He resigned or retired so he  
wasn't here.

11 THE REPORTER: Okay.

12 MR. FRAKES: That's my only --

13 MS. THEAS: Okay. We'll make that correction.

14 CHAIRMAN PURCELL: All right. We have four  
items on the agenda this evening, and before we move  
into item one, item four references: Review and make  
changes to the draft of the solar ordinance, and if the  
board will recall that we had Black and Veatch here,  
and they laid out a number of things and said that they  
had benchmarked more space. And, so, we abide by the  
Sunshine Law, and we haven't made any decisions, and so  
we felt it was very important that we have an  
opportunity to have an open discussion with respect to  
solar panels and green energy and get input from folks,  
and then what questions should we ask, and the guidance  
to help guide us as we move forward.

17 And I know that, Mike, you've been kind enough  
to benchmark with another county and you brought  
information with -- relative to that. We won't review  
all of that tonight, but, Mike, I'd ask you to weigh in  
when we get to that area and make, you know, particular  
comments.

20 And we will open this up -- we'll have this as  
a process to where we get good input. We understand in  
terms of -- you know, our role, our role is to make  
recommendations and to approve in terms of the whole  
procedure, the policies, setbacks, et cetera,  
et cetera, to the extent that someone applies. And  
then the county commissioners, you know, they are the  
final arbiters in terms of making decisions, but we  
make recommendations and we move forward.

24 So that's why we have it on the agenda  
tonight. Black & Veatch will not be here. We've asked  
them to participate, and I think we all recall last

1 time we asked them: We want to know specifically what  
2 other counties have done, you know, what are the  
3 lessons learned, what would you do, what would you not  
4 do, all the way down from pictures and the whole thing,  
if we want to make sure that we are diligent as we work  
through this, and so that's why we have it on the  
agenda this evening.

5 So with that said, Item 1:

(Brief interruption by the Reporter.)

6 CHAIRMAN PURCELL: We need to approve the  
minutes with the correction of removing Steve Reardon.  
7 And so with that correction made, do I hear approval of  
the minutes?

8 MR. KORTE: So moved.

CHAIRMAN PURCELL: Okay. Second?

9 MS. DAY: Second.

CHAIRMAN PURCELL: All who approve say aye.  
(Unanimous aye.)

10 CHAIRMAN PURCELL: Thank you. Thanks.

THE REPORTER: You're welcome.

11 **ITEM #1:**

12 MS. DAY: Item 1, a request by Thomas Judah,  
5152 Southwest Old North Road, DeKalb 64440, to obtain  
13 a conditional use permit to survey and construct one  
(1) family -- single family dwelling on 2.01, more or  
14 less, acre parcels located at Southwest Old North Road,  
DeKalb. All locations are in Section 9, Township 55,  
Range 36.

15 CHAIRMAN PURCELL: Is there any folks here  
tonight representing this? Would you please come  
16 forward, and I would ask that you state your name and  
your address and speak directly, not to the audience,  
17 but speak directly to us on the board and so we can  
make sure that we capture all of the minutes.

18 MS. AMY JUDAH: Tom and Amy Judah, 5152  
Southwest Old North Road, DeKalb, Missouri. We're  
19 wanting to put 2.01 acres for our son so he can build a  
stick building or a modular on our land so he can get  
20 back on the farm with us.

CHAIRMAN PURCELL: Questions from the board?

21 MR. BARNETT: Do you share the drive?

MR. TOM JUDAH: Yeah, we will.

22 MR. BARNETT: You will share it?

23 MR. JUDAH: We'll share the drive. I was  
going to give an easement through it.

MR. BARNETT: To him?

24 MR. JUDAH: Yeah.

25 MR. BARNETT: And it will be a stick-built  
house or modular?

MR. JUDAH: Stick or -- I mean, that's all one

1 mod -- you know, if we can get a stick built, then  
that's the way he's going to go.

2 MR. BARNETT: Are you going to have a basement  
on this?

3 MR. JUDAH: No.

4 MR. BARNETT: Be a slab?

5 MR. JUDAH: Probably a slab or a found -- if  
we can get a foundation, we'll put it on a foundation.

6 MR. BARNETT: Crawl space? Similar?

7 MR. JUDAH: Yeah.

8 MS. DAY: Any idea on the size of --

9 MR. JUDAH: No, not -- we're not really for  
sure on the size of the structure yet, you know.

10 MS. DAY: Okay.

11 (Brief interruption by the Reporter.)

12 MR. FRAKES: Will you have a stick built or  
modular or you don't know?

13 MR. JUDAH: Yeah, it's either one. Depending  
on what we can get for the money, you know. If we get  
a modular, it will probably be a new one, I mean. It  
depends.

14 MR. BARNETT: Will it be a shed house? Are  
you thinking anything about that?

15 MS. JUDAH: Yes.

16 MR. JUDAH: Yeah.

17 MR. BARNETT: Have you got any plans on the  
shed house?

18 MR. JUDAH: Just seeing if it would be  
approved right now. We didn't want to get too far into  
it and then, you know, get shot down.

19 MS. DAY: Which poses a little bit of a  
problem for me. I'm sorry, but I need to have some  
kind of idea on what the plan is before I can say  
whether I personally would vote for the plan or not.  
Because if there's no plan, then I don't know what I'm  
agreeing to or not agreeing to other than separating  
out two acres and --

20 MR. JUDAH: Yeah. I mean, I can tell you it's  
going to be a three-bedroom home. I mean, that's about  
all I can say, you know.

21 MS. DAY: Yeah. Can you show me -- I'm sorry,  
is this -- I mean, I see a drive coming in here and --

22 MR. JUDAH: Yeah, this is my drive right here.  
(Brief interruption by the Reporter.)

23 MR. JUDAH: Yes, this is my drive right here,  
and this two acres would be from here to all this grass  
here right here.

24 MS. DAY: Okay. Okay. So -- and that's  
pasture land right now?

25 MR. JUDAH: Yeah, it's grass. That's all it

1 is.  
2 MS. DAY: Okay. Thank you.  
3 MR. JUDAH: I know because I mow it myself.  
4 MR. BARNETT: Do you have a time frame when  
5 you'll do this?  
6 MR. JUDAH: He'd like to be in it before  
7 winter. I mean, this year.  
8 CHAIRMAN PURCELL: Other questions?  
9 MR. FRY: It's kind of hard to get a time  
10 frame right now if you can't get nothing to build with  
11 or somebody to build it so --  
12 MR. JUDAH: Yeah, that's the problem we're  
13 having. I mean, everybody's so booked right now,  
14 it's -- they're set back three to six months, you know.  
15 MR. BARNETT: Have you talked to anybody about  
16 it?  
17 MR. JUDAH: Not yet. I mean, I'm just asking  
18 questions, you know. Like some construction outfits,  
19 they say how far with their time, so I just figured,  
20 you know, it's going to be a ways before they get to  
21 us, you know?  
22 CHAIRMAN PURCELL: And you've already used the  
23 family exemption for your daughter on the same  
24 parcel --  
25 MR. JUDAH: Yes.  
CHAIRMAN PURCELL: -- for five acres?  
MR. JUDAH: Yeah, she's down the road to  
the -- be to the west of me there and --  
CHAIRMAN PURCELL: Okay. Now, you understand  
you can use it one time for your family. You're asking  
for an exception to that?  
MR. JUDAH: Yeah, for my boy.  
CHAIRMAN PURCELL: Is there anyone here in  
opposition?  
(No response.)  
CHAIRMAN PURCELL: Okay. Hearing no  
opposition, we'll close the meeting in terms of --  
unless there are any other questions. Hearing no other  
questions, then we'll call in terms of a vote.  
MS. THEAS: Okay. Wayne Barnett?  
MR. BARNETT: Yes, best use.  
MS. THEAS: Shirley Day?  
MS. DAY: No.  
MS. THEAS: Fred -- Glen Frakes?  
MR. FRAKES: Yes, family.  
MS. THEAS: Mike Korte?  
MR. KORTE: Yes, family.  
MS. THEAS: Rodney Fry?  
MR. FRY: Yes, family.  
MS. THEAS: Pat McLearn?

1 MR. McLEAR: Abstain.  
2 MS. THEAS: Al Purcell?  
CHAIRMAN PURCELL: Yes, family.  
3 MS. DAY: That's five yeses and two nos.  
CHAIRMAN PURCELL: Okay. It's been approved.

Thank you.

4 MS. JUDAH: Thank you.

**ITEM #2:**

5 CHAIRMAN PURCELL: Item two.

MS. THEAS: You want me to read it?

6 MS. DAY: Yes, that's fine.

MS. THEAS: Ron Bachman. Ron owns Woodview  
7 Addition in St. Joseph 64507. He wants to amend  
Woodview Addition to add one lot, which would be Lot  
8 10, all located in Woodview Addition.

Ron, you can go ahead and state your --

9 MR. BACHMAN: Okay, my name is Ron Bachman.

MS. THEAS: Yes.

10 MR. BACHMAN: And we'd just, we'd like to add  
one lot to this, and we've got a prospective buyer.  
11 His son bought a house that we built there, and he  
would like to live close to his son, and that's all  
12 there is.

MS. THEAS: And this is a recommendation by  
13 the Planning and Zoning Board to the Commission. The  
Commission will be the ultimate, you know, decision  
14 makers on this, but you, the board, will all be giving  
a recommendation to them for this to happen.

15 CHAIRMAN PURCELL: Okay. And could we go  
around the table with questions, comments?

16 MR. McLEAR: Well, I'm just curious, the way  
I'm looking at these maps, they don't look like they're  
17 similar exactly. Are we just going to keep approving  
lots in this big area here?

18 MS. THEAS: You won't be able to because  
there's a big overhead power line so there's no -- That  
19 is all a planned development, that whole acreage is a  
planned development, so yes, it can.

20 MR. McLEAR: Okay, it can what?

MS. THEAS: It can be developed into more  
21 lots, or if he wanted to do a Woodview Addition II  
or -- but he would always have to come in front of the  
22 board for that.

MR. McLEAR: What's this ground used for now?

23 MS. THEAS: It's a planned subdivision. It's  
planned -- it's zoned planned.

24 MR. McLEAR: Yeah, I know, but is anybody  
using this ground?

25 MS. THEAS: Ron, that's a question for you.

MR. BACHMAN: The ground is just pasture and

1 there's a timber on the back side of it.  
2 MR. FRAKES: Did you say all the lots are  
3 sold?  
4 MR. BACHMAN: All are sold.  
5 MR. FRAKES: Has every one of them been built  
6 on?  
7 MR. BACHMAN: No, not yet.  
8 MR. FRAKES: How many have?  
9 MR. BACHMAN: Four houses now and two with the  
10 dirt work in it for construction. It's supposed to  
11 start this spring. And I sold two lots to one person,  
12 and then he was planning on building, but with what  
13 happened with the material prices and such, he felt  
14 like he was priced out at this time.  
15 CHAIRMAN PURCELL: Any other questions?  
16 MS. DAY: Excuse me, Mr. Bachman. So why was  
17 this acres not a part of the original to be developed?  
18 MR. BACHMAN: I had no plans to do any more,  
19 but it's a father and a son, and I know them both  
20 personally, and he bought the house that I built and  
21 planned on living in it, but he decided to sell it.  
22 It's kind of hard to leave home. And he said he'd sure  
23 like to be close to where he is with the health  
24 situation he has. That's what he -- That's why I went  
25 to the problem -- or the process of getting it  
surveyed, and it's a very desirable location.  
CHAIRMAN PURCELL: Any other questions?  
MS. DAY: So you mentioned that the entire  
acreage was -- is there for development so --  
MS. THEAS: It's zoned planned.  
MS. DAY: Zoned planned, and I'm not --  
refresh me, because I'm not for sure what that means.  
MS. THEAS: Well, planned is -- well, like,  
the intent of a planned district is to allow  
flexibility in the development of land, location of  
building, structure of roads, and at the same time  
preserving the general intent and spirit of this order.  
MS. DAY: Okay. Okay. So zoned planned means  
that it had -- it has been zoned for development.  
MS. THEAS: For development, yes.  
MS. DAY: Okay. All right. Thank you. All  
right.  
MR. BARNETT: And he said he'd sold all of  
them --  
MS. DAY: Yes.  
MR. BARNETT: -- that he had planned.  
MS. DAY: Yeah. Okay. I don't have any more  
questions. Thank you.  
CHAIRMAN PURCELL: Any other questions?  
(No response.)



1 CHAIRMAN PURCELL: Thank you, Ron. We'll  
2 close the meeting and close your presentation. Is  
there any opposition to this?

(No response.)

3 CHAIRMAN PURCELL: Hearing no opposition, we  
4 will close it and call for roll call.

MS. THEAS: Wayne Barnett?

5 MR. BARNETT: Yes. Do I have to give a reason  
being it's planned?

MS. THEAS: No, you're just doing --

6 MR. BARNETT: Yeah.

MS. THEAS: -- a recommendation.

7 MR. BARNETT: Yeah.

MS. THEAS: Shirley Day?

8 MS. DAY: Yes.

MS. THEAS: Glen Frakes?

9 MR. FRAKES: Yes.

MS. THEAS: Mike Korte?

10 MR. KORTE: Yes.

MS. THEAS: Rodney Fry?

11 MR. FRY: Yes.

MS. THEAS: Pat McLear?

12 MR. McLEAR: Yes.

MS. THEAS: Al Purcell?

13 CHAIRMAN PURCELL: Yes.

MS. THEAS: Okay.

14 CHAIRMAN PURCELL: Thank you, Ron.

MR. BACHMAN: Thank you.

15 **ITEM #3:**

CHAIRMAN PURCELL: Item No. 3?

16 MS. THEAS: Will be with General Realty, Inc.  
17 This is to split off 4.22 acres off of his 62.47 acre  
18 parcel to sell and build a single family dwelling. He  
19 will be switching or trading 4.22 acres with his  
neighbor to give him more yard in the back of where he  
20 currently lives. So it's a trade-off because they  
cannot build on the 4.22 acres that he would be  
receiving from General Realty. I did enclose a photo.

CHAIRMAN PURCELL: State your name and your  
address.

21 MS. THEAS: Yeah, please.

22 MR. HUGHES: My name is Jeffrey Hughes. This  
is my son Levi Hughes. My address is -- Do you want  
the address to the farm or my current address?

23 MS. THEAS: Your current address.

24 MR. HUGHES: 10714 Southwest State Route A  
Highway. And so the property -- Right now my property  
25 is a house, and Mr. Schottel owns 4.22 acres right  
behind my house, and then I own the rest. So we would  
be trading that 4.22 acres or a 4.2 up on the hill

1 across the street for his son to build a house on so  
they can be next to each other.

2 CHAIRMAN PURCELL: Questions?  
MR. BARNETT: Kristy?

3 MS. THEAS: Yeah.

4 MR. BARNETT: Okay, question for you. As in  
highlighted, the 62.47 acres has nothing to do with the  
trading of the 4.22 acres?

5 MS. THEAS: No, you'll see on -- I also  
included --

6 MR. BARNETT: -- the very back one?  
MS. THEAS: Yes, the very back map, you'll see  
7 his trade for the trade.

8 MR. HUGHES: They're about -- they're not that  
far off. I would say they're probably --

9 MS. THEAS: Yeah.  
MR. HUGHES: -- as the crow flies a block from  
each other through the woods.

10 MR. BARNETT: So there's no sale of the  
property?

11 MR. HUGHES: No.  
MR. BARNETT: It's all an even trade?

12 MR. HUGHES: Correct.  
MS. DAY: And there's nothing being built on  
13 the properties?

14 MS. THEAS: There will be.  
MR. HUGHES: The plan is for him to build a  
house in his name.

15 MS. DAY: But that would be a separate issue;  
is that correct?

16 MS. THEAS: On this one. He is -- no, he's  
getting a conditional use to be able to sell so he can  
17 sell and build a single family dwelling off of his --  
because I couldn't get them a family exemption because  
18 it's not family.

19 MS. DAY: Right.  
MR. BARNETT: So he's not really selling it;  
he's just trading it.

20 MS. THEAS: He's trading.  
MR. BARNETT: For the 4.2 acres?

21 MS. THEAS: Yes.  
MR. BARNETT: And so Schottel's boy can build  
22 on that land.

23 MS. THEAS: Correct.  
CHAIRMAN PURCELL: Because the other parcel  
you can't build on.

24 MR. BARNETT: Can't build on.  
CHAIRMAN PURCELL: It's landlocked.

25 MR. HUGHES: Yes, sir.  
CHAIRMAN PURCELL: Yeah.

1 MS. THEAS: Yeah.  
2 COMMISSIONER BURNHAM: That's my backyard.  
CHAIRMAN PURCELL: Questions?  
3 MR. McLEAR: What's the ground being used for  
now?  
4 MR. HUGHES: This one? Uh --  
MS. DAY: The one they're going to build on.  
5 MR. HUGHES: It's a very corner of farmground,  
and it slopes so partial -- part of it's being farmed.  
6 CHAIRMAN PURCELL: How much is being farmed?  
MR. HUGHES: Of the 4.22 acres, about half.  
7 CHAIRMAN PURCELL: Just a couple acres?  
MR. HUGHES: Yeah, a couple.  
8 MR. BARNETT: Isn't all of that being farmed?  
Terraced and farmed?  
9 MR. HUGHES: That corner is not completely  
farmed, no. These two are to turn the tractor, so I  
10 wouldn't say they're being farmed. I mean, the whole  
farm is being farmed, yes.  
11 MR. BARNETT: Yeah.  
MR. HUGHES: I'm not saying that. I'm saying  
12 that that corner isn't all being farmed.  
MS. DAY: And you own it?  
13 MR. HUGHES: Yes, ma'am.  
MS. DAY: The part that's being farmed?  
14 MR. HUGHES: Yes, ma'am.  
MS. DAY: You own it currently and you want to  
15 trade it for --  
MR. BARNETT: Timber.  
16 MS. DAY: -- timber that is behind your house?  
MR. HUGHES: Correct.  
17 MS. DAY: Okay. I'm just looking for  
clarification, I'm sorry. I ask a lot of questions.  
18 MR. HUGHES: No, that's all right. Ask.  
COMMISSIONER NELSON: That's what it's all  
19 about.  
COMMISSIONER BURNHAM: Can I ask a question?  
20 MS. THEAS: Yes.  
COMMISSIONER BURNHAM: Why does he need  
21 approval from the board to trade? I would think the  
person who needs to come before the board is the person  
22 that's going to put the house on that property. Am I  
missing something?  
23 MS. THEAS: Well, because he does have 62.47  
acres, but the only way that he can split and build  
24 something on it with a family exemption is if he's  
giving it to -- if he's building a house for some of  
25 the family. I can't -- I can't do a family exemption  
on this because he's selling it to -- he's selling it  
for someone to build on.

1 CHAIRMAN PURCELL: He's asking, asking for  
2 that person to get a conditional use to build a home on  
3 that land.  
4 MS. THEAS: Yeah, and so he can't -- I -- I  
5 have to have him come in front of the board for -- to  
6 allow that, to allow to take off --  
7 MR. HUGHES: Let me tell you guys, I don't  
8 want to do anything to harm him. I don't want to sell  
9 to him and then have him get turned down to build a  
10 house. You see what I'm saying?  
11 COMMISSIONER BURNHAM: Yeah.  
12 MR. HUGHES: So that's why we're here.  
13 COMMISSIONER BURNHAM: Okay.  
14 MS. THEAS: Yeah, so he -- he decided to come  
15 in front of the board first because they will have to  
16 do the same thing because they're going to have to do a  
17 lot line adjustment. But he wanted to do his part  
18 first.  
19 COMMISSIONER BURNHAM: Okay.  
20 MS. THEAS: If they're not --  
21 COMMISSIONER BURNHAM: That's fine.  
22 MS. THEAS: If the board's not going to allow  
23 him to let him build a house on that, then --  
24 COMMISSIONER BURNHAM: They don't want to go  
25 through that.  
26 MS. THEAS: Yes, they won't --  
27 CHAIRMAN PURCELL: Is the other party here?  
28 MR. HUGHES: Yes, Mr. Schottel is right here.  
29 Both of them. Him and his son. This is his son,  
30 Grant.  
31 CHAIRMAN PURCELL: So does the board -- I  
32 realize we have to make a two-part decision. Does the  
33 board wish to hear from the folks that are doing the  
34 trade, that are going to build a home, provided it gets  
35 approved? Does the board wish to hear from them?  
36 MR. BARNETT: Well, doesn't the board -- The  
37 man building the house, actually to build the house,  
38 has to get the approval from the board. He doesn't  
39 really have to get the approval from the board to trade  
40 the land.  
41 MS. DAY: He can do whatever he wants.  
42 MR. BARNETT: He can trade the land.  
43 COMMISSIONER BURNHAM: That was my question.  
44 CHAIRMAN PURCELL: Josh? Legal counsel.  
45 MR. BACHMAN: No, you bring up a good point.  
46 I mean, he's not the one that's actually going to be  
47 building the house.  
48 MR. BARNETT: Right.  
49 MS. THEAS: He's going to --  
50 MR. BACHMAN: And the conditional use permit

1 would be for the construction of the house.  
MR. BARNETT: Yes.

2 MS. THEAS: To construct and sell.  
MR. BACHMAN: But I guess it's a unique

3 situation so --  
MR. BARNETT: If Mr. Schottel needs to get a

4 conditional use --  
MR. BACHMAN: Mr. Hughes, are you the one

5 that's actually going to build the house and sell the  
whole thing?

6 MR. HUGHES: No, Mr. Schottel is going to  
build the house.

7 MR. BACHMAN: I see. So once --  
MR. BARNETT: He has to have the conditional

8 use.  
MR. BACHMAN: That would seem --

9 MR. BARNETT: How can he get a continual use  
if he doesn't --

10 MS. THEAS: He can't because he doesn't own  
it.

11 MR. BARNETT: He can't sell it to him  
without --

12 CHAIRMAN PURCELL: He can't. He doesn't own  
it.

13 MS. THEAS: That's why I did it --  
MR. BARNETT: The only thing we can approve --

14 MR. FRAKES: If it doesn't go through, they  
can trade back.

15 MR. BARNETT: And I don't know why we would  
have to approve them to trade the land.

16 CHAIRMAN PURCELL: Well, let's see if we can  
quit arguing about it. Let's see if we can put on some

17 common sense. We have two parties. One wants to trade  
a piece of land with the other person, and the person

18 wanting to trade the land is very willing to do it but  
doesn't want to do it if that person doesn't get

19 permission to build a home on it. Now, that makes  
sense to me. I mean, that does make sense.

20 MR. BARNETT: It makes sense. It's all a  
legality.

21 CHAIRMAN PURCELL: So our job now is to kind  
of weave through this so we understand what's being

22 built on it and then maybe make a two-part decision.  
One, we think it's a great idea you're doing this, and,

23 B, and then make a decision on the conditional use  
permit on the land that this person will end up

24 assuming. I understand there's no contract.  
MR. BARNETT: Can we ask Mr. Schottel for the

25 approval now or not if it's not in the minutes?  
MS. DAY: You mean --

1 MR. McLEAR: Well, it's on the agenda.  
2 MR. BARNETT: Wait a second. Wait a second.  
Well, it's on the agenda to trade the land.  
CHAIRMAN PURCELL: Yeah.  
3 MR. BARNETT: For a special use permit.  
CHAIRMAN PURCELL: Yes.  
4 MR. BARNETT: But Mr. Schottel is the actual  
one that's going to have to have this permit.  
5 Can we ask Mr. Schottel to address it, since  
he wants the --  
6 CHAIRMAN PURCELL: Wayne, we have the  
wherewithal to say yes. So with the board's approval,  
7 I would ask the Schottels to come forward and have a  
discussion with the board.  
8 MS. THEAS: Yeah.  
CHAIRMAN PURCELL: We'll uncomplicate it.  
9 Josh, does that work?  
MR. BACHMAN: I think that would fly. In a  
10 worst-case scenario, we could revisit the issue if we  
need to, you know, have a different filing.  
11 MR. BARNETT: We can do it but --  
MR. BACHMAN: I think we can get it done here,  
12 and if we find out otherwise, we can always revisit it,  
but I think we can get a good understanding of where  
13 everyone stands.  
CHAIRMAN PURCELL: We'll asterisk in the  
14 sunshine goddess. We did not have this on the agenda.  
We merely had land trades.  
15 MR. GRANT SCHOTTEL: Grant Schottel, 10880 SE  
State Route A.  
16 MR. ROBERT SCHOTTEL: Robert Schottel, 10880  
Southeast State Route A.  
17 CHAIRMAN PURCELL: And what are your  
intentions?  
18 MR. ROBERT SCHOTTEL: Jeff and I are in talks  
about trading that land as he so mentioned, and I think  
19 then after that --  
CHAIRMAN PURCELL: Please step forward and  
20 talk into the mic.  
MR. ROBERT SCHOTTEL: Jeff and I are in talks  
21 about trading this 4.2 acres. He would like -- it's  
landlocked. It gives him access to land that he has  
22 behind my property, which I understand. In turn, my  
son would like to build a house. So what started this  
23 is I asked Jeff what the zoning was on it because if  
we're looking to trade the land but not be able to do  
24 what we want to do with it in advance -- So Jeff  
initiated the hearing tonight.  
25 My son would like to build a single family  
dwelling home, barndominium style, three bedroom with a

1 big shop on it. One family dwelling you're looking at.  
2 There's already been a soil test on it. All that's  
3 been done before we even approached the board. So the  
4 intent is to build just one house, that's it.

5 MS. DAY: There's access to that property off  
6 of --

7 MR. ROBERT SCHOTTEL: There's no -- right at  
8 the moment, there is places that you can put a driveway  
9 in. He will do some dirt work to maximize sight  
10 distance. There's a house right across the road from  
11 us that has a driveway at the sight distance.

12 MS. DAY: I see that. I see that, yeah.

13 MR. ROBERT SCHOTTEL: Sight distance, as you  
14 were saying, so the bank -- you know, it's off the  
15 bank. If I cut a hole in the bank, it will be cut back  
16 to where there is sight distance.

17 CHAIRMAN PURCELL: When will you plan on  
18 building?

19 MR. GRANT SCHOTTEL: More than likely next  
20 spring.

21 MR. BARNETT: If you can get the stuff to  
22 build it.

23 MR. GRANT SCHOTTEL: Correct.

24 MR. BARNETT: I know a guy waiting eight --  
25 still waiting on windows for eight months.

MR. GRANT SCHOTTEL: It's a problem.

MR. BARNETT: It's terrible.

CHAIRMAN PURCELL: Questions? Does everyone  
understand what we're doing?

MS. DAY: I'm not positive what we're voting  
on. I don't have a problem with it, but are we voting  
on the switch or are we voting on the ability for him  
to build a house or the conditional use permit?

MS. THEAS: The one problem or one thing -- I  
mean, they are -- the Schottels are going to have to  
come back in front of you guys because they are in a  
subdivision. They're in an estate. So they have to  
have a lot line adjustment.

MS. DAY: So the plot thickens.

MS. THEAS: Yes. So they are -- so that 4.22  
acres back in the back will be -- Midland -- I'm not  
sure who you guys had.

MR. HUGHES: Northland Surveying.

MS. THEAS: Northland Surveying. They will do  
a lot line adjustment adjusting their lot No. 8 and  
taking that 4.22 acres off and deeding it to  
Mr. Hughes. Then, in turn, Mr. Hughes will deed that  
4.22 acres on his land to the Schottels.

MS. DAY: Okay. So can we vote on this  
conditionally that everything else goes through?

1 MR. BACHMAN: And what I -- I think -- the way  
2 I'm reading the zoning order here is I think -- well,  
3 it appears you can -- you could grant, if you so  
4 decide, the conditional use to Mr. Hughes, who could  
5 then transfer it to Mr. Schottel.  
6 MS. THEAS: Because the conditional use will  
7 go with the land.  
8 MR. BACHMAN: With the land.  
9 MR. BARNETT: Goes with the land.  
10 CHAIRMAN PURCELL: Yes.  
11 MR. BACHMAN: Which would enable them to have  
12 that decision so they know whether or not they can  
13 build it. So if you just grant the conditional use to  
14 Mr. Hughes, it would then go with the land.  
15 MR. BARNETT: So we can do one vote.  
16 MS. THEAS: Yes.  
17 MR. BARNETT: Okay.  
18 CHAIRMAN PURCELL: So --  
19 MS. DAY: But it's going to Mr. Hughes, not  
20 Mr. Schottel.  
21 MR. BARNETT: Correct.  
22 MS. THEAS: Correct.  
23 MS. DAY: The conditional use is going to  
24 Mr. Hughes.  
25 CHAIRMAN PURCELL: Josh, would you state  
that -- state that again?  
MR. BACHMAN: Yes, so the board is considering  
whether or not to grant a conditional use permit for  
the construction of a dwelling to Mr. Hughes, the  
current owner of the land; that that conditional use  
would go with the land should he decide to sell it.  
MR. BARNETT: Or trade it.  
MR. BACHMAN: Or trade it, as the case may be.  
MR. BARNETT: For one single family dwelling.  
MR. BACHMAN: Yes.  
MS. THEAS: Yes.  
CHAIRMAN PURCELL: If we approve this, we'll  
approve you for that, and then you're the arbiter of  
that and you can make that decision.  
MS. DAY: And the price just went up. I'm  
just kidding, just kidding.  
MR. BARNETT: You'll have a place to build a  
house.  
CHAIRMAN PURCELL: Does everyone understand  
what we're voting on?  
MR. FRAKES: Do the Schottels have to come  
back and ask for --  
CHAIRMAN PURCELL: Not if he transfers -- if  
we approve this conditionally --  
MR. FRAKES: It's a done deal if we approve



1 this.

2 CHAIRMAN PURCELL: And then what they would  
3 have to do, then they would have to move lot lines and  
4 whatever.

5 MR. FRAKES: Yeah. Yeah.

6 CHAIRMAN PURCELL: Which doesn't have to come  
7 in front of us.

8 MS. THEAS: The lot line will come in front of  
9 you.

10 MR. BARNETT: It will.

11 MR. BACHMAN: Right, but the land, the land  
12 that the Schottels are going to be giving to  
13 Mr. Hughes, that will have to eventually come in front  
14 of you all because it's part of a planned development,  
15 just like Mr. Bachman's situation.

16 CHAIRMAN PURCELL: But only that point, not  
17 the fact that there's a conditional use that's been  
18 approved.

19 MS. THEAS: No. Correct.

20 MS. DAY: Correct.

21 CHAIRMAN PURCELL: It's strictly just  
22 approving --

23 MS. THEAS: A lot line adjustment.

24 CHAIRMAN PURCELL: -- the lot line adjustment.

25 MS. DAY: Okay. Got it.

CHAIRMAN PURCELL: So if anyone can explain  
this. Is anyone here in opposition? If you're in  
opposition, I'd like to have you explain the whole  
deal.

MR. RICK STEELE: I've got a question.

CHAIRMAN PURCELL: Step forward and introduce  
yourself and your address.

MR. STEELE: I'm Rick Steele, and I live at  
3100 Southeast Barnett. We own the land be west of the  
62 acres.

CHAIRMAN PURCELL: Okay.

MR. STEELE: We did not get another picture.  
All we got was this. So we don't know what the 4.2  
acres -- Our concern is, you take out 4.2 acres out of  
this 62, what happens to the other 58? Is that going  
to stay zoned the way it is so nobody can put a  
house -- I trust Jeff doesn't want to put houses, but  
I'm not -- if he dies in a car wreck going home, the  
next owner I don't know about.

MS. THEAS: It will stay zoned A-1.

MR. STEELE: Thank you. That's my --

MS. DAY: And if you want a picture, you can  
have mine.

MS. THEAS: Yeah, here.

MR. STEELE: Oh, that line?

1 MR. SCHOTTEL: That line, it's over here.  
2 MR. STEELE: I thought that's probably where  
it was, but I wasn't sure. Okay. Okay. Thank you.  
3 MS. DAY: Yep, no problem.  
CHAIRMAN PURCELL: Any other opposition?  
(No response.)  
4 CHAIRMAN PURCELL: Hearing none, we will close  
the meeting and then we'll call for a vote. Thank you.  
5 MS. THEAS: Okay. Wayne Barnett?  
MR. BARNETT: Yes, family.  
6 MS. THEAS: Shirley Day?  
MS. DAY: Yes, family. Sort of.  
7 MS. THEAS: Yeah. Glen Frakes?  
MR. FRAKES: Yes, family.  
8 MS. THEAS: Mike Korte?  
MR. KORTE: Yes, family.  
9 MS. THEAS: Rodney Fry?  
MR. FRY: Yes, family.  
10 MS. THEAS: Pat McLearn?  
MR. McLEAR: No, tillable farm ground.  
11 MS. THEAS: Al Purcell?  
CHAIRMAN PURCELL: Yes, family. It's  
12 approved. Thank you.  
MS. THEAS: Okay.  
13 MR. BARNETT: If people want to leave or  
something --  
14 CHAIRMAN PURCELL: Item No. 4.  
MS. THEAS: Yeah, if you want to let them know  
15 that they can go, if they want to head out.  
CHAIRMAN PURCELL: Yeah, we're going to now --  
16 the first three have been discussed and approved and  
disposed of.  
17 **ITEM #4:**  
CHAIRMAN PURCELL: We're now on Item 4, and we  
18 do not have Black & Veatch with us here this evening,  
and their presentation to the board was back in the  
19 February timeframe.  
The commissioners, the commissioners have  
20 asked us as a board to take an in-depth look at what  
all the rules and regulations should go with when  
21 someone requests a solar farm, and a solar farm is  
different than if you put solar on your farm to power  
22 your home or your farm or your business. This is --  
this is something that would be in the realm of a  
23 hundred acres, big solar farms. These do exist  
throughout the United States. And there have been some  
24 people that have been -- have talked to some  
landowners, nothing -- it never moved past this other  
25 than just discussion. The commissioners want us to do  
due diligence, to walk through due diligence,

1 understand specifically what has to be done with  
2 respect to all the rules and regs, whether it's  
3 setback, the land that's being used, runoff, all the  
4 above. And so we don't get an opportunity to have an  
open discussion to where, you know, what are your  
thoughts? What questions are we not asking? What  
questions should we be asking?

5 And so with that, this could be a five-minute  
6 discussion tonight, this could be a half-hour  
7 discussion. And so with that, with that we will just  
8 open the discussion up and, you know, everyone had a  
chance to -- the last time, if you recall, when we  
talked to Black & Veatch before, we were talking about,  
well, where do they benchmark? They said they  
benchmark before the going case.

9 Then we asked them about specific counties,  
10 any county like us. We even got down to the point in  
11 the granularity and asked them, well, do you have  
12 pictures? Do you have pictures of what these look  
like? And so that's -- that's the whole purpose here  
is to just open it up for discussion.

13 And the commissioners, if you want to weigh  
14 in, please.

15 COMMISSIONER NELSON: Yeah, I'd only -- I'm  
16 sorry.

17 UNIDENTIFIED FEMALE: (Inaudible.)

18 COMMISSIONER NELSON: I'd only make a note  
19 that we've kind of talked in general about this and we  
20 wonder why there's no solar farm developer who's ever  
21 approached anybody at the commission that we know of,  
22 and we question, you know, why Buchanan County?

23 So then we thought, and I think you jumped in  
24 and had your discussions in doing some of your homework  
25 in that if a developer or if a landowner wanted to seek  
a developer, that it would be proactive to say, well,  
it's got to be this far from the road, berm's got to be  
this size, you got to have Missouri primrose in  
between, you got to have gravel, you got to -- whatever  
you have to have to even think about it.

26 And Josh and I, I think, have talked: That's  
27 hard. That's hard. But do you want to be proactive or  
28 do you want to be reactive -- and we know what the wind  
29 turbines -- my gosh, I saw a stack of papers that high.  
30 Kudos to whoever transcribed all that.

31 THE REPORTER: It wasn't me.

32 COMMISSIONER NELSON: It wasn't me? I was  
33 going to give you credit so -- anyway, so I think  
34 that's kind of where we're at. I mean, there is nobody  
35 knocking down the door that I'm aware of that wants to  
do it so --

1 MR. FRY: I've heard the saying: If nobody's  
kicking the door, don't open it; right?

2 COMMISSIONER NELSON: That's a thought, but  
3 they tried that -- my understanding is that was kind of  
4 the way it went with the wind farms and here they come,  
5 and then the opposition was a chaotic slugfest, really  
6 only on one side, in opposition. So can you avoid  
that? I think they are two totally separate issues. I  
7 mean, with the wind farm you're looking at some gangly  
8 thing up in the sky, where a solar farm, I mean, it's  
9 ten feet off the ground maybe, so they are different.

MS. DAY: But you're still taking up --

COMMISSIONER NELSON: Oh, yeah, you're --

MS. DAY: I'm not. I --

COMMISSIONER NELSON: Yeah.

MS. DAY: I mean, it's the same location that  
10 those wind farms are going to want are the prime  
11 locations for either pasture ground or farm ground, and  
12 I personally am opposed to any of it, but that's my  
13 personal opinion, and I am a part of this board so, you  
14 know, I don't -- I just have this much nudge.

MR. KORTE: May I jump in?

MS. THEAS: Go ahead, Mike.

MR. KORTE: So I was in Calloway County, and  
13 that's central Missouri. For those who may or may not  
14 be familiar, Kingdom City, Auxvasse, Fulton. South of  
15 Mexico, Missouri, east of Columbia. It's in the very  
16 center of the state, and there are eight attachments  
that I got from a lady named Susan Burns. There is an  
effort in Calloway County, there are leases for 8,000  
acres of land that they know about.

17 The solar companies came in, were getting  
18 leases signed, and nobody knew about it. It was very  
quiet, hush-hush, and then they found out about it,  
19 kind of by accident, one of those loose-lips-sink-ships  
20 things.

21 So they went to the courthouse and found all  
22 these leases. It's 8,000 acres that they know about.  
There may be others. What the solar companies are now  
doing, the solar panel companies, is they're not filing  
these leases at the courthouse until they get all this  
done. So they don't know how much for sure, but it is  
prime farmland.

23 I'm from -- My wife's from that part of  
24 Missouri. We're talking some of it is as flat as this  
25 table, you know. It's beautiful farmland. And there's  
a lot of opposition, and I would just ask you to read  
these documents. After you read them, you'll get a  
whole different flavor for solar panel companies and  
what this is all about.

1           Like, I asked the question last time about are  
2 there hazards with the minerals and that kind of thing,  
3 fire hazards. There very definitely is. I also asked  
4 Black & Veatch is there opposi -- once these go in, how  
5 do people feel about them? Definitely opposition. And  
6 Calloway County, there's a whole lot of folks that are  
7 not very happy that this might go through.

8           Now, Calloway County is not a zoned county  
9 like Buchanan County, so Susan told me that they tend  
10 to want to go to counties that aren't zoned. They can  
11 get this done. She didn't think it would be something  
12 that could happen as easily in ours.

13           Anyway, I'm leaving -- I had her forward the  
14 documents. She said she'd even come up and talk to the  
15 board, to the commission, to us.

16           MS. DAY: I'm sorry, Mike, so they're getting  
17 these done on an individual basis with the landowners  
18 one on one? Is that how -- is that how it's going  
19 around?

20           MR. KORTE: That's what it appears to be, yes.  
21 And if you want more information, Susan Burns will be  
22 happy to talk to you, but -- I mean, there were things  
23 that I -- questions that we didn't even begin to ask  
24 last time that you'll find out when you read these  
25 documents that it's pretty alarming to me.

          MR. BACHMAN: And I'm sorry, Mike, I didn't  
quite get that. Susan Burns, what position is she in  
Calloway?

          MR. KORTE: She's just a resident of the  
county. She has never been involved in anything but --  
and I have a daughter and son-in-law right across the  
road from one of these -- These 8,000 acres are all  
within a very small area. It's 22 landowners but  
there's over, I think -- I think she told me 150 other  
property owners that will be impacted just in the  
general area. But there are impacts to this that go  
beyond just the immediate area.

          MS. DAY: There would have to be.

          MR. BARNETT: Yeah.

          MR. McLEAR: I have a question for you.

          MR. KORTE: Yes, sir.

          MR. McLEAR: Of the 8,000 acres, how much of  
all that was tillable ground?

          MR. KORTE: You know, I don't remember. It  
may be in here. I can call her. A lot. I mean --

          MR. McLEAR: Exactly.

          MR. KORTE: -- it's probably 90 percent or  
better tillable.

          MS. DAY: That entire area through there is  
pretty much as flat as a -- farm ground.

1 MR. KORTE: This is north of Interstate 70.  
MS. DAY: Right.

2 MR. KORTE: And it's -- Have any of you ever  
been over to, like, Mexico, Missouri, Centralia?

3 MS. DAY: Oh, oh, absolutely. I lived over  
there.

4 MR. KORTE: Then you know that's just --  
MS. DAY: Yeah, it's farm ground, beautiful  
5 farm ground.

6 MR. KORTE: My wife's family has a farm that  
literally no water drains into it. It's flat. Half  
7 the farm with -- the water would end up in the  
Mississippi River, half of it in Missouri, but no water  
8 comes onto the farm. It's -- anyway. That's a side  
note.

9 CHAIRMAN PURCELL: Again, the board's work.  
MR. KORTE: Yeah.

10 CHAIRMAN PURCELL: We heard from the Presiding  
Commissioner, and we've talked to the commissioners  
11 before on this, and they secured Black & Veatch to come  
and do due diligence and help us wade through this.  
12 And as your chair, I think it would be responsible on  
our part to do our due diligence and, you know,  
13 understand what the positives are, what the negatives  
are, understanding a hundred years from today, you  
14 know, what the feeding of this area, the feeding of the  
world. You know, I don't want to make this thing  
15 sound, you know, bigger than this, but we do have  
responsibility, and I think to wade through this thing,  
16 and so I would recommend that we -- and I want to hear  
back from you.

17 I recommend that we stay the course, we get  
input, we understand exactly what's being done, the  
18 intended consequences and unintended, and then -- and  
then make a recommendation to the commissioners of,  
19 look, here's what your board recommends to you to make  
a final decision. Pat?

20 MR. McLEAR: Yeah. It's 8,000 acres in one  
county?

21 MR. KORTE: Uh-huh.

22 MR. McLEAR: I'm guessing most of that's  
tillable.

23 MR. KORTE: Correct.

24 MR. McLEAR: They're going to -- that destroys  
the agricultural economy in that county.

25 MR. KORTE: And in this -- in these documents  
it talks about the dollar value that comes off of those  
farms and how that --

MR. McLEAR: Right.

MR. KORTE: There's seed, there's fertilizer,

1 there's equipment, there's all kinds of things that are  
not going to happen on a short-term --

2 MS. DAY: But the owners are probably going to  
come out ahead. I mean, short-term, short-term.

3 MR. KORTE: Right.

4 MR. BARNETT: They're probably the only ones  
that's going solar.

5 MS. DAY: Exactly. Exactly.

6 CHAIRMAN PURCELL: I stated my position.  
What's the board -- What does the board want to do?  
Does the board want to continue through and wade  
7 through and work with Black & Veatch and with input and  
what Mike's provided us and with our own research?  
What's the board want to do?

8 MS. DAY: This is just observation from the  
last time we did this with the wind turbines, okay? We  
9 went through months and months of talking with Black &  
Veatch and bouncing backwards and forwards and coming  
10 up with this and coming up with that and coming up with  
this, and then we finally had an open hearing where,  
11 you know, we spent three days with the public coming in  
and telling us that they did not want this after we had  
12 spent months doing investigating into it. So it's --  
if nobody's beating down the door --

13 COMMISSIONER NELSON: Currently.

14 MS. DAY: Currently, true, but can we  
bypass -- can we somehow bypass the months of talking  
15 and Black & Veatch and them giving us things and we  
giving them back and this back and forth by having the  
hearing and seeing whether -- what the public thinks?  
16 I mean, that's where we -- that's our -- part of our  
representation, correct, is the public?

17 CHAIRMAN PURCELL: Yeah.

18 MS. DAY: Is that not --

19 CHAIRMAN PURCELL: What you're proposing is  
the process, the process that we use. I'm asking the  
question before the process. I'm asking do we -- do we  
engage a process?

20 MR. BARNETT: I personally believe if it's 50  
megawatts, it's going to take up 200 acres. You're  
21 talking about 8,000 acres, which is a lot of megawatts.  
Where in Buchanan County are you going to get 200 acres  
22 of that type of land -- We don't have big acreage here  
in Buchanan County actually. How many acres, 200-acre  
23 one acre farms -- or one farm is 200 acres?

24 MR. FRAKES: You get south of town, there's  
some pretty good --

25 MR. BARNETT: There is.

MR. FRAKES: They're big.

CHAIRMAN PURCELL: The question on the table,

1 what's say everyone?

2 Pat? Do you think we ought to go through work  
and due diligence and Black & Veatch?

3 MR. McLEAR: Well, I think we ought to look at  
the nuts and bolts of this to begin with.

4 CHAIRMAN PURCELL: Okay.

5 MR. McLEAR: For example, how many people are  
in Calloway County?

6 MR. KORTE: It's a county, I believe, of over  
35,000. It's a growing county.

7 MR. McLEAR: Okay. So most of that energy  
that's going to be created is going to California and  
New York and their grid.

8 MR. KORTE: Correct. None of it will go to  
anybody in Missouri.

9 MR. McLEAR: Right.

10 MR. KORTE: Yeah.

11 MR. McLEAR: Okay. So after we had all these  
questions -- particularly Glen and I -- but we couldn't  
figure out the difference between a megawatt and  
whatever. We went back over our notes that Kristy sent  
us. When I went home that night, I -- I looked -- I  
went to the 2020 census. We only have 83,853 people in  
the county.

12 CHAIRMAN PURCELL: Yeah.

13 MR. McLEAR: We only have 33,600 households,  
all right? If a 55-megawatt service takes care of 50  
to 55,000 households, we only need 150 acres; right? I  
mean, that's what it comes down to. Why would we want  
to take and let somebody come in here and entirely  
destroy the agricultural economy of the county? Not to  
mention the impact it will have on the city with all  
the businesses that are oriented toward agriculture. I  
mean, to the benefit of somebody that lives in New  
York?

14 CHAIRMAN PURCELL: So can I summarize your  
position? Shut it down?

15 MR. McLEAR: Do what, now?

16 CHAIRMAN PURCELL: Is your position not to  
move forward with our work? Should we move forward --

17 MR. McLEAR: I think what we need to do is  
look at this. I have no intention of seeing somebody  
come in here, because once they put that stuff on that  
agricultural land, it's agricultural division. If you  
go to the Internet and you start looking at how much  
agricultural productive land is lost --

18 CHAIRMAN PURCELL: Yes.

19 MR. McLEAR -- on an annual basis, St. Joseph  
is one of the big ones, for a little town. I was  
shocked, all right? And then they're talking about



1 having a food shortage and a famine so somebody in New  
2 York can make some money. The hell with them.  
3 CHAIRMAN PURCELL: So do you believe that we  
4 ought to continue to work in --  
5 MR. McLEAR: Yeah.  
6 CHAIRMAN PURCELL: Okay. Mr. Frakes?  
7 MR. FRAKES: (Nodded head.)  
8 CHAIRMAN PURCELL: Continue to do our due  
9 diligence?  
10 MR. FRAKES: Continue, yeah.  
11 CHAIRMAN PURCELL: Rodney?  
12 MR. FRY: I don't think so.  
13 CHAIRMAN PURCELL: Okay. I hear you.  
14 MR. FRY: Because why start something, say  
15 they're looking at putting up solar panels? There  
16 might be somebody come knock on our door. If we keep  
17 quiet about it and then, like he said, they're not  
18 zoned, they're picking on unzoned counties, they might  
19 not ever come to us.  
20 CHAIRMAN PURCELL: Mike?  
21 MR. KORTE: I would say put a hold on it until  
22 the issue comes up, but I think it's good to be  
23 informed of what's going on with these solar panel  
24 companies. That's why I brought the information.  
25 MS. DAY: Okay.  
CHAIRMAN PURCELL: Here's what I'm hearing.  
Here's what I'm hearing is that let a sleeping dog lie.  
That's one. The other one is be forewarned and be  
aware and that -- and on the latter, that means that we  
do some due diligence and we continue to do some work.  
And I'm also hearing, you know, let's don't have a  
cause celebre, although I understand your point in  
terms of getting input. But at least this board's  
discussed it, we have more data, we can make  
recommendations to the commissioners.  
And so hearing everyone, I think we ought to  
continue on with Black & Veatch. Let's find out  
precisely. Let's study what Mike has shared with us.  
Let's get as much input as we can without getting the  
public to where they think the sky is falling. Let's  
at least do our due diligence so we can say to the  
commissioners: Look, here's our recommendation. It's  
not a sword to die on, but here's what we've looked at,  
here's the input that we've received, here's what we've  
learned. And we'll all be smarter. Because, Pat, what  
you went through in terms of, okay, gigawatts,  
megawatts, number of households, what's 150 acres  
power? And, oh, by the way, what's going to happen in  
30 years with respect to feeding the world? What's  
going to happen in terms of energy? And so this is an

1 opportunity for us to at least learn a little bit.  
2 So with that, with that -- Rodney, please.  
3 MR. FRY: I can look out my window and see the  
4 smokestack at Iatan. I think we've got electricity.  
5 MS. DAY: And what's the cost? If we do our  
6 due diligence for naught, what's the cost? I mean,  
7 what's it costing us to have Black & Veatch --  
8 CHAIRMAN PURCELL: Well, I'm going to -- I'm  
9 going to --  
10 MS. DAY: I'm just asking.  
11 CHAIRMAN PURCELL: I'd like to go off the  
12 record.  
13 (Off the record.)  
14 (Back on the record.)  
15 COMMISSIONER HOOK: I think your question was  
16 what's this costing as far as Black & Veatch. I think  
17 we're into it right now for about 60.  
18 COMMISSIONER BURNHAM: Something like that.  
19 COMMISSIONER HOOK: About 60,000.  
20 CHAIRMAN PURCELL: Our job is to do the work.  
21 We look to you for your guidance.  
22 COMMISSIONER BURNHAM: And that will be for a  
23 finished product.  
24 COMMISSIONER HOOK: Yeah.  
25 COMMISSIONER BURNHAM: I mean, we're not into  
that -- I mean, I think that's what they quoted us for  
the whole thing, and so whether they got to come back  
up again and, you know, they provided us with one  
draft. They're supposed to be getting us some  
additional information. They'll revise that probably a  
couple of times is what happened with the wind  
turbines.  
MS. DAY: So we're in that regardless. Is  
that -- I mean, is that --  
COMMISSIONER HOOK: I don't know what our out  
would be, if we can cut them off now and save ten or  
15, 20,000. I don't know what the contract is.  
CHAIRMAN PURCELL: Off the record.  
(Off the record.)  
(Back on the record.)  
CHAIRMAN PURCELL: Hearing everyone's input  
and also on behalf of the commissioners, we will  
continue working this due diligence until you advise  
us, and we'll continue to move ahead getting input,  
work with Black & Veatch, all the input that we can  
get, and then we'll come to -- we'll hammer this stuff  
out. So thank you.  
MS. DAY: So what's our next step?  
CHAIRMAN PURCELL: The next step is to reach  
out to Black & Veatch and tell them to come with more

1 bullets in their -- I don't want to use the word  
2 bullets. Have them come forward with a little bit more  
3 in-depth plan, the due diligence in terms of the other  
4 counties, ask them also to take a look at -- you say  
5 Caldwell County?

6 MR. KORTE: Calloway.

7 MS. THEAS: Calloway.

8 CHAIRMAN PURCELL: Calloway, Calloway County,  
9 ask them to, you know, take a look at that in terms of  
10 the process and the whole thing and so -- Good  
11 discussion. And we need to have the ability to have  
12 more discussions like this so we can weigh in and not  
13 just, you know, make a decision on what particular  
14 items are.

15 Motion for meeting adjourned?

16 MR. McLEAR: (Raised hand.)

17 CHAIRMAN PURCELL: Second?

18 MR. KORTE: Second.

19 CHAIRMAN PURCELL: Thank you. All in favor  
20 say aye.

21 (Unanimous aye.)

22 CHAIRMAN PURCELL: Thank you very much.

23 (Meeting adjourned.)  
24  
25


1 REPORTER'S CERTIFICATE

2 STATE OF MISSOURI )  
3 )  
4 COUNTY OF BUCHANAN )

5 I, Karen J. Lyman, Certified Court Reporter of the  
6 State of Missouri, do hereby certify that I appeared at  
7 the time and place first hereinbefore set forth, that  
8 said proceedings were taken before me and thereafter  
9 transcribed into typewriting under my direction and  
10 supervision; and I hereby certify that the foregoing  
11 transcript of proceedings is a full, true and correct  
12 transcript of my shorthand notes.

13 I further certify that I am neither counsel, nor  
14 related to any party to said action, nor otherwise  
15 interested in the outcome thereof.

16 IN WITNESS WHEREOF, I have hereto set my hand and  
17 affixed my seal this 26th day of April, 2023.

18  
19 

20 \_\_\_\_\_  
21 Karen J. Lyman, CCR #395  
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24  
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