

Cove project delayed until economy stabilizes

BY AMANDA GOESER
Staff Reporter

Students expected the Cove at Kirksville to be move-in ready as early as August 2008 — until the torrential rainfall of the summer set in.

Eric Kaemmerer, president of SMC Development, the St. Louis-based firm building the Cove at Kirksville, said the company knew the complex would not be ready at the end of the summer after July rains prevented them from breaking ground.

The project took another hit in late summer from the lending crisis, which was another obstacle for other developments and new construction across the country, Kaemmerer said.

"We've been a victim of the financial lending institutions and basically the freeze on lending," Kaemmerer said. "[Our bank was] bought out and as soon as they were, the new owners put a freeze on all of their development and construction

loans, and that applied to our loan. So, essentially our loan was frozen, and therefore we have been on stand-by ever since."

For students who already sent in a deposit and voided their previous housing plans for the 2008-09 school year, this news was not welcome.

Sophomore Stephanie Baechle and her roommate decided to live at the Cove in May, instead of living on campus as they originally planned.

"They never had us sign a lease," Baechle said. "When they originally told us that we were set up to live in one of them — of course they weren't even built then — they had us send in our de-

posits, and they said that we were guaranteed a place to live, but they were not going to make us sign a lease until they were built."

Baechle said that in June, she received an e-mail that said because of the summer floods, the units might not be ready on time, but if they were not yet completed, the company would pay to put them up in a hotel until they were.

The next e-mail she received came in the middle of July, she said. She was informed that the complex definitely was not going to be ready for the fall semester.

With about a month left until the semester started, Baechle made the four hour drive to Kirksville from her

home to find an apartment for herself and her roommate.

"They were really, really nice, and I could tell that all the workers there, at least, felt genuinely bad that they were putting us out," Baechle said. "I talked to multiple [people] on the phone about it, and none of them were happy about the situation either."

Kaemmerer said that because of the weather, he had informed all the students who were interested in living at the Cove that there was a 50 percent chance the units would not be completed on time. He said they helped place students in other apartments and houses in the area when it became clear the complex would not be completed.

"I actually talked to everybody [affected] personally, and they were all happy with the way things were handled," Kaemmerer said. "I don't think it affected anyone too badly."

Kaemmerer said the building process will begin again for the Cove when the

Venturing into the world of off-campus living

Read the entire lease agreement. Ask for a legal opinion if something is unclear.

-check for fees and who's responsible for repairs

Tenants have the right to ask for changes to the agreement. Exercise this if there's a provision you dislike. Landlords have the right to refuse.

It is recommended that all agreements be in writing. Don't rely on oral or verbal agreements.

On move-out day, be sure to leave a forwarding address so that if any of your security deposit is able to be refunded,



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Source: ago.mo.gov/publication/landlordtenant

economy changes and more money is available. He said he thinks that within the next year, they will be able to move forward with the project.

"We are just really, really excited about this project, and in fact, on projects that I have worked on, I have never been as excited about a project," Kaemmerer said.

"The more I go up there, the better of a feel I get for this project. I talked to many students, and I think that they are excited about it, and we really think it is going to add a lot of value to the community and to the school, and we want to get this going as badly as anybody, probably even more so."

State of the city address reviews initiatives

BY SARAH SCOTT
Staff Reporter

The State of the City Address was delivered a little differently this year.

The address was given at 8 a.m. Friday, Jan. 16 at the Adair County Annex Building, but instead of the mayor discussing each section of the city like in past years, the head of each city department gave a presentation.

Each department head gave a summary of accomplishments of 2008 and objectives to pursue in 2009. Those giving reports included city manager Mari Macomber, Cherie Bryant, assistant city manager, finance director Laura Guy and airport director David Hall.

Macomber said she thinks one of the most important things the City Council did in the past year was revise

the city's mission statement. The document now states, "Through excellence and service, the City of Kirksville will provide responsible and ethical local government." Macomber noted that the former mission statement was three pages long.

Macomber said objectives for the next year include continuing to foster existing relationships with current partners, working with new partners to expand accomplishments of the community, meeting long-term infrastructure needs and beginning work on the new waste treatment permit, which expires in 2011.

Macomber said their accomplishments included getting the 63 bypass on the April 2008 ballot, procuring an air carrier for the airport, approving the consumption of alcohol in parks, passing the smoking ban, advancing

the Jefferson Street project and continuing the DREAM Initiative.

Cherie Bryant, assistant to the city manager, said goals for the upcoming year include renovating the Traveler's Hotel, reforming the city Web site and continuing to support Kirksville Regional Economic Development Inc.

Finance director Laura Guy said her department's objectives for 2009 include putting utility accounts online, making utility bills monthly instead of bimonthly and transitioning

the meter-reading process from paper to electronic handheld devices.

David Hall, Kirksville Regional Airport director, said accomplishments in 2008 included bringing commercial service Air Choice One to the airport, holding the first annual Kirksville Regional Air Festival and removing power lines that were an FAA

obstruction. Hall said goals for 2009 include putting up a wildlife fence around the airport, removing more power lines

and increased marketing for the airport.

State Rep. Rebecca McClanahan, D-Kirksville, was also in attendance and said the airport is a very important factor for Kirksville because it's the only commercial service north of I-70.

"That's just very exciting that we have unique aspects like that here in the city of Kirksville," McClanahan said. "It really positions us for the potential for unique economic development that perhaps other cities of this size don't have."

McClanahan said she liked hearing separate reports from the city departments this year.

"I think that gives us a good picture of the vitality of the city and [the] really, really good work that's being done by our staff," McClanahan said.

"It really positions us for the potential for unique economic development that perhaps other cities of this size don't have."

Rebecca McClanahan
State Representative

Classifieds

Rates: On-Campus: \$3 per ad/ Off-Campus: \$5 per ad

For Rent

For Rent: Wagner Enterprises rental properties are available for 2009/2010 lease. New units from one to four bedrooms are all within two blocks of campus! Complete with washer/dryer in each, all electric, central heat and air, private parking, and maintenance staff. For more information call: 660-627-5437.

For Rent: Three-, and four-bedroom houses. Within walking distance of campus. All newly remodeled. Available May 1. Contact 660-216-3803.

For Rent: Two-bedroom apartment available for sub-leaser(s) May 15 to Aug 15 (can be discussed). Central air, washer/dryer, and close to TSU. \$530/month, but can be negotiated. Call 314-368-8057 for information.

For Rent: Two to five-bedroom apartments for rent beginning May. Central air, washer/dryer hook-ups. Close to campus. 660-341-1805

For Rent: White Apartments – a few 1 and 2 bedroom apartments still available. These won't last long! Call 627-2060 for more information.

For Rent: Available exceptionally nice four-, five-, and seven-bedroom houses for '09-'10 school term. Beautiful kitchen, large bedrooms. All appliances, including washer/dryer. Walking distance to campus. Pets allowed upon approval. 660-665-3779

For Rent: One-bedroom apartment. refrigerator, stove, water/trash furnished. No smoking, pets, parties. \$325 lease plus deposit. 314 N. Florencece. 660-665-6884

For Rent: Four-bedroom homes with nice appliances, high efficiency furnaces and central air. Some hardwood floors, new carpet & vinyl in all, clean, close to TSU campus with plenty of off-street parking. Our rents have not increased in 10 years but have been lowered. No pets allowed. For more information call Larry, owner/agent 660-341-0941 or 660-627-4761. Available May 15.

For Rent: Spacious two-bedroom apartment available to sub-leasers for summer 2009. On-site laundry, appliances include dishwasher and microwave. Comes semi-furnished at \$465/month. Other expenses include water, electricity, and internet (if desired). Walking distance from campus in Waterworks building 704. Call 314-808-4766 for more info or a showing.

For Rent

For Rent: Four-bedroom, two bath. One block from TSU. Hardwoods, stainless steel appliances, washer/dryer. Awesome! Also available, three-bedroom, two bathroom, two blocks from TSU. Modern bathrooms, washer/dryer. Won't last! Also available, three-bedroom, one bath, two blocks from TSU. Nicely remodeled, washer/dryer. Tracy at 665-6380.

For Rent: Three-bedroom, one and a half bath duplex. High efficiency heating and cooling. Washer/dryer hook-ups. Walking distance from Truman. Attractive open design. Quiet neighborhood. S. Sheridan St. M-F call 665-8356

For Rent: Nice two- and three-bedroom units in the Water Works, Boardwalk, Park Place, St. James, and New York apartments. All within walking distance of Truman. Call Four Horizons, Inc. at 660-665-3400

For Rent: Nice 2 and 3 bedroom apartments only \$360 to \$450. Well maintained. Coin laundry on site. Call 627-2060 for more information.

For Rent: Sub-leasers for second semester only. Gather a few friends for exceptionally nice home. All appliances, including washer/dryer. Also, very nice four-bedroom house within walking distance, at discounted rate. 660-665-3779

For Rent: Exceptionally nice one-, two-, and three-bedrooms houses for the next term. Some with new cabinetry and carpet. Some walking distance from campus. Pets allowed upon approval. Deposit holds. 660-665-3779

For Rent: Nice house! Four-bedroom, 2 1/2 bath, located near TSU and KCOM on a quiet street. Great for family or rental. \$84,500. Contact 636-734-2140 or 217-553-6154 for more details.

For Rent: New three-bedroom duplex apartment. Two full baths, two walk in closets, off-street parking, refrigerator, range, dishwasher, garbage disposal, washer/dryer, central air, outside storage shed. Available June 8, 2009. 802 N. Green. \$600. 665-2796. M-F 8-5

For Rent: Five-bedroom home, two bath/shower, two living rooms, covered carport, dining room, washer/dryer provided. Enclosed front porch, plenty of parking. Close to TSU. May 2009 lease. Come see what a beautiful, well maintained home this really is. 660-216-1445

For Rent

For Rent: New two-bedroom duplex apartments. Near downtown. Walk-in closet, washer/dryer, dishwasher, refrigerator, range, central air, garbage disposal, outside storage. May and Aug availability. \$400. 665-2796, M-F 8-5.

For Rent: Two-bedroom house available near university. \$390/month plus utilities. \$450 deposit. Call 660-665-7186 after 5 p.m.

For Rent: Great 1 bedroom apartments right next to campus! Others just a little further away. Call 627-2060 for more information.

For Rent: Cozy two-bedroom, one bath house close to TSU. This home has hardwood floors, carport, washer/dryer, and central air. Available May 2009 for \$425/month. Call Jeff Behrmann owner-agent 660-626-7598 or visit www.housesinkirksville.com

For Rent: Four-bedroom home, two bath/shower, washer/dryer, big kitchen, new appliances. Huge living room and dining room, hardwood floors. Close to TSU. \$725/month. This house is huge. May 2009 lease. Pets welcome. 660-216-1445

For Rent: Property Concepts LLC now renting for 2009 – 2010 school year. Studios, One-, two-, three-, five-bedrooms available. Apartments starting at \$300 with heat, water, trash, electric, cable TV, wireless internet included. Two blocks from campus. On site laundry. 24 hour maintenance. Pet friendly units available. 660 627 1400. Www.kirksvilleapartments.com

For Rent: Exceptionally well-maintained two-bedroom, affordable apartments available for May, June and August, 2009 leases. Amenities: Refrigerator, range, washer/dryer, dishwasher and disposal, central air, all-electric, large walk-in closet in master bedroom, off-street paved parking, snow and ice removal and security light. Located in an established residential neighborhood, this complex is ideal for the person who prefers a quieter surrounding with only a 5 minute commute to Truman or ATSU. Please call 660-341-4227 for details.

For Rent: One-, two-, and four-bedroom houses and apartments. New carpet, and no pets. 660-342-5585 before 5 p.m. or 660-627-5917 after 5 p.m.

For Rent: One-, two-, and three-bedroom houses and apartments for rent. 660-216-1794

For Rent

For Rent: Attention professional students: Multiple high quality two- and three-bedroom modern affordable apartments with countless amenities available immediately, currently available for May 2009, June 2009, and August 2009 leases. Locations are all in an established "safe" residential/rent progressive area of the city. This beautiful complex is all electric (no gas price fluctuation or asphyxiation worries) and is geared for professional conscientious individuals who place a high emphasis on safety, privacy, and an attractive surrounding less than 5 minute commute from campus. Please call 626-7695 for details. Student references gladly given on request.

For Rent: Vista Heights. One- and two-bedroom units still available. Call Kellie Nigh at 665-9224 or 626-3914

For Rent: Two-bedroom house for rent. 1601 S. Baird. You pay utilities. Lease, deposit and references required. Washer/dryer included. Not pets. 665-9188

For Rent: Three, three to four-bedroom, two bath houses close to campus. High quality rentals with hardwood floors, all with appliances including washer/dryer. Pottery barn look! They won't last long. Call Tracy 660-665-5679. ALSO, four-bedroom house one block from campus available in January or May. Completely remodeled. Loaded with all appliances including washer/dryer. A must have!

For Rent: One-bedroom house very close to TSU available May 2009 for \$275/month. This home offers stove, refrigerator, washer/dryer, and window A/C. Call Jeff Behrmann owner-agent 660-626-7598 or visit www.housesinkirksville.com

For Rent: Five-bedroom, two kitchens, two bathrooms, large yard, spiral staircase, \$210/person. 660-216-1794

For Rent: One-, two-, and three-bedroom houses and apartments for rent. 660-216-1794

Wanted

Wanted: sub leaser, one-bedroom, water included, \$320 660-216-1794

Wanted: Models of sizes 8 or 10 and about 5'4" or taller for bridal expo. 660-665-4888