

## MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF AIRPORT DRIVE, MISSOURI

A regular meeting of the Board of Trustees of the Village of Airport Drive, Missouri was held on Thursday, January 27, 2022, at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 7:00 p.m. Members present were Terry Myers, Mark Rains, Reed Thompson, and Ray Bryant. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Village Engineer Clayton Cristy, Jasper County Sheriff's Officers Sergeant Melissa Roughton and Deputy Justin Henry, Deputy Clerk Kristy Hoggatt, Residents Debbie Bryant, Marvin and Debie Heckart, Edwina Rains, Kara Charbonneau, and Carlene Johnson. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

### MOMENT OF SILENCE

Chairman James Paul asked for a Moment of Silence in honor of the passing of long time Residents Laveda Norton, Carol McDaniel, and Russ Cochran.

### MINUTES

Minutes of the Board of Trustees Meeting held on December 16, 2021, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Thompson Myers seconded the motion. Motion passed unanimously.

### TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for January 2022. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Payroll Calculation Reports, Check Register, Accounts Payable Control Report, Current Statement of Revenues and Expenses, Recap of Sales Tax Revenue Year to Date, worksheets for Sewer Maintenance Changes paid to Carl Junction, Certificates of Deposits, Statement of Deposit for Overland Engineering (Dollar General), Leaf Pick Up History and Open Building Permits. Trustee Bryant motioned to approve the Treasurer's Report and to pay the bills. Trustee Rains seconded the motion. Motion passed unanimously.

### PETITIONS, REQUESTS, AND COMPLAINTS

Foreman Jesse Adams, with Micor Construction, the general contractor for the **Dollar General Store** at 25994 Fir Road, appeared before the Trustees to discuss the **Temporary Certificate of Occupancy**. The temporary Certificate of Occupancy was set to expire January 27, 2022. Mr. Adams informed the Trustees that he had not been actively involved in working on the unfinished items at the store; there was not a timeline set for completing the required tests on the sewer line to Carl Junction's sewer system. Mr. Adams was disappointed in the lack of progress made in completing landscaping tasks. Trustee Rains said the temporary Certificate of Occupancy had been extended in November and December, why weren't they done yet? Trustee Thompson concurred, questioned whether the temporary certificate of occupancy should be extended. The Trustees asked Engineer Cristy if the \$50,000 bond would cover the expenses to complete all unfinished items. Engineer Cristy was not sure, it would depend on the results of all the sewer testing. If repairs were needed, the bond may not cover everything. Attorney Snyder discussed Airport Drive's authorization to use the bond to complete required tasks. Engineer Cristy stated due to bidding procedures, it would take at least three months for Airport Drive to complete sewer testing and landscaping projects. The sewer line needed to be pressure tested, a manhole needed to be vacuum

tested, a mandrel needed to run through the sewer line to test the diameter of the pipe. The State of Missouri requires these tests to verify the system worked correctly and should have been done prior to the business opening. The City of Carl Junction wanted to observe the tests but would not perform them. The sewer line would need to be shut down for a day for testing. Trustee Thompson motioned to extend the temporary Certificate of Occupancy until February 24, 2022, but no extension will be given past February 24, 2022. All items, except milling and overlaying Fir Road, must be completed or Dollar General would lose their occupancy permit. Trustee Bryant seconded the motion. Motion passed unanimously. Jesse Adams thanked the Board.

**Tim Austin, Iron Horse Development**, appeared before the Board to discuss the Satterlee property, 29 acres, at **25384 Demott Drive**. Mr. Austin had the property under contract to purchase, with plans to develop the property for use as commercial along the frontage, and multi-family on the south side of property. He planned to file an application to the Zoning Commission to rezone the property soon. A traffic impact study had been completed and submitted to MODoT. Mr. Austin hoped to build an access roadway with a traffic light onto Highway 171, access through Fir Road would not be sufficient. If approved by MODoT, his company would pay for installation of the traffic light. The project could not move forward without access and a traffic light. He was working with Resident Aaron Dogotch, 25308 Demott Drive. Mr. Dogotch planned to request rezoning of his property with Mr. Austin. He requested a Resolution from the Trustees stating that they supported any additional access to Highway 171, with a streetlight. The Trustees instructed Attorney Snyder to create a Resolution supporting Mr. Austin's plans for the February 24, 2022 meeting.

**Jonah Hall, Smartlock Self Storage Facilities**, appeared before the Board to request rezoning of **5571 N. Main Street Road** from C-2, General Commercial, to I-1, Restricted Light Industrial. The property was currently occupied by Metro Appliances & More Store. Attorney Snyder shared information from the Zoning Meeting on January 4, 2022. The Zoning Commission recommended to deny the rezoning request. Zoning Chairman Steve Allgood suggested Mr. Hall apply to the Board of Adjustment for variances due to the current building not meeting setback and number of parking spaces requirements. Attorney Snyder stated the property could be rezoned conditioned on variance. Mr. Hall presented new plans in accordance with C-2PD zoning. He also presented a proposed monument sign for Metro and Smartlock Self Storage. Attorney Snyder stated the Board could set conditions of use, the time frame of change over, and what would be allowed on the property. Trustee Thompson motioned to rezone 5571 N. Main Street Road to C-2PD, with conditions: to give Metro up to two years with the same use of property, or until they relocate; with proposed uses, retail front, storage in the back. Trustee Rains seconded the motion. Motion passed unanimously. Mr. Hall informed the Board that he was working with Scott Clayton with the Joplin Area Habitat for Humanity to work out a plan for more parking spaces at the Smartlock facility at 5171 N. Main Street Road. The Zoning Commission approved granting a building permit for remodeling 5171 N. Main Street Road. Building Inspector Greg Coats requested the plans for bringing the Missouri American Water line across Main Street to provide water for the sprinkler system. Mr. Hall asked for permission to proceed with interior remodeling prior to submitting the plans for the water line. Trustee Thompson motioned to allow the interior remodeling work at 5171 N. Main Street Road to start immediately. Trustee Rains seconded the motion. Motion passed unanimously.

The **Walmart Fuel Station at 25117 Demott Drive** requested permission to **sell fuel overnight** while the store was closed for business. Ordinance 11-14, adopted on November 20, 2014, during final plan approval for the Walmart Neighborhood Market, stated the store could only be open for sales from 6 a.m. to 12:00 midnight. Trustee Bryant motioned to amend Ordinance 11-14 to allow operation of unmanned fuel sales overnight. Trustee Thompson seconded the motion. Motion

passed unanimously. Attorney Snyder would prepare an ordinance for the February 24, 2022 Board of Trustees meeting.

### **ENGINEER'S REPORT**

101 VILLAGE LANDING - Engineer Clayton Cristy reported that he had been working with Lance Adams and the Jasper County PWSD #1 to relocate water lines near Mr. Adams proposed restaurant.

TABOR WOODS WATERLINE -Jasper County Water District had purchased new water meters and was working to install the meters. Installation had been delayed due to supply chain issues and chip shortage. No timeline for new water lines yet.

EAST BLAND STREET IMPROVEMENTS - Utilities appear to be within the existing right of way except overhead power and telephone. Revised plans sent to utility companies for comment. Engineer Cristy had some discussions with utilities but waiting to finish plans before pushing forward with relocations.

WEST BLAND DRAINAGE IMPROVEMENTS - Plans and drainage report submitted to MODOT in early December. Contacted MODOT for update.

BRIARWOOD SUBDIVISION - Engineer Cristy had requested verification of detention size and grading from Schuber Mitchell, not received yet. Housing construction continued.

DOLLAR GENERAL - Temporary Occupancy permit granted. Engineer Cristy had contacted Jasper County's engineer about bidding the overlay of Fir Road with the County's annual asphalt bid. Bid packages should be out in the next few weeks. The contractor had not made any additional repairs to the deficiencies within the right-of-way.

BUTCHER'S BLOCK/SCP AGENCY - Waiting on site, ADA, sewer, sewer easement and lighting plans for review. No change from December 2021. Temporary Certificate of Occupancy will expire February 25, 2022. Trustee Rains motioned to extend the temporary Certificate of Occupancy for the SCP Agency to July 28, 2022. Trustee Thompson seconded the motion. Motion passed unanimously.

MAIN STREET CARWASH - 5885 N. Main. Discussion regarding improvements. No plans submitted yet.

SMARTLOCK - Need waterline extension plans completed for fire service. Missouri American Water has been contacted about crossing Main Street.

5380 NORTH MAIN STREET - Dog kennel, based on decision from the Board of Adjustment, Airport Drive will need to work with the developer to establish responsibility of detention when reviewing the development plans. No plans submitted yet.

### **ATTORNEY'S REPORT**

Attorney Snyder reported there had been no progress on repairs to the parking lot at 5781 N. Main Street Road, **El Charros Restaurant**. A letter was sent in September 2021. Sgt. Roughton had spoken with Jamie at El Charros, he told her they would work on filling potholes. Attorney Snyder

questioned whether filing potholes would meet Code requirements of a sealed surface. Trustee Rains stated that he would go with Sgt. Roughton to talk to Jamie again.

The contract with the **Jasper County Sheriff's Office** was discussed. Auditor Gene Mense questioned sections of the **Sheriff's contract with Airport Drive** during the annual audit. Attorney Snyder planned to contact Sheriff Kaiser to discuss the contract prior to renewing the contract on April 1, 2022.

### **COUNCIL BILLS**

Council Bill 01-22, a council bill **repealing and replacing Section 600.020, License Required - Classes of Licenses, Subsection C, Sunday Sales, to change the start time for Sunday Alcohol Sales within Airport Drive** was discussed.

Trustee Thompson motioned to have the first reading of Council Bill 01-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 01-22 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 01-22 by title only and have the second reading of Council Bill 01-22 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 01-22 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 01-22 by title only and adopt Ordinance 01-22. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 01-22 was adopted.

### **OTHER BUSINESS**

**Blue Valley Public Safety** submitted a contract for maintenance of the outdoor warning siren system from February 1, 2022 to January 31, 2023. All terms and conditions remained the same as past years. The fee was \$1,620.00 for one year. Attorney Snyder had reviewed the contract and found no issues. Trustee Rains motioned to approve the contract for storm siren maintenance for one year with Blue Valley Public Safety. Trustee Bryant seconded the motion. Motion passed unanimously.

**Ordinance 17-21** was discussed. Clerk Hirshey asked the Trustees to review the ordinance and remove some of the classifications that should fall under the General Merchant's Licenses requirements. Trustee Myers motioned for Attorney Snyder to prepare a council bill for the February 24, 2022 meeting, to remove any classifications that generate sales tax, those should follow General Merchants regulations and fees. Trustee Rains seconded the motion. Motion passed unanimously.

Trustee Reed Thompson asked about **vacating unused easements** across his property on the west side of Cottrell Court. Attorney Snyder said he would need a legal description of the property for a council bill to remove the encumbrants on the property. Trustee Thompson stated he would have the property surveyed.

### **CLERK'S REPORT**

The Sales Tax rate for Airport Drive changed to 7.60% on January 1, 2022 due to passage of a tax increase on August 3, 2021. The Jasper County 9-1-1 Board asked voters to approve an increase in the sales tax rate from .10% to .25% for infrastructure, a county-wide public safety radio system, and to ensure rapid dispatching of all 9-1-1 calls and non-emergency calls for service to law enforcement, emergency medical services and fire protection.

Candidate filing for the April 5, 2022 General Election ended on December 28, 2021 at 5:00 p.m. Candidates for the election, in the order that they filed, are Mark Rains, Reed Thompson, Kara Charbonneau and Jim Paul. The Election Notice was filed with the Jasper County Clerk on December 29, 2022.

Misfit Mutts owner Danielle Farrar had not submitted any plans for her facility behind Salon 53Eighty yet.

SNC Squared had merged with Network Doctor, a New Jersey company. A letter from John Motazedi was included for the Trustees.

Zoning Chairman Steve Allgood called a Zoning Commission meeting to discuss Section 410.160, Subdivision Regulations, Improvements Installation, A. 10. a. Planting, street lighting. Rick Stockton, Liberty Utilities, suggested setting regulations for streetlights as well. A meeting was set for Tuesday, February 1, 2022 at 6:00 pm. Meeting attendance confirmations had been received from five Zoning members. Trustees Thompson and Myers were unavailable. Two Trustees were needed to attend as advisors. Trustees Bryant and Paul agreed to attend.

Business Licenses for 2022 had been issued to thirty-one businesses.

Contractor's Licenses for 2022 had been issued to thirty-nine contractors.

Auditor Gene Mense started the Audit of 2021. He was at the Municipal Building on Monday, January 17<sup>th</sup> and Tuesday, January 18<sup>th</sup>.

The 2022 Spring Institute would be Sunday, March 13<sup>th</sup> to Thursday, March 17, 2022 in Columbia. The cost for the two Master Academies and Spring Institute was \$455.00, plus lodging and meals not provided. Trustee Bryant motioned to allow Clerk Hirshey to attend the 2022 Spring Institute in Columbia Missouri from March 13 to March 17, 2022, and to pay all expenses for the classes, lodging and meals not provided.

Deputy Clerk Hoggatt asked permission to add a screen to the road sign at the Municipal Building about an Archery tournament at the Carl Junction School the following weekend. The Trustees approved adding the information.

Trustee Rains asked about the amount paid to Carl Junction for leaf pick up for 2021. Carl Junction charged for 22 hours for the trucks used plus 22 hours for five employees. Trustee Rains instructed Clerk Hirshey to visit with Carl Junction before the next leaf pickup about the new pricing.

The Green Folder contained documents requiring the Chairman's signature.

### **REMINDERS**

The Office would be closed Monday, February 21, 2022 for Presidents' Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, February 24, 2022, at 6:30 pm and 7:00 pm respectively.

### **ADJOURNMENT**

With no other business to come before the Board, Trustee Bryant motioned to adjourn the meeting. Trustee Myers seconded the motion. Motion passed unanimously.

Meeting adjourned at 9:14 p.m.

Respectfully Submitted,

*Sue Hirshey, MRCC*  
Village Clerk