

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

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

Chairman Terry Myers called the Board of Trustees to order at 7:00 p.m. Members present were Mark Rains, Ray Bryant, Kara Charbonneau, and James Paul. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Engineer Clayton Cristy, and Deputy Clerk Sharon Clark. There were no Jasper County Sheriff's Officers in attendance. Residents Marvin and Debie Heckart and Griffin, Edwina Rains, and Debbie Bryant were in the audience. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on September 22, 2022, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Paul seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for September 2022. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Payroll Calculation Report, Accounts Payable Check Register, Accounts Payable Control Report, Currents Statements of Revenues and Expenditures, worksheets for Recap of Sales Tax Revenue, and Sewer Maintenance Charges Paid to Carl Junction. Clerk Hirshey provided the worksheet of Certificates of Deposits for Airport Drive. Interest earned on the "repo" account for Airport Drive had increased dramatically in September and October. Did the Board want to investigate cashing out the current CDs and repurchasing new CDs at a higher interest rate? Clerk Hirshey had not received firm interest rates from SMB. Trustee Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Olsson Engineer Ricky Haase provided plans to increase the number of parking spaces available on the parking lot for the **Mercy Clinic at 6151 North Main Street Road**. The submitted plans were drawn to add eleven spaces added to the north end of the parking lot, twenty-five spaces to the south end of the parking lot, and modular block retaining walls with handrails on both areas for the clinic. Engineer Cristy stated all the plans, including a storm water report, looked good. Trustee Rains motioned to approve the Mercy Clinic Parking Lot expansion plans. Trustee Bryant seconded the motion. Motion passed unanimously.

The **Gum Road Lift Station** was discussed. Trustee Rains motioned to purchase a new panel for the Gum Road Lift Station at a cost of \$5818.00, and a new junction box, price unknown. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Chairman Myers asked Engineer Cristy about the **drainage pipe on Leffen Lane**. Tabor Woods Resident Gary Roney reported the pipe under his driveway had cracked and asked who was responsible to repair the pipe, he, or Airport Drive. Engineer Cristy said he would prepare a bid

packet to get quotes to add four inlets, estimating the inlets to cost between \$1500 to \$2000 each. Inlets would eliminate the need for cleaning out the pipes.

ATTORNEY REPORT

Attorney Snyder sent a letter on September 29, 2022 to **Blake Onstot** and the property owners of **25294 Spruce Drive** regarding the need of completion and approval of the final inspection. On October 24, 2022, the final inspection had been approved and the certificate of occupancy had been issued.

Iron Horse Developer Tim Austin contacted Attorney Snyder about the properties at 25308 and 25384 Demott Drive. Mr. Austin planned to close on the properties the next week. He was considering forming a CID, Community Improvement District, for the area. Attorney Snyder said a CID was the most amicable method for the developer to recoup development costs. It would add an additional sales tax, in addition to the area's existing sales tax, only in the area of the development and could not exceed 27 years. The CID would have its own Board to govern it. Airport Drive could have some control over who is on the Board. MODOT had approved the addition of a roundabout on Highway 171 for the development, but not the actual plans. Chairman Myers suggested a frontage road to Fir Road, which already has a traffic light on Highway 171. Trustee Rains felt the roundabout should be located on Mr. Austin's property. He had met with Mr. Austin earlier in the month. Mr. Austin was reconsidering apartments on the property again. Trustee Charbonneau felt apartments usually start out good but turn into not-so-great properties; and in her opinion that area was not blighted. Attorney Snyder agreed to research the terms for blighted property. Engineer Cristy stated one of the proposals noted 40,000 gallons of wastewater per day; Airport Drive's agreement with the City of Carl Junction would not accept that much water.

Attorney Snyder discussed the Zoning Meeting from Tuesday, October 25, 2022 for the property at **5356 North Main Street Road**. A realtor for potential owners, Ryan Flanagan, attend the Zoning meeting to discuss the rezoning request. The Zoning Commission approved the I-1, Restricted Light Industrial area, and suggested the proposed commercial area be rezoned C-2 PD, General Commercial Planned Development, with no time constraint on the plans. Attorney Snyder explained the PD gave advantages to the property owners and the Village. It would be better for the future. Airport Drive could consider adding the planning development designation to properties as part of the comprehensive plan. On October 26, 2022, Ryan Flanagan's office notified the Village office to request that their proposal for rezoning and the Zoning Commission's recommendations were not discussed by the Board of Trustees on October 27, 2022.

Attorney Snyder drafted two council bills, one authorizing the Village Attorney to file a petition to Quiet Title the property purchased during the 2021 Tax Sale from the Jasper County Collector. The second council bill was due to the change in the statutes for the Sunshine Law, adding paragraph #25 regarding utility records being closed records. It also gave the Village Clerk the ability to waive fees for records requests.

COUNCIL BILLS

Council Bill **19-22**, a council bill authorizing the Village Attorney to **file a petition to Quiet Title** for Tax Sale purchased property located at **5883 Wall Street** within the Village of Airport Drive, was discussed. Trustee Rains motioned to have the first reading of Council Bill 19-22 by title only. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney Snyder read Council Bill 19-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 19-22 by title only and have the second reading of Council Bill 19-22 by

title only. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney Snyder read Council Bill 19-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 19-22 by title only and adopt Ordinance 19-22. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Ordinance 19-22 was adopted.

Council Bill **20-22**, a council bill repealing and replacing **Section 120.020**, Meetings, Records and Votes to be Public—Exceptions; and **Section 120.110** A (1) Fees for copying Public Records; and **Chapter 120**, Open Meetings and records POLICY Title 1, Government Code, was discussed. Trustee Rains motioned to have the first reading of Council Bill 20-22 by title only. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney Snyder read Council Bill 20-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 20-22 by title only and have the second reading of Council Bill 20-22 by title only. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney Snyder read Council Bill 20-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 20-22 by title only and adopt Ordinance 20-22. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Ordinance 20-22 was adopted.

OTHER BUSINESS

Deputy Clerk Sharon Clark had researched **available internet services in Airport Drive**. A chart was presented to the Board showing providers, contract requirements, download/upload speeds, connection types, initial costs, and monthly costs. Conclusion, Mediacom was the only reasonably priced cable provider available. However, their reliability was extremely poor. Wisper Internet had equipment on the tower south of the Municipal Building. Wisper was paying Airport Drive \$100.00 per month for use of the tower. The contract with Wisper stated, in lieu of the payment, an exchange of service could be worked out once Airport Drive had completed installation of internet equipment on our premise. SNC2 would install the required equipment and set up the computers to switch to the Wisper service when the Mediacom service was out. Trustee Rains motioned to have Wisper Internet service installed to be a back up when Mediacom's internet was not working. Trustee Bryant seconded the motion. Motion passed unanimously. Resident Edwina Rains said it would be a good idea for the Trustees to reach out to the internet companies to ask about installing their services in Airport Drive instead of the Clerks.

The pricing and dates for **Leaf Pick-Up** service from the City of Carl Junction were discussed. Carl Junction offered to perform leaf pickup from **November 28th to December 2** at of cost of \$133.94 per hour of the dump truck and \$101.55 per hour for the one-ton truck, with personnel included. Trustee Rains motioned to approve Carl Junction performing the leaf pick up starting November 28 until December 2nd. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Cyber Liability Insurance renewal was discussed. The questionnaire from Connell Insurance was completed by John Motazed from SNC2 and Clerk Hirshey. The Disclosure Notice of Terrorism Insurance Coverage was included and discussed. Trustee Bryant motioned to decline the Terrorism policy on the insurance renewal. Trustee Charbonneau seconded the motion. Motion passed unanimously. Trustee Bryant motioned to approve the Cyber Liability Insurance policy. Trustee Charbonneau seconded the motion. Motion passed unanimously.

The preliminary calculation of payments to the Carl Junction Fire Protection District for services in 2023 was prepared. CJ Fire Chief Joe Perkins was unable to attend the meeting to discuss. A total of

\$99,981.18 would be due for 2023, two payments of \$49,990.59 would be made, one in December 2022 and one in June of 2023.

CLERK'S REPORT

Building Inspector Greg Coat's last day at Carl Junction would be October 28, 2022. We were told his assistant Jami Strickland would be taking his place.

Joel Beck, a building inspector for Oronogo and Joplin, was contacted regarding possibly performing our Commercial Building Plans reviews and inspections. He declined to take on any additional responsibilities at the time.

Building Permit 916 was issued to MacCo Builders on October 17th for 101 Village Landing, for the new Gambino's Pizza Restaurant.

Harry S. Truman Coordinating Council Planner Kasei Lewis was no longer there. Carrie Campbell had taken over for her. Carrie was reviewing what Kasei created and hoped to have a draft copy of the comprehensive plan prepared as soon as possible.

Missouri American Water installed a fire hydrant at the west end of the water line on the north side of Demott Drive, west of Walmart Neighborhood Market. The office had not received an invoice from MO American Water for charges over \$4,000.00 already paid for the installation.

The Board of Adjustment met on Thursday, October 20th regarding approval of the use of property at 5958 N. Main Street Road for a tunnel car wash. The Board of Adjustment approved the request.

The Zoning Commission was scheduled to meet on Tuesday, November 15th at 6:00 pm to discuss a request from Austin and Sarah Eidson to rezone the property at the east end of Northeast Street, on the north side of the road, from Agricultural to Single Family Residential. The Eidsons planned to build a home on the property.

Missouri Municipal League was hosting a Southwest Regional Meeting on November 1, 2022 at 6:00 pm in Joplin. The featured Presentation would be Citizen Engagement and Transparency. There was no charge to attend, but registration closed the next day. Trustees were asked to let Clerk Hirshey know if they wanted to attend.

Deputy Clerk Sharon Clark requested a vacation day on Friday, October 28, 2022. Trustee Mark Rains motioned to approve Deputy Clerk Clark's requested vacation day on October 28, 2022. Trustee Bryant seconded the motion. Motion passed unanimously.

The Green Folder contained documents requiring the Chairman's signature, a Thank You card from Rose Paul and an email message from Susan Bozung.

REMINDERS

The office would be closed Friday, November 11, 2022 in observance of Veterans Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, November 17, 2022, at 6:30 pm and 7:00 pm respectively.

ADJOURNMENT

With no other business to come before the Board, Trustee Rains motioned to adjourn the meeting. Trustee Charbonneau seconded the motion. Motion passed unanimously. Meeting adjourned at 8:14 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk