

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, November 17, 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, Village Engineer Clayton Cristy, and Deputy Clerk Sharon Clark. There were no Jasper County Sheriff's Officers in attendance. Residents Marvin and Debie Heckart, Edwina Rains, Debbie Bryant, Brandon Charbonneau, Rose Paul, and Teresa Massa 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 October 27, 2022, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Charbonneau seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for November 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, and Certificates of Deposits for Airport Drive. Trustee Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Charbonneau seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Ryan Flanagan, a realtor with Keller Williams, appeared before the Board regarding **5356 N. Main Street Road**. The first request to rezone the property was approved October 28, 2021. Due to changing plans, another Zoning Meeting was scheduled for November 29, 2022. Mr. Flanagan was representing potential business owners and asked if the sewer capacity question had been resolved. Their plans included a luxury car rental business in the frontage currently zoned C-2, General Commercial, which did not allow car rental as an approved use. Attorney Snyder stated the Enterprise Car Rental business at 5898 N Main Street Road and zoned C-4PD, was approved because the Code was amended to allow car rentals in properties zoned C-4PD, Compact Planned Shopping Center District. Attorney Snyder stated a car rental business would need a variance from the Board of Adjustment and the property would need rezoned. Mr. Flanagan stated the ultimate goal was to rezone the middle sections of Tracts #2 & #3 to R-3, Residential Multifamily, but they could accept the zoning that was currently in place. Engineer Cristy stated Airport Drive needed to know what the plans would be to determine how much sewer capacity would be needed. They would need to look at downstream capacity before accepting plans. Mr. Flanagan stated their current focus was on the north tract. Attorney Snyder stated in the *Uses Permitted Upon Review* of the Board of Adjustment, a car sales business would have to go before the Board of Adjustment for a variance, a car rental business was not allowed. Trustee Charbonneau felt a car rental business was no more risky for neighboring properties than the approved uses listed. Attorney Snyder stated the Zoning

Commission could study the Code and recommend to add the use of car rentals to C-2, General Commercial. But he would need to research to see if the item could come up for discussion during the November 29, 2022 Zoning Meeting, or if the item would need to be published 15 days before the meeting. If so, the meeting would need to be rescheduled for December.

Harold Coffman owned an empty lot on the north side of Northeast Street between **24975 Northeast Street and 24859 Northeast Street**. Mr. Coffman submitted an application for a **Lot Split** and presented a surveyed drawing to split the one lot into two lots. Engineer Cristy and Attorney Snyder reviewed the drawing and found no issues. Trustee Rains motioned to approve the Lot Split of Mr. Coffman's property on Northeast Street. Trustee Charbonneau seconded the motion. Motion passed unanimously.

A proposal from **Springfield Striping & Sealing** was discussed in Work Session. Trustee Rains motioned to have the **cracks** in the following streets: Joplin, Wall, Pearl, Marion, West Bland, and Skyway Drive, **sealed for the amount of \$4743.60**. Trustee Bryant seconded the motion. Motion passed unanimously.

An invoice from **Joplin Special Road District** was discussed in Work Session. Trustee Rains motioned to pay the invoice from Joplin Special Road District in the amount of **\$458.20 for the paint used to stripe the lanes on Fir Road** from Lone Elm to Highway 171. Trustee Bryant seconded the motion. Motion passed unanimously.

A proposal to **concrete the radius** of the corner at **West Bland Avenue and Pearl Street** was discussed in Work Session. Trustee Rains motioned to have **Asbell Excavating** build up and concrete the radius of W. Bland Avenue and Pearl Street at the cost of **\$4,162.00**. Trustee Bryant seconded the motion. Motion passed unanimously.

Installing a **Nyloplast Inlet with a grate at 25408 Leffen Lane** was discussed in Work Session. Trustee Rains motioned to have **Asbell Excavating** install the inlet with a grate at 25408 Leffen Lane at a cost of **\$5,970.00**, but only after the property owner discussed the project with Engineer Cristy. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Enviroline submitted a proposal for a **Duplex Municipal Wastewater Pumping Control Panel for the Gum Road Lift Station** to control two 5HP 18 F.L.A. submersible pumps in the amount of **\$5,818.00**, and **Waste H2O Solutions** submitted an estimate to remove the existing panel and install the new duplex control panel with a secondary makeup box installed for the amount of **\$3,490.00**. The Enviroline proposal was approved October 27, 2022. Trustee Bryant motioned to have Waste H2O install the panel box for \$3,490.00. Trustee Charbonneau seconded the motion. Motion passed unanimously.

ATTORNEY REPORT

Attorney Snyder continued his discussion from the Work Session about outdoor lighting shining into the roadway and/or other properties. Section 405.180 gave requirements for C-2, General Commercial, properties. Trustee Charbonneau stated the ordinance from Ozark Missouri included **Dark Skies Design Standards**. She thought this was important and something Airport Drive should research and possibly incorporate into our Zoning Regulations.

Attorney Snyder stated it would need to start with the Zoning Commission. Chairman Myers agreed this should be taken up by the Zoning Commission, and to look at the brightness of LED signs during daytime and nighttime hours.

The **portable LED sign**, installed without a permit, at **5325 N. Main Street Road** was discussed. The sign was set up and turned on at the request of the property owner, not the business owner, Jake's Fireworks. Trustee Rains discussed various signs allowed, grand opening signs, 30-day special signs, Special Event signs allowed for two weeks. Chairman Myers thought the person putting the sign up should be fined. Attorney Snyder stated if the Jasper County Deputies were aware of a violation, they could write a ticket, or the Board of Trustees could revoke a business license. Trustee Rains did not want the Board to punish the business. Attorney Snyder would invite the property owner to the December 22, 2022 meeting.

Resident **Teresa Massa, 25399 Demott Drive**, asked the Trustees about the Iron Horse Development project and possible roundabout on Highway 171/Demott Drive. She invited her attorney, Bruce Copeland, to attend with her. She asked about the possible CID, Community Improvement District, would the Trustees have control over the land; would citizens of Airport Drive be taxed; would all Village businesses increase their taxes? Chairman Myers said at that point, Mr. Austin had not presented framework of the CID. Trustee Rains stated Mr. Austin would probably not be back before the Trustees until next year. Trustees Myers and Rains stated there were still a lot of unknowns; any additional taxes would only apply to the businesses in the CID. Trustee Rains stated the Trustees would still have control of what businesses would build there; and MODoT would have the final say about a roundabout in the highway. Chairman Myers stated the only plans presented to the Board of Trustees showed a traffic light and an outer road to Fir Road. The roundabout plans have only been presented to the homeowners during their meeting with Mr. Austin. Trustee Charbonneau assured Mrs. Massa that she shares Mrs. Massa's concerns and wants to protect the Village.

COUNCIL BILLS

Council Bill **21-22**, a council bill approving a contract between the **Joplin Humane Society, Inc.**, dba Animal Adoption and Resource Center of the Four States, and Village of Airport Drive, was discussed. Trustee Bryant motioned to have the first reading of Council Bill 21-22 by title only. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney Snyder read Council Bill 21-22 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 21-22 by title only and have the second reading of Council Bill 21-22 by title only. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney Snyder read Council Bill 21-22 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 21-22 by title only and adopt Ordinance 21-22. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Ordinance 21-22 was adopted.

OTHER BUSINESS

Beverly Boatright, owner of the **SCP Agency, 499 W. Fountain Road**, appeared before the Board to discuss renovations to the property. The building had passed its final building permit inspection and the parking lot plans met ADA requirements. The only issue remaining was the private sewer system. They were working to replace a distribution box. She was having trouble finding someone to check the capacity of the system. Engineer Cristy suggested contacting the Jasper County Health Department for recommendations for a soil scientist and an installer. The temporary Certificate of Occupancy would expire November 25, 2022. Trustee Bryant motioned to extend the temporary Certificates of Occupancy by three months. Trustee Charbonneau seconded the motion. Motion passes unanimously.

Southwest Missouri Bank offered new rates for their Certificates of Deposits: a 7 month CD would earn 2.25% interest, a 15 month CD would earn 2.55%, a 30 month CD would earn 2.75% interest. These rates were for Certificates of Deposits that would be collateralized at fair market value of at least 110% all funds on deposit in excess of applicable FDIC insurance. Trustee Rains motioned to cash out the five CD's at Southwest Missouri Bank and purchase five new CDs for 15 months each, earning 2.55%. Trustee Bryant seconded the motion. Motion passed unanimously. Two Trustees would need to go to SMB to sign for the transactions.

Trustee Rains motioned to **change the balance of the checking account** from **\$75,000.00** to **\$50,000.00**. Trustee Charbonneau seconded the motion. Motion passed unanimously.

During the Work Session, Sgt. Crossley announced the Deputy Kolbeck had requested to be reassigned out of Airport Drive. Discussions included the ability to choose future officers, training, and costs to create a local police department.

CLERK'S REPORT

Work had started on the new Gambino's Pizza at 101 Village Landing. The temporary electrical service and footing inspections had been approved.

We had not received a final invoice from Missouri American Water for installing the fire hydrant west of Walmart Neighborhood Market.

Resident Mark Johnson agreed to Chair the Budget Committee Meeting. Carolyn Longerot and Debie Heckart agreed to participate. They agreed to meet Wednesday, November 30th at 7:00 pm at the Municipal Building.

Renewal letters for Business Licenses and Contractor's Licenses were mailed out November 1, 2022. We issued sixteen Business Licenses and thirteen Contractor's Licenses for 2023.

The Village Christmas Cards are ready to be mailed out November 30, 2022.

Would the Board like to host a Christmas Light Contest for 2022? The contest last year offered cash prizes of \$75.00 for 1st place, \$50.00 for 2nd place, and \$25.00 for 3rd place. Trustee Charbonneau motioned to approve the Christmas Lights Contest for 2022, with the same cash prizes as 2021. Trustee Bryant seconded the motion. Motion passed unanimously.

Justin Pryor from HSTCC called on November 8th to discuss details of the update to the Comprehensive Plan. We had not received a draft ready for review by meeting time.

Justin Garvin agreed to remove snow from the roads this year for the same cost as last year, \$1250.00 per event. Trustees Jim Paul and Mark Rains agreed to contact Mr. Garvin to plow.

The Zoning Commission met 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 Zoning Commission recommended to approve the rezoning request.

The Zoning Commission was scheduled to meet Tuesday, November 29th at 6:00 pm to discuss a request from Kylin Smith to rezone two tracts of land at 5356 N Main Street Road.

Attorney Snyder had researched Missouri Statutes for regulations regarding residents appointed as Trustees and election law and advised that Trustee James Paul should continue to serve the full term of the original trustee who vacated the office.

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

REMINDERS

Candidate filing for the April 4, 2023 General Election would open on December 6, 2022, at 8:00 a.m. and end on December 27, 2022 at 5:00 p.m. In 2023, terms would end for Trustees Terry Myers and Ray Bryant.

Leaf Pick Up would be the week of November 28, 2022.

The Office would be closed Thursday, November 24th and Friday, November 25, 2022, for the Thanksgiving Holiday.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, December 22, 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 Charbonneau seconded the motion. Motion passed unanimously. Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk