

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, December 16, 2021, 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 Officer Sergeant Melissa Roughton, 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.

MINUTES

Minutes of the Board of Trustees Meeting held on November 18, 2021, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Thompson seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for December 2021. 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 and Open Building Permits. Trustee Bryant motioned to approve the Treasurer's Report and to pay the bills. Trustee Myers seconded the motion. Motion passed unanimously. Clerk Hirshey asked the Trustees if they wanted any or all of the balance of the Safety Tax Fund, \$11592.90, to be transferred back to the General Fund. The Trustees said to leave the balance as is.

PETITIONS, REQUESTS, AND COMPLAINTS

Foreman Jesse Adams, with Micor Construction, the general contractor working on the recently built **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 December 28, 2021. Mr. Adams discussed letters to Airport Drive from The Overland Group; the owners and developers for the store. The letter dated December 13, 2021, addressed reports from Terracon regarding concrete slumps that exceeded specifications and that the reinforcing steel was less than specified by the plans. The letter stated The Overland Group accepted the risks associated with the tests results deviations. The Overland Group sent a letter dated December 16, 2021, stating they were open to using a portion of the \$50,000 cash bond held by Airport Drive for completion of the turn lane in front of the development on Fir Road. New landscaping plans were received the day of the meeting. Engineer Cristy asked Mr. Adams to clarify the changes from the approved plans. Mr. Adams stated the trees and shrubs on the side of the store were to be planted around or near the monument sign on Fir Road. Mr. Adams stated the trees and shrubs were expected to be planted on December 17, 2021. Topsoil should be put down the following week. Engineer Cristy stated a letter regarding the change to the detention area had not been received. Mr. Adams would check on that. The City of Carl Junction had not approved the video from the contractor for the sewer line

extension. The testing of the sewer line still needed to be completed and approved by Carl Junction. Trustee Thompson motioned to extend the expiration date of the Temporary Certificate of Occupancy until the next Board of Trustees meeting on January 27, 2022. Trustee Rains seconded the motion. Motion passed unanimously. Jesse Adams thanked the Board.

Lance Adams appeared before the Board with a progress report regarding his plans to build a **restaurant on Lot #1 of Airport Landing Subdivision**, across Fir Road from Harp's Food Store. Mr. Adams introduced Engineer Wayne Stephenson and current property owner Robert Cummings. Mr. Adams wished to continue his conversation with the Trustees regarding the street from Fir Road to his future business. Mr. Cummings asked who would be responsible to maintain the roadway that would lead to different properties? He deeded the Fir Road area leading to Highway 171 to the State of Missouri. Trustee Ray Bryant said he was a Trustee at the time plans for the subdivision were approved. Harp's Food Store had always maintained the driveway from Fir Road to their parking lot, taking care of wear and tear issues and snow removal. Realtor John Hyman hoped if the roadway was built to Airport Drive specifications, the Village would maintain it. It would be awkward for several different property owners to take care of their portion of the road. The owner would be willing build the road to Village specifications and then turn it over to Village to maintain. Trustee Thompson thought it was the same as the Schuber Mitchell subdivision. Trustee Bryant stated the subdivision plans stated Airport Drive would not maintain the roadways. Attorney Snyder stated at a minimum there would be certain standards that would have to be met. In a Planned Development conditions could be added to those. Any person willing to build would have to build to Village standards; in a Planned Development they would have to meet standards set for the development as well. Trustee Rains stated Airport Drive only has roads cleared of snow if four or more inches accumulate. Trustee Thompson stated Airport Drive contracts with one person to remove snow, no guarantee how quickly snow on their road would be removed. Trustee Rains asked about plans for remaining property. Realtor Hyman stated there would be two and a half acres remaining, a national user was looking at one acre. He also had someone interested in the lot next to the Medical Marijuana Dispensary; traffic creates traffic. Trustee Rains motioned that Airport Drive would maintain the proposed roadway upon completion; after confirmation that the roadway was built to agreed upon specifications; and the developer would agree to warranty the roadway for one year. Trustee Thompson seconded the motion. Motion passed unanimously.

The winners of the **First Annual Village of Airport Drive Christmas Lights Contest** were announced. Jasper County Sheriff's Officers Sgt. Roughton, Deputy Henry and Deputy Albertson judged Christmas lights on resident's properties throughout the entire Village. Sgt. Roughton stated it was difficult, there were a lot of homes with great decorations. It was hard to select only three. First place and \$75.00 was awarded to Dean and Katie Sitton, 6421 Geneva Drive. Second place and \$50.00 was awarded to Ray and Debbie Bryant, 5795 Elm Street. Third place and \$25.00 was awarded to Roy and Patricia Farley, 6478 Park Circle. Sgt. Roughton suggested adding a fourth and fifth place winners next year.

Lights in the parking lot of the Harp's Food Store, 25685 Fir Road, were discussed. Residents Debbie Bryant and Edwina Rains felt the lights were too dim for safety reasons. Attorney Snyder stated the number of lights and brightness would have been determined at the time of Harp's plan approval. He offered to send a letter to Harp's about the lights. Specifications would need to be researched; including International Building Code and plans approved for the site.

ATTORNEY'S REPORT

Attorney Snyder recounted details from the Board of Adjustment meeting on December 15, 2021. Bud Mitchell, property owner of 5380 North Main Street Road, and Danielle Farrar requested the Board of Adjustment consider the use of the property for a dog kennel and parking lot. The property zoned A-1, Agricultural, allowed the use of dog kennels upon review. The Board of Adjustment voted to grant a Special Use Permit to Danielle Farrar. All plans for the facility will still have to be approved by the Board of Trustees.

Attorney Snyder had no new information about repairs to **El Charro's parking lot**, 5781 N. Main Street Road. A letter was sent in September 2021.

COUNCIL BILLS

Council Bill 17-21, a council bill **repealing and replacing Section 605.040, License Fees, to amend license fees for Merchants, to add vehicle Rental Business License Fees, to add Storage Unit Rental Business License Fees and to amend Section 605.060 when license is required to include an appeal process for business license fees** was discussed. Trustee Myers stated the purpose of the council bill was to clean up the numerous classifications in Section 605.040. Trustee Rains motioned to amend Council Bill 17-21 to remove provisions for Peddlers Permits; to remove separate provisions for Restaurants and Vehicle Rental and include those with General Merchant's Licenses; and to set fees for Storage Unit Rentals to \$25.00 per year plus \$5.00 per individual unit. Trustee Bryant seconded the motion. Motion passed unanimously.

Trustee Rains motioned to have the first reading of amended Council Bill 17-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read amended Council Bill 17-21 by title only. Trustee Rains motioned to approve the first reading of amended Council Bill 17-21 by title only and have the second reading of amended Council Bill 17-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read amended Council Bill 17-21 by title only. Trustee Rains motioned to approve the second and final reading of amended Council Bill 17-21 by title only and adopt Ordinance 17-21. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 17-21 was adopted.

A DRAFT Council Bill was prepared for the Trustees to review. The council bill would change the time-of-day alcohol could be sold on Sundays. The Trustees asked Attorney Snyder to have amend the council bill to match the State of Missouri regulations and have ready for the January 27, 2022 meeting.

Council bill 18-21, a council bill **to amend the Budget for 2021** was discussed. Because the council bill had not been posted for 24 hours prior to the meeting, it would have to be read in its entirety. Trustee Rains motioned to have the first reading of Council Bill 18-21 in its entirety. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 18-21 in its entirety. Trustee Bryant motioned to approve the first reading of Council Bill 18-21 in its entirety and have the second reading of Council Bill 18-21 in its entirety. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 18-21 in its entirety. Trustee Bryant motioned to approve the second and final reading of Council Bill 18-21 in its entirety and adopt Ordinance 18-21. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 18-21 was adopted.

OTHER BUSINESS

The **Olsson Master Agreement** for On Call Services in 2022 and **Work Orders 22-01, 22-02, 22-03** were submitted for Board approval. Attorney Snyder had reviewed the agreements and found the documents were ready to sign. Trustee Rains motioned to approve the Olsson Master Agreement and Work Orders 22-01, 22-02, and 22-03 for 2022. Trustee Myers seconded the motion. Motion passed unanimously.

Attorney Snyder had reviewed the **Cyber Security Insurance policy** from HISCOX/Connell Insurance. He stated he found no issues with the policy. Trustee Rains motioned to approve the Cyber Security Insurance Policy from HISCOX/Connell Insurance in the amount of \$1,534.00 for one year. Trustee Bryant seconded the motion. Motion passed unanimously.

End of Year Compensation for the **Jasper County Sheriff's Officers** and **Marvin and Debie Heckart** was discussed. Trustee Bryant motioned to approve the following end of year compensation: Sgt. Melissa Roughton to receive \$300.00, Deputy Justin Henry to receive \$150.00, Deputy Andy Albertson to receive \$150.00, Marvin Heckart to receive \$150.00, and Debie Heckart to receive \$150.00. Trustee Rains seconded the motion. Motion passed unanimously. Attorney Snyder reminder Clerk Hirshey this should be approved during the Special Meeting after the April Election.

CLERK'S REPORT

Leaf Pick Up began Monday, November 29, 2021, and was scheduled to be completed by Friday, December 3, 2021. Due to truck problems, the pickup did not begin until December 1, 2021. The crew from Carl Junction stated they would stay working in Airport Drive until all leaves were picked up. The office did not receive any complaints once the pickup started.

The office received notification from Republic Services that the residential rate for trash pickup would increase to \$11.02 per month, additional carts would cost \$5.15 per month. The letter from Republic was provided to the Trustees.

Letters to remind currently licensed contractors to renew their Village Licenses for 2022 were mailed on November 19, 2021.

Missouri Local Government Employees Retirement System (LAGERS) informed Airport Drive the Employer Contribution Rate effective January 1, 2022 would be 6.40%, down from current rate of 6.70%. The notice from LAGERS was included in the report.

The Village Christmas Cards were mailed out on November 30, 2021.

Candidate filing for the April 5, 2022 General Election opened on December 7, 2021, at 8:00 a.m. Trustee Mark Rains was the only person to file for candidacy at the time of the meeting. Filing would end on December 28, 2021 at 5:00 p.m.

The Meat'n Place, the restaurant in the Stone's Corner Plaza, planned to permanently close the business on Christmas Eve 2021. The owners were unable to hire and/or retain employees. Owners Darla and Dave Fort were unable to run the business by themselves.

Justin Garvin contacted the office. He was willing to plow snow off Village roads for \$1,250 each time. He had purchased newer equipment and rising fuel prices affected the per event cost. Trustees

Jim Paul and Reed Thompson agreed to contact Mr. Garvin when the roads needed to be cleared of snow.

The Board of Adjustment met on Wednesday, December 15, 2021 at 6:00 pm at the Municipal Building to discuss an application for the use of property at 5380 N. Main Street Road as a facility for a dog resort including grooming, boarding, doggy daycare, vet clinic and retail business. The Board of Adjustment approved a Special Use Permit for the use of the property. All plans - Site, Building, and Stormwater would still have to be approved by the Board of Trustees.

The Picnic Committee met on December 7, 2021 at the Municipal Building to start planning for the 2022 75th Birthday Celebration for Airport Drive. Debie Heckart, Rose Paul, Carolyn Longerot and Melody Dhooghe set a date, September 10, 2022, for the event.

The next Zoning Meeting was scheduled for Tuesday, January 4, 2022 at 6:00 pm. Smartlock Self Storage requested the meeting to rezone the commercial portion of 5571 N. Main Street Road, currently Metro Appliances & More, to I-1, Light Industrial District for the purpose of installing storage units inside the building, and for signage approval at 5571 N. Main and 5171 N. Main.

Kasei Lewis from the Harry S. Truman Coordinating Council planned to attend the January 4th Zoning Meeting to discuss the update to the Comprehensive Plan. This was included in the Legal Notice published in the Carl Junction paper.

Auditor Gene Mense set dates to begin the Audit of 2021. He would be at the Municipal Building on Monday, January 17th and Tuesday, January 18th.

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

REMINDERS

The Office would be closed Thursday, December 23rd and Friday, December 24th for Christmas. The office would also be closed Monday, January 3, 2022 for New Year's Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, January 27, 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 Bryant seconded the motion. Motion passed unanimously.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk