

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 17, 2020 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, Olsson Engineer Clayton Cristy, Sergeant Melissa Roughton, Deputy Justin Henry, and Deputy Walter Coleman. Other attendees were Chris Gideon, Damien and Scott Hallacy and Residents Marvin and Debie Heckart. All present 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 and Public Hearing held on November 19, 2020, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Bryant seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurers Report. The Board was provided the Balance Sheet by Fund, Cash Receipts Control Report, Check Register, Accounts Payable Control Report, Payroll Calculation Reports, Current Statement of Revenues and Expenses, Recap of Sales Tax Year to Date, Statement of Deposits and Expenditures of the Schuber Mitchell replat of Briarwood, and Certificates of Deposits for Airport Drive. Trustee Thompson motioned to approve the Treasurer's Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

PETITIONS AND COMPLAINTS

Damien and Scott Hallacy appeared before the Trustees to discuss their plans to add on to their buildings at 5645 N. Main Street Road, Cutting Loose Graphics. Damien passed out plans to tie the two existing buildings together. The addition would help when unloading supplies and working on vehicles. Their goal was to make the addition look as if it was part of the buildings all along. Damien's father Scott Hallacy created the plans provided to the Board. Trustee Paul stated that because it was commercial property, the plans would need to be engineered drawings. Scott Hallacy remarked theirs was a unique situation and asked the Trustees to accept their plans for their project, he had the ability to create the plans, but was not a registered engineer. Trustee Rains stated commercial properties had to have stamped engineered drawings. Scott Hallacy stated the area was already concreted; they would not disturb any soil. Their plans were not complicated, and they would be the General Contractor for the project. Trustee Rains stated Engineer Clayton Cristy would review the plans and address during the January 28, 2021 Board of Trustees meeting. Scott Hallacy stated they were ready to start the next day but understood the project could not be approved immediately. Trustee Rains said the Board appreciated the Hallacys bringing the plans to the Board and appreciated their business in the Village.

Chris Gideon was working to purchase the property on the southeast corner of **Fir Road and Lone Elm Avenue**. His plan was to buy the property and over time build **12 duplexes**, each on one quarter acre lots. Attorney Snyder stated this would typically require a platted map planned according to subdivision requirements. Preliminary plans would need to be approved by the Zoning Commission. The property was zoned C-2 Commercial Planned Development, it would

need to be rezoned to R-2 Two Family Residential. The property did not have access to Airport Drive's sanitary sewer system. Mr. Gideon remarked that he had talked to the City of Carl Junction about running a line under Fir Road and hooking up to Carl Junction's sewer system. He had contacted Small Arrow Engineering about the sewer plans. Engineer Cristy suggested that someone from Small Arrow Engineering contact Olsson Engineering or the City of Carl Junction regarding plans to hook up to Carl Junction's sewer system. Attorney Snyder advised Mr. Gideon his best bet would be to go through the subdivision process and present plans for the entire property to the Zoning Commission. The current property owner, Jerry Goins, would need to sign application to the Zoning Commission so long as he was the owner.

ATTORNEY REPORT

Attorney Snyder continued a discussion from the Work Session regarding Airport Drive's **CARES Act Fund application** for reimbursement. Correspondence from Jasper County Commissioner Darius Adams and CARES Act Fund Administrator Derek Hunter stated the Commissioners would deny Airport Drive's request for reimbursement. Attorney Snyder asked the Trustees if they wanted him to attend a Jasper County Commissioners meeting in January 2021 to ask the commissioners to reconsider their decision. The Board gave approval for Attorney Snyder to attend the meeting to continue discussions regarding the application.

The **private septic system at 751 W. Fountain Road** was discussed. Property owner Donnie Krutsinger had contacted the Village Office concerning her leach field. It was inside property owned by Schuber Mitchell. Engineer Cristy stated there was a closure procedure with the county to abandon existing systems and lines.

COUNCIL BILLS AND RESOLUTIONS

Attorney Snyder prepared two council bills for the meeting. Trustee Thompson asked Attorney Snyder to create a council bill to amend Section 210.750(B)(2), Excessive or Unnecessary Noise, to limit construction noises and times construction was allowed. The council bill forbid construction on Sundays. Trustee Bryant was concerned many tasks would create too much noise, and how would this affect residents that only had time on Saturdays and Sunday to perform maintenance or construction projects on their property. Attorney Snyder stated the council bill could be amended before approval or could be tabled until January to give the Trustees more time to consider how or if they wanted to amend Section 210.750 (B)(2). Sergeant Roughton had been contacted earlier in the month about dump trucks driving through Fountain Estates on a Sunday. Fountain Estates residents were concerned about children's safety and the newly overlaid streets. Trustee Rains motioned to table Council Bill 21-20 until the January 28, 2021 Board of Trustee meeting.

COUNCIL BILLS AND RESOLUTION

Council Bill 22-20, an ordinance approving the **contract for solid waste collection** by and between Airport Drive and Allied Services, LLC d/b/a/ **Republic Services** and authorizing the Chairman of the Board of Trustees to execute said contract was discussed. Trustee Bryant motioned to have the first reading of Council Bill 22-20 by title only. Trustee Rains seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 22-20 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 22-20 by title only and have the second reading of Council Bill 22-20 by title only. Trustee Rains seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 22-20 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 22-20 by title only and adopt Ordinance 22-20.

Trustee Rains seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 22-20 was adopted.

OTHER BUSINESS

Eoff Associates submitted plans for a **Lot Split for property at 5571 N. Main Street Road**. Metro Appliances and Metro Boat and RV Storage Units shared to property. The owners requested approval of a Lot Split to have separate parcels for each business. Attorney Snyder had reviewed the agreement detailing maintenance and ingress/egress responsibilities. Engineers Norton and Cristy had no issues with the agreement. Trustee Thompson motioned to approve the Lot Split of the property at 5571 N. Main Street Road. Trustee Rains seconded the motion. Motion passed unanimously.

Harrison, French & Associates submitted plans for new signage, and updates to the interior and exterior for the **Walmart Neighborhood Market at 25145 Demott Drive**. Attorney Snyder explained because the property was zoned C-2 PD, Commercial Planned Development, any changes need to be approved by the Board of Trustees. Plans received on November 23, 2020 had been reviewed and approved by Building Inspector Greg Coats. Additional plans were received the day of the meeting. Inspector Coats reviewed the plans and found no issues, but Olsson Engineers had not had time to review the plans. Trustee Bryant motioned to approve the plans so long as Olsson Engineers approved the plans. Trustee Rains seconded the motion. Motion passed unanimously.

SNC² submitted a quote for **remote access** for Clerk Hirshey and Deputy Clerk Hoggatt to access their computers from home. The cost for the service was \$10.00 per month. Trustee Rains motioned to allow SNC² to provide remote access for Clerk Hirshey and Deputy Clerk Hoggatt to their workstations. Trustee Bryant seconded the motion. Motion passed unanimously.

Olsson Engineering submitted **Master Agreements for On-Call Services for 2021**. Work Order 21-01 for General Fund On-Call Services in the amount of \$19,000.00, Work Order 21-02 for Sewer Fund On-Call Services in the amount of \$13,100.00. Work Order 21-03 for Street Fund On-Call Services in the amount of \$6,800.00. Trustee Rains motioned to approve 2021 Work Orders 21-01, 21-02, and 21-03. Trustee Thompson seconded the motion. Motion passed unanimously.

Staffing rules and regulations for dealing with COVID-19 were discussed. Trustee Rains stated Deputy Clerk Hoggatt should return to regular duty and compensated for any lost time. Trustee Myers agreed. Ordinances regarding unused vacation hours were discussed. Clerk Hirshey's hours were also discussed. Attorney Snyder would prepare a council bill to change Clerk Hirshey to a salaried position.

Trustee Rains motioned to pay end of year compensation as follows: Sergeant Melissa Roughton \$300.00, Deputy Justin Henry, Deputy Walter Coleman, Marvin Heckart and Debie Heckart \$150.00 each. Trustee Myers seconded the motion. Motion passed unanimously. Attorney Snyder agreed to look at this for the April 2021 Special Meeting.

Attorney Snyder asked the Board of Trustees if they still wanted him to all the Zoning Meetings. All Trustees agreed that they preferred him to attend all meetings.

CLERK'S REPORT

The Gift Card/Certificate Game was finished at 9:45 am on December 15, 2020. Resident Galen Ewing received the last gift certificate to Jubilee Art Studio.

Christmas Cards were mailed on December 3, 2020.

Letters to Village Businesses to inform them of the new tax rate of 7.45 % were mailed December 4, 2020. A copy of the letter was provided.

At the time of the meeting, 26 Village Businesses had purchased 2021 Business Licenses.

Reminders to Contractors to renew their licenses for 2021 were mailed Friday, December 11, 2020 to all 2020 licensed contractors.

Leaf Pick Up was supposed to happen on Monday, December 14th. Jimmy Chaligoj, CJ Public Works, said leaves should be picked up Wednesday, December 15th and Thursday, December 16th. Resident Jeff Howe residing on Gum Road thanked the Board of Trustees for the service.

Applications totaling \$47,428.08 had been submitted to the Jasper County CARES Act Administration. Additional information was emailed to Derek Hunter on November 9, 2020. Mr. Hunter emailed on Monday, December 14th to inform us that his recommendation to the Jasper County Commissioners would be to deny Airport Drive's applications for reimbursement of Economic Stimulus Funds.

Building Permit 819 was issued to Aaron Garritson, Ed & Sons Construction Co., to remodel the old Sunbelt Rental location at 5898 N. Main Street Road for an Enterprise Rental.

Auditor Gene Mense was scheduled to be at the Municipal Building on Monday, January 25th and Tuesday, January 26, 2021 to begin the Audit for the year 2020.

Preston Roets from Sign Designs reported they had not received the message center for the new sign for the Municipal Building yet. They were planning to remove the old sign soon.

Jeremy from Missouri American Water called on December 16th to apologize that Central Avenue had not been repaired yet. It was scheduled to be repaired on Monday, December 21, 2020.

Then Missouri Lager employer contribution rate for 2021 would be 6.60%, down from 6.9% for 2020.

The recent enrollment numbers from the NCL Service Line Warranties for water and sewer lines were: Total Customers number of customers was 35 and the total number of Policies was 69. Five policies for In Home service; 32 policies for sewer line and 32 policies covering water lines.

The total remained \$805.00 for Steve Hughlett for Tabor Woods sign expenses. Trustee Rains motioned for the Board to pay Steve Hughlett \$300.00 to make up the difference between the amount collected for the Tabor Woods sign and his actual expenses. No second motion was made. The motion failed. The Trustees instructed Clerk Hirshey to add a note to the January 2021 Newsletter to encourage Tabor Woods residents to make up the difference.

No new information from Jason Smith with METS Ambulance Service.

The first day for Candidates to File for Trustee was Tuesday, December 15, 2020 at 8:00 a.m. Filing would end at 5:00 p.m. on Tuesday, January 19, 2021. Terms would end for Trustees Terry Myers and Ray Bryant on April 6, 2021. No one had signed up yet.

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

REMINDERS

The office would be closed Thursday, December 24th and Friday, December 25th for Christmas; and Friday, January 1, 2021 for New Year's Day.

A Zoning Meeting was tentatively scheduled for Tuesday, January 26, 2021 for a request to rezoning the southeast corner of Fir Road and Lone Elm Avenue from C-2 PD to R-2, Two Family Residential.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, January 28, 2021 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; and wished everyone a Merry Christmas. Every Trustee echoed Mark's thoughts. Trustee Bryant seconded the motion to adjourn. Motion passed unanimously.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk