

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

A Special Meeting of the Board of Trustees of the Village of Airport Drive, Missouri was held on Thursday, December 29, 2022, at the Village Municipal Building. The December 22, 2022 Board of Trustees meeting was postponed due to inclement weather. 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. Village Attorney Derek Snyder and Village Engineer Clayton Cristy were absent, Attorney Jennifer Keys and Engineer Shaun McConnaghey attended in their places. In the audience were Deputy Clerk Sharon Clark, Residents Marvin and Debie Heckart, Dean and Katie Sitton, Phillip and Linda Rappa, Carlene Johnson, Edwina Rains, Debbie Bryant, Steve Allgood, and property owners Kyle and Kylin Smith. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Keys gave the invocation.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on November 22, 2022, having been previously provided to the Trustees, were discussed. Trustee Bryant 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 December 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 Bryant motioned to approve the Treasurer's Report and to pay the bills. Trustee Paul seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Kyle and Kylin Smith appeared before the Board regarding **5356 N. Main Street Road**. The Smiths asked for clarification of the requests to rezone the property. The Smiths would like the I-1 and R-3 zoning of the property to remain as it currently was. Chairman Myers stated the recommendation from the Zoning Commission, to rezone the west 760 feet of tracts #2 and #3 to C-2PD, General Commercial Planned Development, and to rezone the 495 feet at the east end of tracts #2 and #3 to I-1, Restricted Light Industrial. Zoning also suggested the C-2PD areas would not have a time restraint of six months. Zoning Chairman Steve Allgood discussed the benefits of a Planned Development. Kyle Smith questioned whether the zoning of the property could remain unchanged, as I-1 and R-3. Chairman Myers stated that had not been decided yet. Trustee Bryant stated the benefits of a Planned Development. The public hearing needed to be held and was scheduled for 6:00 p.m. on January 26, 2023. Trustee Rains suggested the Smiths provide plans for the Board to review.

Carlene Johnson appeared before the Board to ask for more time for a **recreational vehicle** to be set up at **25153 Marion Avenue**. She asked for another six months. During the June 23, 2022 Board of Trustees meeting, the Board gave permission to the Johnsons to live in the RV for six months, until

December 1, 2022. Mrs. Johnson stated their property north of Airport Drive had not sold yet but was under contract with a realtor. She planned to have footings and a pad in place within six months. Attorney Keys stated Section 405.370 did not allow anyone to live in a camping or travel trailer; and the Board of Trustees did not have permission to allow anyone to live in an RV. Trustees Bryant and Rains suggested the Johnsons needed to submit an application to the Board of Adjustment for a variance for the RV to remain at 25153 Marion Avenue.

Carl Junction Building Inspector Jami Strickland was invited to the November and December Board of Trustees Meetings but was unable to attend. **Eddie Kreighbaum**, a building inspector, and public works supervisor for the City of Webb City, had offered to review commercial building plans for \$250.00 per set. Trustee Rains instructed Clerk Hirshey to ask Inspector Strickland how much she would charge Airport Drive to review commercial building plans.

2022 Christmas Lights Contest Winners:

First Place – Dean and Katie Sitton, 6421 Geneva Drive, awarded \$75.00.

Second Place – Roy and Patricia Farley, 6478 Park Circle, awarded \$50.00.

Third Place - Phillip and Linda Rappa, 5938 Pearl Avenue, awarded \$25.00.

Brett Thomas, JT Construction, presented plans to remodel the unit on the west side of Stone's Corner Pharmacy in the Stone's Corner Plaza for an **urgent care facility**. Carl Junction Fire Chief Joe Perkins discussed fire monitoring systems, an additional fire extinguisher, and a Knox Box. Trustee Rains motioned for the Zoning Commission to review the plans. If Zoning approved, and if Building Inspector Strickland and Fire Chief Perkins approved the plans, a building permit could be issued. Trustee Paul seconded the motion. Motion approved unanimously. Zoning Chairman Allgood and Attorney Snyder were available for a Zoning Meeting Tuesday, January 3, 2023 at 6:00 pm.

Steve Allgood presented new drawings for lots at **5802 Joplin Street and 5824 Joplin Street**. The lots had been split for two new homes for Neil Vanlue, **NC Homes**. Mr. Allgood presented newly drawn lot lines to make the lots more equal in size. Trustee Bryant motioned to approve the new boundaries for the two lots. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Trustee Rains asked about the **excavation on Marion Avenue** north of the Vanlue Homes. No utility company had contacted the office about digging up the street. Trustee Charbonneau asked about **ruts cut in the ditch on Joplin Avenue** on the west side of the Olds property at 25075 Marion Avenue. She thought a wrecker caused the damage.

COUNCIL BILLS

Council Bill **22-22**, a council bill to **amend the 2022 Budget** to allow for additional expenditures in the Safety Tax Fund was discussed. Trustee Bryant motioned to have the first reading of Council Bill 22-22 by title only. Trustee Rains seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney ~~Snyder~~ Keys read Council Bill 22-22 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 22-22 by title only and have the second reading of Council Bill 22-22 by title only. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Attorney ~~Snyder~~ Keys read Council Bill 22-22 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 22-22 by title only and adopt Ordinance 22-22. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Bryant; yea, Charbonneau; yea, Paul; yea. Ordinance 22-22 was adopted.

OTHER BUSINESS

Mark Harpenau appeared before the Board to discuss adding a drive-thru business on the Jake's Fireworks lot at 5325 North Main Street Road, between Jake's Fireworks and the Discount Smokes Store. There was already a Quick Sip pilot store in Pittsburg Kansas. This store would be inside a shipping container located approximately twenty-five feet away from the Discount Smokes Store. Mr. Harpenau stated the business was owned by Jake's Fireworks. Trustee Myers asked for a rendering of the exterior of the store; the Board would need to approve the plans. Also, to ask Attorney Snyder whether plans should go to before the Zoning Commission or the Board of Adjustment.

The proposed **Budget for 2023** was discussed. The Budget Committee met November 30, 2022 to set the proposed Budget. Residents Mark Johnson, Debie Heckart, Carolyn Longerot, and Trustees Terry Myers and Mark Rains, and Clerks Hirshey and Clark attended. Trustee Rains motioned to approve the proposed Budget for 2023. Trustee Bryant seconded the motion. Motion passed unanimously.

Olsson provided **Master Agreement Work Orders for On-Call Services** for General, Sewer, and Street Fund work. Trustee Bryant motioned to approve Olsson's Work Orders 23-01 for General Fund Services, 23-02 for Sewer Fund Services, and 23-03 for Street Fund Services. Trustee Charbonneau seconded the motion. Motion passed unanimously.

The contract with Pitney Bowes for a **postage meter** expired at the end of 2022. **Pitney Bowes** submitted a proposal for a new postage meter with a lease cost of \$52.33 per month. **Sumner One** offered a similar machine for \$47.00 per month. Sumner One had local maintenance staff available to work on the machine if needed, Pitney Bowes did not. Trustee Charbonneau motioned to accept the proposal from Sumner One for their postage meter with a monthly lease payment of \$47.00. Trustee Rains seconded the motion. Motion passed unanimously.

Network Doctors, SNC Squared, submitted pricing for **new workstations** for the Clerks' computers. The warranties had expired on both stations as of May 13, 2022. New workstations could be purchased for \$650.00 each. Trustee Myers felt the current units were still working well and did not need to be replaced at that time.

Deputy Clerk Sharon Clark researched nearby cities requirements regarding the **maintenance of grease traps** in commercial businesses. The Board felt it should be the business owners' responsibility to keep the wastewater lines free of grease.

Exterior lights for the driveway were discussed. Motion sensor lights would be researched.

Chairman Myers had signed the contract for **Wisper Internet** as a back up for the Municipal Building's internet service. Airport Drive has been receiving \$100.00 per month for tower rent for Wisper's equipment. Instead of receiving internet, Airport Drive would have Wisper internet available when Mediacom's service was down.

Resident Steve Allgood stated a **tree had fallen** near the road at **24913 E. Bland Avenue**. The tree was in a fence line and had not fallen to the ground. Mr. Allgood suggested the tree needed to be taken down to the ground so it would not fall on someone. The Trustees said to have a Jasper County

Sheriff's Officer look at the tree and to contact the property owner to take care of cutting the tree down and removing it.

CLOSED SESSION

Notice was given that the Board of Trustees as authorized by 610.021(1) and 610.021(3), would conduct a Closed Session to discuss Legal matters and Personnel. Trustee Rains motioned to enter Closed Session. Trustee Ray Bryant seconded the motion. Myers; yea, Rains; yea, Bryant; aye, Charbonneau; yea, Paul; aye. The Board went into Closed session at 8:25 p.m.

The meeting reconvened in Open Session at 9:02 p.m.

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 9:05 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk