

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, February 22, 2024, 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. The 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, Village Engineer Clayton Cristy, and Deputy Clerk Sharon Clark attended. In the audience were Residents Marvin and Debie Heckart, Debbie Bryant, and Claren Holmes. 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 January 25, 2024, having been previously provided to the Trustees, were discussed. Trustee Bryant motioned to approve the minutes previously provided. Trustee Rains seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for February 2024. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Payroll Calculation Report, Accounts Payable Check Register, Accounts Payable Control Report, Current Statements of Revenues and Expenditures, worksheets for Recap of Sales Tax Revenue, 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 Bryant seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Jess Smith, Smithco Construction, appeared before the Trustees to request a **temporary Certificate of Occupancy** for the **Let's Go Carwash at 5958 North Main Street Road**. Mr. Smith stated the car wash tunnel building was finished and approved by the Building Inspector Kreighbaum. The Knox Box and the fire extinguishers had not been installed. The radius of the driveway into the tunnel was tighter than designed and there was a problem with a gas line. The entrance off Main Street and drainage on their right-of-way had not been approved by MODoT. Contractor Smith requested a temporary Certificate of Occupancy for the carwash. Engineer Cristy expressed concern that major changes were made to drainage areas that were not according to the approved plans. Airport Drive would need revised plans for the changed items. There had not been significant rainfall to know if drainage would be sufficient. There was no employee parking stalls, where would they park? There was no enclosure around the vacuum equipment. The approved plans showed the removal of existing fences and construction of a new cedar fence. Engineer Cristy had concerns with the asphalt bordering grass, there was no curb to delineate the properties. A swale was needed to keep water moving east. Engineer Cristy stated his biggest concern was drainage. Chairman Myers asked how to calculate the value of the unfinished and incorrectly constructed items. Attorney Snyder discussed safety concerns issuing a temporary certificate of occupancy; and cautioned issuance without knowing MODoT's opinions of the plan changes. Trustee Rains asked Jess Smith how soon the carwash wanted to open? Jess Smith said the following week. Engineer Cristy said the engineers for the carwash would need to be consulted regarding the value of the items

yet to be finished or corrected. Trustee Rains motioned to follow Attorney Snyder's recommendations, to issue a temporary certificate of occupancy; for Airport Drive to receive a check in an amount sufficient to cover the costs to finish the items not yet completed and/or not constructed according to the approved plans; with a 60-day time limit. The motion failed due to lack of a second. Mr. Smith could come to the next Board of Trustees meeting on March 28th to update the Board.

Charlie Kuehn, MacCo Builders, appeared before the Board to request a **temporary Certificate of Occupancy** for **The Human Bean Coffee Shop at 5799 North Main Street Road**. The owner Doug Wright, Lynn Wright, and several employees were in attendance as well. The Wrights provided sample drinks to the audience. The Building Inspector Eddie Kreighbaum and the Fire Chief Joe Perkins had both inspected and approved the building and the site. Engineer Cristy said minor grading along Marion Avenue and hydro seeding in the yard needed to be completed. Mr. Kuehn requested a temporary Certificate of Occupancy dated March 1st. The estimated costs for the remaining items were \$7,500.00. Trustee Charbonneau said she really appreciated how the work site was always so clean and the construction crew was polite and friendly. Trustee Bryant motioned to approve a temporary Certificate of Occupancy to begin March 1, 2024, providing Airport Drive with a \$7,500.00 cash bond, for 30 days. Trustee Rains seconded the motion. Motion passed unanimously.

Justin Jahanshir appeared before the Board of Trustees to request a **Lot Split** for the property on the **south side of Northeast Street**. The property was previously owned by Brian Goodwin. Mr. Goodwin sold 2.71 acres to Mr. Jahanshir on the east end of the property without bringing that Lot Split request to the Board of Trustees for approval. Attorney Snyder stated the realtor selling the property should have known to have the Lot Split approved by the Board prior to selling the property. A surveyed drawing with legal descriptions for the two lots in the first lot split was provided. Engineer Cristy noted Northeast Street was pretty narrow. The sewer main already ran halfway to the end of the street. There was a water line, but he was unsure how large the line was. There had already been a lot of activity on the street. Engineer Cristy had no concerns with the first lot split but would suggest treating any additional lot splits as a subdivision. Attorney Snyder discussed Section 410.140, lot splits and subdivisions. He also recommended that any additional splits would need to meet subdivision requirements. Trustee Rains motioned to approve the first Lot Split as presented. Trustee Paul seconded the motion. Motion passed unanimously.

COUNCIL BILLS

Sheriff Randee Kaier submitted a contract to begin April 1, 2024 and end on March 31, 2025. Deputy Ashley Linder had resigned. Corporal Ben Carrier had agreed to work in Airport Drive as the overnight officer. The grand total for the three officers for twelve months was \$282,479.74, an increase of \$39,074.86 from the 2023 contract.

Council Bill 02-24, a council bill **approving a contract by and between the Village of Airport Drive and the Jasper County Sheriff's Office for police protection and Code enforcement services from three Jasper County Sheriff's Officers**, was discussed. Trustee Bryant motioned to have the first reading of Council Bill 02-24 by title only. Trustee Charbonneau seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. Attorney Snyder read Council Bill 02-24 by title only. Trustee Rains motioned to accept the first reading of Council Bill 02-24 by title only and have the second reading of Council Bill 02-24 by title only. Trustee Bryant seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. Attorney Snyder read Council Bill 02-24 by title only. Trustee Rains motioned to accept the second and final reading of Council Bill 02-24 by title only, and to adopt Ordinance 02-24. Trustee Bryant seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. Ordinance 02-24 was adopted.

CLERK'S REPORT continued from the Work Session

Missouri Department of Revenue mailed letters instructing all cities to review their reported borders with the State of Missouri. All Airport Drive businesses were included within our borders. Airport Drive had not received the additional 3% sales tax for the Adult Use Marijuana yet, but their website shows that the additional 3% was applied to sales of Adult Use Marijuana sold in Airport Drive. The breakdown of all types of taxes received was shared with the Board.

The office issued the last two building permits in Briarwood Subdivision. There were still six houses under construction. The worksheet of building permits in the subdivision was shared with the Board.

Clerk Hirshey reached out to MODoT at the request of a Geneva Drive resident with concerns about the safety of drivers turning left from Highway 171 onto Geneva Drive. The lack of a protected left turn lane left drivers in the driving lane while waiting for a break in traffic to turn left. Holden Lamons with MODoT informed the office that a turn lane study had been completed. After considering all the data that was collected for the intersection, the study showed that a let turn lane was not warranted at that time.

The Notice of Non-Election in Airport Drive was filed with the Jasper County Clerk on January 4, 2024. Residents Mark Rains, Claren Holmes, and Denise Winans will be sworn in as Trustees at the Special Meeting in April. Claren Holmes will be unable to attend the meeting until after April 10th. Denise Winans is unavailable on April 16th. A calendar page for April 2024 was provided to the Trustees.

A couple of billboard companies had contacted the office with questions about installing new billboards. On the day of the meeting, at 3:30 pm, an application was received for a billboard on the Iron Horse Development property. The application was provided to the Trustees. Engineer Cristy said

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

REMINDERS

The office would be closed Friday, March 29, 2024, in observance of Good Friday.

The next Zoning Commission meeting was tentatively scheduled for Tuesday, March 26th at 6:00 pm.

The next Board of Trustees Work Session and Regular Meeting were scheduled for Thursday, March 28, 2024, at 6:30 pm and 7:00 pm respectively.

Clerk Hirshey would be out of the office from Monday, March 11th until Friday, March 15th to attend the 2024 MOCCFOA Spring Institute in Columbia Missouri. Deputy Clerk Clark would keep the office open regular hours while Clerk Hirshey was away.

OTHER BUSINESS

Trustee Rains informed the other Trustees that he had sold the Joplin Outlaws baseball team. Trustee Rains asked the other Trustees to be thinking about building a new municipal building. He stated the Village had the property south of the current building; a new building could be built to provide larger, better offices for Village Staff. He felt the office should look more professional. The Board needed to think about options.

CLOSED SESSION

Notice was given that the Board of Trustees, as authorized by 610.021(1) and (2), would conduct a Closed Session to discuss Legal Actions, and Leasing, Purchasing or Sale of Real Estate. Trustee Rains motioned to enter Closed Session. Trustee Charbonneau seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. The Board went into Closed session at 8:36 p.m.

The Board of Trustees re-opened the Regular Session Meeting at 8:56 p.m.

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. The meeting was adjourned at 8:57 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk