

## 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, February 24, 2022, at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 5:00 p.m. Members present were Terry Myers, Reed Thompson, and Ray Bryant. Trustee Mark Rains was absent. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Village Engineer Clayton Cristy, Deputy Clerk Kristy Hoggatt, and Residents Marvin and Debie Heckart. 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 and Public Hearing held on January 27, 2022, having been previously provided to the Trustees, were discussed. Trustee Thompson motioned to approve the minutes previously provided. Trustee Myers seconded the motion. Motion passed unanimously.

### TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for February 2022. 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, and worksheets for Sewer Maintenance Changes paid to Carl Junction and Airport Drive's Certificates of Deposits. Trustee Myers motioned to approve the Treasurer's Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

### PETITIONS, REQUESTS, AND COMPLAINTS

Pryor Bonner, owner of Micor Construction, the general contractor for the **Dollar General Store** at 25994 Fir Road, appeared before the Trustees to discuss the **Temporary Certificate of Occupancy**, dated to expire on February 24, 2022. Mr. Bonner wanted to talk to the Trustees about how to make the situation right. The store was first issued a temporary certificate of occupancy on October 29, 2021. The Trustees extended the temporary certificate on November 17, 2021, December 16, 2021, and January 27, 2022. During the January 2022 meeting, the Board of Trustees unanimously agreed they would not extend the temporary certificate of occupancy past February 24, 2022. After the February meeting, the City of Carl Junction approved the inspections of the sewer lines running north, under Fir Road, and connecting to their system. A letter from the owner's engineer approving changes to the detention area had been received; and the level of the detention area had been graded out to get needed volume. Engineer Clayton Cristy discussed the list of uncompleted items. Along Fir Road, rocks needed to be removed, black dirt placed, and grass established. On the south side, the black dirt needed to be evened out. Engineer Cristy predicted the unfinished items could be completed in one week. Mr. Bonner understood the Trustees' frustration and accepted responsibility for the unfinished and/or unapproved items. Mr. Bonner had emailed an agreement requesting an extension until March 4, 2022. He suggested Micor Construction guarantee their completion of the unfinished items by putting up \$7,500.00 to guarantee that they would complete the items by the end of business on March 4, 2022. If at the end of the day on March 4, 2022 the work was not completed, Airport Drive would receive the benefit of the \$7,500.00 to hire other contractors to complete the work. Regardless of the outcome of the performance by Micor; The Overland Group,

the building and property owner, would receive a full Certificate of Occupancy. Engineer Cristy stated Airport Drive still held the \$50,000 bond and still needed to repair the widening project on Fir Road. He had talked to Jasper County Special Road District to request a bid to mill and asphalt Fir Road. As a side note, Engineer Cristy suggested the Board discuss additional work on Fir Road, towards Highway 171. Trustee Myers motioned to accept the proposed agreement from Pryor Bonner for the extension of the temporary Certificate of Occupancy to March 4, 2022; after March 4, 2022, Micor Construction would forfeit \$7,500.00 to Airport Drive. Trustee Thompson seconded the motion. Motion passed unanimously. Mr. Bonner thanked the Trustees.

### **RESOLUTIONS & COUNCIL BILLS**

**A resolution supporting access from Highway 171, Demott Drive, at 25384 Demott Drive**, to promote development, including commercial and multi-family residential use, was prepared by Attorney Snyder at the direction of the Board of Trustees during the January 27, 2022 Trustees meeting. This was requested by developer Tim Austin, Iron Horse Development. The resolution stated the Board of Trustees were in favor of the development. All plans would still need to be approved by the Board of Trustees. Trustee Myers motioned to have the first and only reading of Resolution 01-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Resolution 01-22 by title only. Trustee Myers motioned to approve the first and only reading of Resolution 01-22 by title only and adopt Resolution 01-22. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Resolution 01-22 was adopted.

Council Bill 02-22, a council bill **repealing and replacing Section 605.040, License Fees** was discussed. This would remove classifications that could be included in the Merchants, generally businesses consisting primarily of revenue from the sale of goods, to include restaurants, food sales and vehicle or equipment rental revenue. Trustee Myers motioned to have the first reading of Council Bill 02-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 02-22 by title only. Trustee Myers motioned to approve the first reading of Council Bill 02-22 by title only and have the second reading of Council Bill 02-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 02-22 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 02-22 by title only and adopt Ordinance 02-22. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Ordinance 02-22 was adopted.

Council Bill 03-22, a council bill **repealing and replacing Ordinance 11-14, paragraph 10, to allow for twenty-four (24) hour fuel sales at the Walmart Neighborhood Market in Airport Drive** was discussed. Trustee Bryant motioned to have the first reading of Council Bill 03-22 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 03-22 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 03-22 by title only and have the second reading of Council Bill 03-22 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 03-22 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 03-22 by title only and adopt Ordinance 03-22. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Ordinance 03-22 was adopted.

**OTHER BUSINESS**

Attorney Snyder suggested the Trustees schedule a Special Meeting for items not addressed during the February meeting. Trustee Myers motioned to meet Thursday, March 10, 2022 at 6:00 p.m. at the Municipal Building. Trustee Bryant seconded the motion. Motion passed unanimously.

A meeting after the April 5, 2022 election would need to be scheduled. Trustees Paul, Myers, Thompson, and Bryant were in agreement to hold the after the election meeting on April 7, 2022 at 5:30 p.m. at the Municipal Building.

**ADJOURNMENT**

With no other business to come before the Board, Trustee Bryant motioned to adjourn the meeting. Trustee Thompson seconded the motion. Motion passed unanimously.

Meeting adjourned at 5:45 p.m.

Respectfully Submitted,

*Sue Hirshey, MRCC*  
Village Clerk