

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, March 10, 2022, at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 6:00 p.m. Members present were Mark Rains, Reed Thompson, and Ray Bryant. Trustee Terry Myers 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, Debbie Bryant, Brandon and 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 February 24, 2022, 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 an abbreviated Treasurer’s Report for March 2022 through the 10th day. A full Treasurer’s Report for March would be presented during the March 24, 2022 Board of Trustees Meeting. The Board was provided the Balance Sheets by Fund, Check Register, and Current Statement of Revenues and Expenses. 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

Wade Harden appeared before the Board for the request to **rezone 5571 N. Main Street Road**, the location of Metro Appliances, from **C-2 General Commercial to C-2 PD, General Commercial, Planned Development**, with exceptions to allow for self-storage, location of signage, setbacks, and headlight screens. Attorney Snyder stated the council bill for rezoning would happen later in the meeting. Mr. Harden asked about **approval of signage** for the **Smartlock Self-Storage facility at 5171 N. Main Street Road**. Attorney Snyder stated the signage on the front of the building had been approved by the Zoning Commission and the road sign was approved with conditions, and that the Board of Trustees would need to approve all signage as well. Mr. Harden stated Smartlock wished to reutilize the road sign used by Fancy Flamingo. New panels would be created for Smartlock and any future business in the north building. Trustee Bryant said the Board of Trustees wanted new businesses to build monument signs. In a previous meeting, Smartlock representative Jonah Hall had stated he would build a monument sign at 5171 N. Main Street Road if needed. Mr. Harden stated he would prefer to keep the pole sign “as is” or remove the sign. Trustee Rains motioned to approve the signs on the building at 5171 N. Main Street Road as presented, but not the road sign; if not lowered as a monument sign, it would need to be removed. Trustee Bryant seconded the motion. Motion passed unanimously.

Neil Vanlue, NC Homes, appeared before the Board proposing a **lot split** to create three tracts of land for three homes on the property at the southeast corner of Marion Avenue and Joplin Street. Engineer Clayton Cristy discussed an easement along the south side of Tract 3. He was still researching the position of the sewer line, and sewer service was not directly available for Tract 1.

Attorney Snyder explained that a Lot Split would be one lot split into two lots. This would be a small subdivision. Mr. Vanlue questioned requirements of curb and guttering, there were none on surrounding lots. He wanted to avoid creating swampy areas. Trustee Thompson saw no issues not installing curb and guttering. Attorney Snyder stated the plans would need to go before the Zoning Commission for review.

Chuck Elam, Graceland Portable Sheds, and Jon Page, owner of the Front Page, 5557 N. Main Street Road, appeared before the Board. Mr. Elam had written permission of property owner Aaron Colson to use the grassy area south of the Front Page parking lot to display and sell portable buildings. Attorney Snyder stated this use did not fall into uses allowed on property zoned C-3. He suggested Mr. Elam appear before the Board of Adjustment for a Special Use Permit or variance. Mr. Elam planned to base rock the areas where the sheds would be displayed. Engineer Clayton Cristy requested a site layout, his initial concern was storm water and a detention area. Attorney Snyder advised Mr. Elam to provide as much information as possible to the Board of Adjustment about the proposed business and layout.

James and Susan Rainforth, 25884 Fir Road, submitted a signed letter requesting **Dollar General not build a fence** on the east edge of the Dollar General property at 25994 Fir Road. The Rainforths did not attend the meeting. The approved Site Plan for Dollar General included a fence for a buffer next to residential property. Trustee Thompson motioned to request Micor Construction, the general contractor for the Dollar General Store, not build a fence on the east edge of their property, as shown in the plans. Trustee Rains motioned to second the motion. Motion passed unanimously. Clerk Hirshey was instructed to contact Micor Construction to inform them of the Board's decision.

Lance Adams appeared to update the Trustees of his plans to build a **restaurant at 101 Village Landing**, across Fir Road from Harp's Food Store. Mr. Adams reported material costs were continuing to rise, and his original project budget had been blown. He informed the Trustees he was not giving up on the project.

ENGINEER'S REPORT

EAST BLAND STREET IMPROVEMENTS & WEST BLAND DRAINAGE IMPROVEMENTS - Engineer Cristy said they he would need to discuss the projects with Street Commissioner Ray Bryant and receive his feedback.

WEST BLAND AND JOPLIN STREET PAVEMENT FAILURE - Asbell Excavating had submitted a bid of \$4,100 to repair the northwest corner of the intersection. The corners were breaking off the asphalt, most likely from trash truck traffic. Engineer Cristy planned to apply concrete to the area to hold up better to heavy vehicles. Engineer Cristy suggested holding off on repairs and fix when East Bland road work happened. Trustee Rains motioned to approve the Asbell quote of \$4,100.00 and proceed with pavement repairs. Trustee Thompson seconded the motion. Motion passed unanimously. Engineer Cristy and Attorney Snyder discussed an access agreement for the project.

BRIARWOOD SUBDIVISION - Construction of new homes continued. Still waiting for verification of detention grading from Schuber Mitchell Homes. Trustee Rains commented the north-south streets in Fountain Estates, Magnolia Drive and Willow Drive, were too dark. Trustee Thompson stated he had worked with Rick Stockton from Empire District Electric Company to receive estimates to add streetlights to Willow and Magnolia Drives. But residents living on those streets did not want light poles in their yards.

DOLLAR GENERAL STORE - The Certificate of Occupancy had been issued on March 3, 2022, with exceptions noted for the fence on the east side of the property and work yet to be done to repair Fir Road. Engineer Cristy was waiting on Jasper County Road District's annual asphalt bidding; he would need to reach an agreement with the Special Road District to mill and overlay Fir Road.

BUTCHER'S BLOCK/SCP AGENCY- No new information. No plans submitted. Temporary Certificate of Occupancy extended to July 28, 2022.

TABOR WOODS WATERLINE - The Water District planned to begin installing new water meters around March 21, 2022. Once new meters were installed, the district would begin prioritizing projects. Chairman Paul asked Engineer Cristy to move forward with plans to overlay the roads in Tabor Woods with asphalt.

SMARTLOCK 5171 N. MAIN STREET ROAD - Need waterline extension plans completed for fire service. The Lot Split survey submitted. The Lot Split would need variances approved prior to approval. Trustee Thompson asked if the Metro Appliances building at 5571 N. Main Street Road was sprinkled. Engineer Cristy said that it was.

Engineer Cristy asked for guidance regarding 101 Village Landing. Attorney Snyder stated the Development Plans would have been valid for two years. The zoning C-3PD wouldn't change, but the preliminary plans would. If only part of the development was finished, any new plans would start anew. Plans would not have to adhere to the original plan but would need to go before the Zoning Commission. Engineer Cristy suggested plans be submitted for review. The Lot Split for Lance Adams' property could go before the Board of Trustees on March 24, 2022.

Engineer Clayton Cristy stated he would be absent for the March 24, 2022 meeting.

ATTORNEY'S REPORT

No new information from ElCharro Restaurant regarding repairs to the parking lot at 5781 N. Main Street Road.

Attorney Snyder had been working with Jasper County Sheriff Randee Kaiser on the contract for law enforcement services to begin on April 1, 2022. Sheriff Kaiser was present to discuss the upcoming contract with the Board of Trustees. The overall contract was 5% higher. Deputies' wages increased twice a year by 2%. A 2021 Charger was added to the fleet. New cars would be depreciated over six years. Maintenance costs had been simplified, the actual costs from the previous year would be used for 2022-2023 costs. Airport Drive would not have to pay for labor, materials only. Fuel costs were currently up by 40%. Attorney Snyder stated the verbiage on page 8 regarding the 2% administrative fees were cleared up; and on page 12, verbiage was included that the Village would like to meet new officers prior to assignment to Airport Drive, but the decision would still Sheriff Kaiser's. Attorney Snyder could have a council bill prepared for the March 24, 2022 meeting. The Trustees expressed their appreciation for Sheriff Kaiser and the deputies working for Airport Drive.

COUNCIL BILLS

Council Bill 04-22, a council bill **to amend the zoning from District C-2, General Commercial, to C-2PD, General Commercial Planned Development Overlay District, property at 5571 N. Main Street Road**, was discussed. Attorney Snyder stated the Planned Development would still have to go back to the Zoning Commission to be approved. Trustee Thompson motioned to have the first

reading of Council Bill 04-22 by title only. Trustee Rains seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 04-22 by title only. Trustee Thompson motioned to approve the first reading of Council Bill 04-22 by title only and have the second reading of Council Bill 04-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 04-22 by title only. Trustee Thompson motioned to approve the second and final reading of Council Bill 04-22 by title only and adopt Ordinance 04-22. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 04-22 was adopted.

Council Bill 05-22, a council bill **repealing and replacing Section 410.160, Improvements, Installation Requirements, Planting, Street Lighting**, was discussed. The Zoning Commission approved a list of trees to be planted, based on the list of approved trees for the City of Joplin. Trustee Thompson motioned to have the first reading of council bill 05-22 by title only. Trustee Rains seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read council bill 05-22 by title only. Trustee Thompson motioned to approve the first reading of council bill 05-22 by title only and have the second reading of council bill 05-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read council bill 05-22 by title only. Trustee Thompson motioned to approve the second and final reading of council bill 05-22 by title only and adopt ordinance 05-22. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 05-22 was adopted.

Council Bill 06-22, a council bill **vacating the utility easement at the request of property owners William Thompson and Jody Thompson**, was discussed. Trustee Rains motioned to have the first reading of Council Bill 06-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Bryant; yea, Thompson; abstained. Attorney Snyder read Council Bill 06-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 06-22 by title only and have the second reading of Council Bill 06-22 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Bryant; yea, Thompson; abstained. Attorney Snyder read Council Bill 06-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 06-22 by title only and adopt Ordinance 06-22. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Bryant; yea, Thompson; abstained. Ordinance 06-22 was adopted.

OTHER BUSINESS

Liberty Utilities (Empire District Electric Company) submitted contracts for four **streetlights** to be installed for the new **Briarwood Subdivision**. Streetlights were to be installed on the south side of Fountain Road at the entrance on Evergreen Road, at the intersection of Birch Drive and Evergreen Road on the north side of Birch, at 5153 Evergreen Road, and at 5099 Evergreen Road. The total Facility Usage Charges for installation were \$10,378.01 for the four lights. Attorney Snyder stated Airport Drive could ask the developer, Schuber Mitchell Homes, to pay for the installation of the lights. Chairman Paul would need to sign the contracts before Liberty Utilities would start installing the streetlights. Trustee Thompson motioned to have Chairman Paul sign the contracts to install the streetlights. Trustee Bryant seconded the motion. Motion passed unanimously. Trustee Bryant questioned the streetlight on the south side of Fountain Road. Attorney Snyder stated if Liberty Utilities had an easement for the pole, Airport Drive could pay the charges for it.

Guaranty Bank requested a release of securities pledged for **Airport Drive Certificates of Deposit**. To prepare for their upcoming merger, a signed release was required. If any pledged securities were released, Federal Home Loan Bank Lines of Credit would replace them until after merger. We

Guaranty Bank currently utilized LOCs for the Village of Airport Drive in addition to pledged securities. Trustee Thompson motioned to have Chairman Paul sign the release for Guaranty Bank. Trustee Bryant seconded the motion. Motion passed unanimously.

Chairman Paul instructed Clerk Hirshey to **request bids for CD rates** for three Guaranty Bank CDs, each with a balance of \$218,224.60, maturing on April 4, 2022. Clerk Hirshey would need to have rates available for the March 24, 2022 Board of Trustees meeting.

Trustee Rains discussed the recent shooting in Joplin that killed two Joplin Police Officers and seriously injured a third Officer. Trustee Rains stated the Board of Trustees should do something for the officers and their families. Attorney Snyder suggested asking Auditor Gene Mense first, he did not think the Board could use public funds for that purpose. Clerk Hirshey would contact Auditor Mense for guidance.

Trustee Rains asked about the lights in the parking lot at Harp's Food Store at 25685 Fir Road. Several residents had commented to him that they did not feel safe in the lot at night, it was too dark.

CLERK'S REPORT

A Certificate of Occupancy was issued to the Dollar General Store, 25994 Fir Road, on Thursday, March 3, 2022. Exceptions were listed for a fence on the east side and repairs yet to be completed to Fir Road.

The resident living to the south of Dollar General, 25906 Fir Road, requested the fence on the east side of Dollar General's property not be built. Attorney Snyder advised the resident the fence was likely put in the plan as a buffer for the Rainforth property. The Rainforths should request in writing to the Trustees that no fence be installed.

Auditor Gene Mense delivered Draft copies of the Audit for 2021. The draft copies were in the front of Board Meeting books. Mr. Mense planned to attend the March 24, 2022 Trustees' meeting to discuss the reports.

Food was delivered to the Joplin Police Department from the Board of Trustees on March 9, 2022. Ten pizzas from Domino's Pizza were delivered to 303 E. 3rd Street.

Two Certificates of Occupancy and three temporary Certificates of Occupancy were issued for five new homes in Briarwood Subdivision. Two more homes were awaiting Certificates of Occupancy, but were on hold due to non-licensed contractors. A list was sent to Schuber Mitchell Homes on March 8th showing 12 unlicensed contractors that needed to purchase 2022 licenses.

Larry Buckmaster, owner of property at 25041 W. Bland Avenue, reported that he sold the property on March 4, 2022.

Jetton Contracting completed the remodel of Walmart Neighborhood Market to install checkout registers to be staffed by cashiers. Final inspections were approved on February 17, 2022.

Sixty-four (64) businesses had received 2022 business licenses. El Charros and Heavenly K's Donuts had not purchased licenses for 2022. Clerk Hirshey was working with both companies to get their licenses.

Forty-seven (47) contractors had received 2022 Contractor's Licenses.

March 10, 2022

The Picnic Committee meet Wednesday, March 2nd at the Municipal Building. Residents Debie Heckart, Rose Paul and Melody Dhooghe attended.

Tim Austin, Iron Horse Development, requested a Zoning Meeting to rezone 25384 Demott Drive from R-1 and A-1 to C-2 PD and R-3 PD. Aaron Dogotch, 25308 Demott Drive, has added his property to the rezoning request. The Zoning Committee will meet Tuesday, March 22, 2022 at 6:00 pm.

Mr. Austin planned to hold a meeting on Monday, March 14th at 10:00 am at the Municipal Building with Marvin Morris from MODOt, Clayton Cristy, State Representative Bob Bromley, Resident Aaron Dogotch, and others. The meeting would be available on Zoom as well.

On the same Monday, at 5:30 pm, Mr. Austin planned to hold an informal, informational meeting with nearby property owners at the Municipal Building to discuss the proposed development.

The State of Missouri notified the office that Airport Drive would receive \$843.88 in additional American Rescue Plan Act funds. The State of Missouri issued the subsequent distribution of ARPA funds due to other cities declining to participate.

The 2022 Spring Institute would start on Sunday, March 13th and end on Thursday, March 17, 2022 in Columbia. Deputy Clerk Hoggatt would keep the office open regular hours of 8:00 am to 5:00 pm Monday thru Thursday.

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

REMINDERS

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, March 24, 2022, at 6:30 pm and 7:00 pm respectively.

EXECUTIVE CLOSED SESSION PURSUANT TO RSMo 610.020 (1) and (3)

Notice had been given that the Board of Trustees as authorized by 610.021 (1) and (3) would conduct a Closed Session to discuss Personnel. Trustee Rains motioned to go into Closed Session. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. The Board went into closed session at 8:00 p.m.

Trustee Rains motioned to return to Open Session 8:33 p.m. Trustee Thompson seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea.

ADJOURNMENT

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

Meeting adjourned at 8:34 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk

March 10, 2022