

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

Chairman Pro Tem Terry Myers called the Board of Trustees to order at 7:00 p.m. Members present were Mark Rains, Reed Thompson, and Ray Bryant. Chairman Jim Paul was absent. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Deputy Clerk Kristy Hoggatt, and Jasper County Officers Sergeant Melissa Roughton and Deputy Justin Henry. Engineer Clayton Cristy was absent. Residents Marvin and Debbie Heckart, Tod and Rhonda Wooley, Jack and Mary Huffman, Debbie Bryant, Aaron Dogotch, Georgianna Krier, Carter Shell, and Teresa Massa. 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 March 10, 2022, 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 March 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, Sewer Maintenance Charges Paid to Carl Junction, and Airport Drive's Certificates of Deposits. Trustee Bryant motioned to approve the Treasurer's Report and to pay the bills. Trustee Rains seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Tim Austin, Iron Horse Development, appeared before the Board for the request to **rezone 25308 Demott Drive and 25384 Demott Drive, from R-1, Single Family Residential and A-1, Agricultural District to C-2 PD, General Commercial, Planned Development and R-3 PD, Multifamily Residential Planned Development**. The Zoning Commission met on March 22, 2022 and motioned to approve the rezoning request with a with a three aye votes, two nay votes and one abstained. Resident Edwina Rains expressed concerns for the possible 144 apartment units. Resident Donald Gurley questioned whether the apartments would be built for senior-aged people. Attorney Snyder discussed what the use of the property was in the 2010 Comprehensive Plan's Zoning Maps, and what would the highest and best use of the property be? Mr. Austin stated that growth was good for every city, but if the residents did not want apartment buildings, he might be willing to look into R-2 PD, for duplexes. Trustee Thompson questioned the capacity of the sewer system, could it handle the new businesses and apartments? Attorney Snyder reminded the Board this was a preliminary plan and could change. He asked Adrienne Weston from Harry S. Truman Coordinating Council for her input. Ms. Weston explained the Comprehensive Plan and due to the location of the property, the 2010 plan showed it would most likely end up as commercial. Resident Tod Wooley stated most residents appreciated the country atmosphere. Due to the residents' concerns about apartment buildings, Trustee Rains asked Mr. Austin what else could the back of the property be used for?

Mr. Austin did not think people would want to drive through the commercial development to single family houses, but maybe duplexes would make sense. The two different zoning classifications on the rezoning request were discussed. Could only the commercial area be rezoned and the residential delayed for more discussion. Attorney Snyder said the request could be amended. Resident Tod Wooley suggested residential areas should adjoin current residential areas. Mr. Austin stated they would not do that, commercial would be in the front. Adrienne Weston, HSTCC, discussed comprehensive plans in general, how closely cities followed the recommendations, how the plan helps to streamline discussions. Attorney Snyder had not prepared a council bill for the rezoning request. Trustees could approve a motion to very specifically detail what to approve. Fencing, landscaping, trees, and buffer zones were discussed. Attorney Snyder read details of Section 400.060, amendments, and changes.

Trustee Bryant motioned to approve the request to rezone the front 24+ acres as described in the application to C-2 PD, General Commercial Planned Development, and asked Attorney Snyder to draft a council bill for the April 28, 2022 Board of Trustees meeting to rezone the commercial area only. Trustee Thompson seconded the motion. Motion passed unanimously.

Trustee Bryant made a motion, based on the applicant's request to defer his rezoning request for 30 days, to rezone the southern portion of land to R-3 PD, Multi-family Planned Development. Trustee Thompson seconded the motion. Motion passed unanimously.

Wade Harden, Smartlock Self-Storage Facility, appeared before the Trustees to discuss the **Lot Split, preliminary plans, and signage at 5571 N. Main Street Road**, currently the Metro Appliances & More Store and Metro RV and Boat Storage Units. Mr. Harden explained uses for the front lot. The back portion, warehouse area, of the Metro Appliances building could be used for climate controlled self-storage. The legal description for the properties were discussed. Plans for the parking area along North Main Street Road included curbing around the sign, re-stripping the lot, evergreen shrubs for head light screening for Main Street, and new signage. The easement plan, stormwater plan, drainage easement should have cleared up any issues for the Lot Split. Mr. Harden stated Smartlock's intent was to own both lots, using the 8,000 feet of the store for retail. Trustee Rains motioned to approve the Lot Split, Preliminary Plat, and signage presented. Trustee Bryant seconded the motion. Motion passed unanimously. The Trustees welcomed Smartlock Self-Storage Facilities to the Village of Airport Drive.

Lance Adams appeared before the Trustees for approval of the Lot Split as part of his plans to build a **restaurant at 101 Village Landing**, across Fir Road from Harp's Food Store. Trustee Bryant stated the roadway to the parking lot was too narrow. Mr. Adams stated the property owner of the roadway would build the road to Village specifications. Trustee Rains asked about water runoff, Mr. Adams stated water would run into the streets. Trustee Thompson motioned to approve the Lot Split as shown. Trustee Bryant seconded the motion. Motion passed unanimously.

Robin Wilson and Beverly Boatright, SCP Agency at 499 W. Fountain Road, appeared before the Board to discuss their plans to **connect to the Village sewer service**. Cost estimates were near \$225,000.00. Ms. Wilson and Ms. Boatright had purchased easements to be able to install a sewer line, but the elevation was wrong. Trustee Bryant discussed EPA requirements. Without Engineer Cristy at the meeting, no options were discussed.

ATTORNEY REPORT

Attorney Snyder discussed El Charro Restaurant at 5781 N. Main Street Road. The parking lot surface had not been repaved. The Business License for 2022 had not be purchased. Attorney Snyder stated he would draft another letter. Trustee Rains promised to visit with property owners.

The Jasper County Sheriff's Contract was discussed. Attorney Snyder had edited the contract according to the requests from the Trustees.

COUNCIL BILLS

Council Bill 07-22, a council bill **approving the contract by and between the Village of Airport Drive and the Jasper County Sheriff's Office for police protection and enforcement of ordinances and regulations**, was discussed. Trustee Rains motioned to have the first reading of Council Bill 07-22 by title only. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 07-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 07-22 by title only and have the second reading of Council Bill 07-22 by title only. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 07-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 07-22 by title only and adopt Ordinance 07-22. Trustee Thompson seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 07-22 was adopted. Trustee Bryant stated to be sure the officers received the additional wages.

Three Certificates of Deposits held by Guaranty Bank, each valued at \$218,224.66 as of March 24, 2022, were dated to mature on April 4, 2022. Clerk Hirshey had requested interest rates for CD's from Southwest Missouri Bank, Guaranty Bank, Commerce Bank, and Community Bank & Trust. Only Southwest Missouri Bank and Guaranty Bank submitted interest rates.

BANK BIDS FOR CD RATES							
	6 Months	12 Months	18 Months	24 Months	36 Months	48 Months	60 Months
Southwest Missouri Bank **	.15%	.20%	.20%	.30%	.40%	.60%	.70%
Guaranty Bank	.15%	.25%	.25%	.35%	.40%		.50%
SMB - All funds on deposit at Southwest Missouri Bank will be pledged collateral equal to 100% of principal balances (less \$250,000 FDIC coverage) plus accrued interest.							
Guaranty Bank - Funds placed with Guaranty Bank above the covered FDIC limit (currently \$250,000) will be collateralized (if necessary or required) by either eligible pledged securities, Federal Home Loan Bank Letter of Credit, or Insured Cash Sweep.							

Trustee Rain motioned to move the three **Certificates of Deposits** from Guaranty Bank to **Southwest Missouri Bank**, purchasing CD's for **60 months** at an interest rate of **.70%**. Trustee Thompson seconded the motion. Motion passed unanimously.

Enviroline Company, Inc. submitted a proposal for a **spare pump for the Gum Road Lift Station**. The 4VX50M4-23 Pump, 5 HP, 3PH, 230V, would cost **\$6,827.00**, freight was not included. Trustee Rains motioned to purchase the pump for \$6,827.00 as a spare for the Gum Road Lift Station. Trustee Thompson seconded the motion. Motion passed unanimously. Resident Debie Heckart asked Clerk Hirshey to make sure the pump was not placed in front of the walk through door. The condition of the roll up garage door was discussed. Clerk Hirshey agreed to get quotes for a new garage door.

Auditor Gene Mense had stated the funds transferred to cover expenses in the Safety Tax Fund could be transferred back to the General Fund. The Trustees instructed Clerk Hirshey to watch the balance of the Safety Tax Fund and transfer the funds back to the General Fund if possible.

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.

Meeting adjourned at 8:51p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk