

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, March 25, 2021 at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 7:00 p.m. Members present were Terry Myers, Mark Rains, Reed Thompson, and Ray Bryant. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Village Engineer Jerald Norton, Deputy Clerk Kristy Hoggatt, Jasper County Sheriff's Officers Sergeant Melissa Roughton and Deputy Walter Coleman. Other attendees were Rusty Doss, Overland Engineering, David Rice, and Travis Frost. Residents in attendance were Steve Allgood, Kim and Nancy Brookshire, Marvin and Debbie Heckart, and Debbie Bryant. 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 February 25, 2021, 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 Treasurers Report. The Board was provided the Balance Sheet by Fund, Cash Receipts Control Report, Check Register, Accounts Payable Control Report, Payroll Calculation Reports, Current Statement of Revenues and Expenses, Recap of Sales Tax Year to Date, Statement of Deposits and Expenditures of the Schuber Mitchell replat of Briarwood, and Certificates of Deposits for Airport Drive. Trustee Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Thompson seconded the motion. Motion passed unanimously.

PETITIONS AND COMPLAINTS

Rusty Doss, Engineer with Overland Engineering, appeared before the Board to discuss plans for a **Dollar General Store** on the **southeast corner of Fir Road and Lone Elm Avenue**. The Zoning Commission met on March 23, 2021 to review the plans. Engineer Jerald Norton had reviewed the plans and stated his only remaining concern was the lack of letters from local utilities to approve the plans. The Zoning Commission recommended to approve the plans with provisions to change the proposed road sign to a Monument Sign. Carl Junction Fire Chief Joe Perkins recommended a Fire Lane be added to the plans. Trustee Rains motioned to approve the plans so long as Dollar General install a sewer line to Carl Junction's sewer line on the north side of Fir Road instead of a private septic system; a monument style sign be constructed as a road sign; and approval letters be received from the local utilities. Trustee Thompson seconded the motion. Motion passed unanimously.

David Rice appeared before the Board to discuss building houses on two lots north of **West Bland Avenue**, between Joplin Street and Wall Street. Mr. Rice was still in the planning stages of the project, but looking for advice from the Trustees, Attorney Snyder, and Engineer Norton. The property owned by Fenix Management was under contract to purchase. Mr. Rice planned to split at least one of the lots to build three or four houses. Attorney Snyder explained Code requirements for small subdivisions. Resident Steve Allgood suggested lot splits for the project. Additional sewer lines would need to be engineered; and driveway whistles and drainage were discussed.

Contractor **Travis Frost** asked the Board to address a **water issue** at **25041 West Bland Street**. Water was not draining out of the yard on the property. Engineer Norton stated Airport Drive was responsible for the streets but not driveways. Attorney Snyder would contact the property owner of El Charro Restaurant, 5781 N. Main Street Road, regarding their driveway on the south side of the business that entered West Bland Avenue.

Residents **Kim and Nancy Brookshire**, 6450 N. Main Street Road, planned to tear down their existing house and **build a new house**. They planned to use the existing footing from the current house for the new house. Trustee Bryant suggested they contact Building Inspector Greg Coats to ask him about their plans. Mrs. Brookshire asked about living in a RV behind their shop while building their new home. Engineer Norton stated because the property was zoned A-1, Agricultural, temporarily living in an RV would be allowable. Trustee Rains agreed.

ENGINEER'S REPORT

Engineer Norton continued his Engineer's Report from Work Session. Liberty Utilities/Empire submitted quotes to **install three phase electric service to single phase lift stations**. The estimated cost to rebuild 7.2KV to 12KV 3-phase for service of 277/480v (single to three phase) on existing pump station located in Fountain Estates located at the intersection of Willow Dr and Birch Dr was \$41,160.00. The estimated cost to rebuild of 7.2KV to 12KV for pump station on E. Fountain Road at 385 Fountain Rd. was \$13,720.00. The estimated cost to build new 12KV for the pump station at the S.E. corner of State Hwy. 171 and Ridge Rd. (pending on if Right-Of-Way could be obtained) was \$32,010.00. Information for a Muffin Monster grinder pump was shared with the Board. Engineer Norton estimated the cost to add this equipment to lift stations would cost between \$50,000.00 and \$100,000.00 per lift station. Additional easements would be required for the grinder. The City of Joplin required these for nursing homes and similar uses. Trustee Thompson stated he did not think Airport Drive should change to three phase service at that time. Trustee Rains motioned to purchase one single phase pump and one three phase pump as spare pumps to be stored in the shed at the Municipal Building. Trustee Thompson seconded the motion. Motion passed unanimously.

The City of Carl Junction contacted Engineers Norton and Clayton Cristy regarding **Infiltration and Inflow** concerns. Carl Junction was in the process of making plans to video and inspect their sewer lines; and suggested Airport Drive do the same. Trustee Thompson asked Engineer Norton to get proposals. Mr. Norton planned to use Joplin's contract with ACE Pipe Cleaning and TREK, but the Joplin contract was being amended for 2021. Mr. Norton suggested inspecting sewer service lines at the same time.

Carl Junction also requested a **flow meter** be installed at the **Gum Road Lift Station**. That lift station serviced 25 homes.

Manhole #141 had overflowed on January 13, 2021. Carl Junction had submitted a report to Missouri DNR regarding the incident. The Board wanted a written report from Carl Junction of what happened.

Engineer Norton created a drawing of a **possible water line** to be used for **fire protection in Tabor Woods**. Olsson was also the engineering firm for Jasper County PWS #1. Mr. Norton would have the information to put together a quote to review Jasper County's hydraulic lines for approximately \$3,500.00; and attend their meetings for \$1,500.00. Trustee Bryant motioned to

give Engineer Norton authority to attend the Jasper County Public Water Supply District #1's meetings and prepare a Work Order for the hydraulic report for \$5,000.00 total. Trustee Myers seconded the motion. Motion passed unanimously.

ATTORNEY'S REPORT

Attorney Snyder did not have a report for court in March.

A letter dated March 1, 2021 to Attorney William McCaffree from Attorney Snyder was shared with the Board. The letter asked the **Water District to estimate costs for water line improvements to Tabor Woods**; and that because the boards shared the same engineering firm, a possible agreement could be made to share a portion of the engineering fees. Trustees James Paul and Mark Rains agreed to attend the April 8, 2021 Water Board Meeting at 5:30 pm.

COUNCIL BILLS AND RESOLUTION

Council Bill 04-21, a council bill **approving a contract** with the **Jasper County Sheriff's office** for police protection and enforcement of ordinances and regulations in Airport Drive was discussed. Trustee Rains motioned to have the first reading of Council Bill 04-21 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 04-21 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 04-21 by title only and have the second reading of Council Bill 04-21 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 04-21 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 04-21 by title only and adopt Ordinance 04-21. Trustee Myers seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 04-21 was adopted.

Council Bill 05-21, **a council bill repealing Ordinance No 19-06** to amend the Zoning Code of Airport Drive from **District C-2PD**, General Commercial Planned Development to **District R-1**, Single Family Residential for property know as **25075 Marion Avenue** was discussed. Trustee Rains motioned to have the first reading of Council Bill 05-21 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 05-21 by title only. Trustee Bryant motioned to approve the first reading of Council Bill 05-21 by title only and have the second reading of Council Bill 05-21 by title only. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 05-21 by title only. Trustee Bryant motioned to approve the second and final reading of Council Bill 05-21 by title only and adopt Ordinance 05-21. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 05-21 was adopted.

OTHER BUSINESS

Springfield Sign submitted **five sign permit applications** for the **Walmart Neighborhood Market** at 25145 Demott Drive, to replace current signage as part of their remodeling project. Trustee Rains motioned to approve as signage changes as requested. Trustee Bryant seconded the motion. Motion passed unanimously.

Carlene Johnson request permission to place a **Conex storage container** on property at **25153 Marion Avenue**. She planned to build a home on the property but needed storage in case her current home sold quickly. The Board approved the storage container.

Proposals were received from Chuck Dudley, **Mable Roofing** and General Repair, and Gregg Wilkerson, **Affordable Tree Service**, to **trim two trees and grind down pieces of tree roots** near the sidewalk. Proposal totals: Mable Roofing and General Repair - to remove tree west of Municipal Building - \$475.00, to top tree on east - \$375.00 total \$850.00. Affordable Tree Service - trim two trees and remove stump \$800.00. Trustee Bryant motioned to have Affordable Tree Service trim the trees and grind down residual stump remains. Trustee Rains seconded the motion. Motion passed unanimously.

Deputy Clerk Hoggatt prepared a worksheet with pricing for a **Smart TV for the meeting room** to better share information with meeting attendees. Trustee Bryant motioned to purchase a Samsung 65" Class 8 Series LED 4K UHD Smart Tizen TV for \$749 from Best Buy. Trustee Thompson seconded the motion. Motion passed unanimously.

Resident Debbie Bryant questioned the **Republic Services monthly fee**. She had been "double billed" the previous month. Clerk Hirshey agreed to check into the billing issue.

Trustee Bryant stated Airport Drive should have a **laptop** for Zoom Meetings and work outside the office. Trustee Thompson motioned for Clerk Hirshey to order a **laptop from SNC2**, compatible with Village equipment, with VPN protection. Trustee Bryant seconded the motion. Motion passed unanimously.

Trustee Rains brought up the **horrible internet service provided by Mediacom**. The office and residents had suffered from frequent outages of service. Trustee Myers suggested the office change to cell phone service and hot spots.

CLERK'S REPORT

Opal Frownfelter, 24913 E. Bland, suggested NO TRUCK signs for East Bland and Elm Street. There was a NO CUT THRU sign on East Bland.

Streetlights had been requested on Skyway. The Liberty drawing had been emailed to Nick Myers, the owner of the property south of Skyway Drive. He had not responded.

Cheryl Ramos asked "Why doesn't Airport Drive build a strip center to lease out spaces to attract new businesses to the Village?"

Only one Village Business had not purchased a 2021 Business Licenses. The owner was in contact with the office and was working with the Missouri Dept of Revenue to receive a No Tax Due Statement.

Clerk Hirshey attended the 2021 Spring Institute virtually from Sunday, March 7th until Thursday, March 11th. It was informative, but the sound was not good. Topics for classes included dealing with change - and sometimes sudden change, being resilient, diversity and inclusion, maintaining core values, pandemic information (for St. Charles County), pandemic practices, sunshine law, parliamentary procedure, records management, and active shooter training. Great training, not great communications.

The General Municipal Election would be held on Tuesday, April 6, 2021. The Municipal Building would still be a polling location for other ballot questions other than Trustees election. The Board was asked for suggestions for a date for the Special Meeting after the April 6th

Election. Trustee Rains suggested a Special Meeting prior to the Work Session on April 22, 2021.

Jennifer from Republic Services announced the date for the 2021 Spring Clean Up. It would be Saturday, May 1, 2021.

The picnic to celebrate the 70th birthday of Airport Drive was in 2017. The Board agreed to create a committee to begin planning for the celebration of the 75th birthday in 2022.

The Green Folder contained documents requiring the Chairman's signature. Items in Gray Folder were for information and possible discussion.

REMINDERS

The Ordinance Review Committee was scheduled to meet on Tuesday, March 30, 2021 at 6:00 pm to discuss fees for Business and Occupational Licenses.

The office would be closed on Friday, April 2, 2021 in observance of Good Friday.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, April 22, 2021 at 6:30 pm and 7:00 pm respectively.

ADJOURNMENT

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

Meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk