

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, April 22, 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 Reed Thompson, and Ray Bryant. Trustee Terry Myers was absent. Trustee Mark Rains arrived at 7:20 p.m. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Village Engineer Jerald Norton, Engineer Clayton Cristy, Deputy Clerk Kristy Hoggatt, Jasper County Sheriff's Officers Sergeant Melissa Roughton and Deputy Justin Henry. Other attendees were Rusty Doss, Overland Engineering. Residents in attendance were Janie Liles, Ron Vorse, Denise Winans, Kim and Nancy Brookshire, Marvin and Debie 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.

CARL JUNCTION FIRE CHIEF REPORT

Fire Chief Joe Perkins reported promotions for two of his staff members to Assistance Chiefs. Jim Perkins had retired from the Joplin Fire Department after 24 years; he would serve as an Assistance Chief of Operations. Andrew Jiles had worked full time for the Carl Junction and Redings Mill Fire Districts for six years. He would serve as an Assistant Chief of Training and Secretary for the Fire District. Trustee Thompson asked Chief Perkins if he had any concerns for any of the new developments in Airport Drive. Chief Perkins did not but reminded the Board to make sure all businesses get Knox Boxes to allow emergency personnel to enter facilities in emergency situations. Water line infrastructure was discussed. Chief Perkins asked if there would be any gates into the Briarwood Subdivision. Dan Mitchell said there would not be any gates. Members of the Fire District left at 7:08 pm.

MINUTES

Minutes of the Board of Trustees Meeting and Public Hearing held on March 25, 2021, having been previously provided to the Trustees, were discussed. Trustee Bryant motioned to approve the minutes previously provided. Trustee Thompson 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 the approval of plans for Dollar General, and Certificates of Deposits for Airport Drive. Trustee Thompson motioned to approve the Treasurer's Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

PETITIONS AND COMPLAINTS

Rusty Doss, Engineer with Overland Engineering, appeared before the Board to request approval of plans for a **Dollar General Store** on the **southeast corner of Fir Road and Lone Elm Avenue**. The Zoning Commission met on April 21, 2021 and recommended to approve the plans as submitted. Engineers Norton and Cristy and Attorney Snyder were satisfied with the plans. Engineer Cristy commented a Jasper County PSWD #1 water line across the property would need to be relocated or abandoned. Resident Denise Winans asked if Dollar General would hook up to Carl Junction's sewer line north of Fir Road. Trustee Paul stated they would.

Attorney Snyder added Carl Junction would not require a flow meter, Engineer Norton explained they would base sewer fees on the water usage. Trustee Thompson motioned to approve Dollar General's plans with the stipulation of approval of a corner easement at Fir Road and Lone Elm and abandonment or relocation of the water line running under the building site. Trustee Bryant seconded the motion. Motion passed unanimously.

Jonah Hall, Smartlock Storage Units, appeared before the Board requesting the **rezoning of 5171 N. Main Street Road from C-4 to I-1, Restricted Light Industrial**. Mr. Hall added they would add a monument sign and channel signage on the building. They planned to remodel and "sprinkle" the front building first. They did not plan to change the current parking layout. They would add lighting to brighten up the front of the property. The facility would be fully automated and monitored 24/7. Units could be rented and access to the building could take place over the phone or online. Mr. Hill said they would have to bring water across Main Street from the east side of the road for fire protection services. Attorney Snyder stated the Zoning Commission recommended approval of rezoning. The developer would still need to go before the Zoning Commission to approve building plans and/or any changes to the site plans. The Zoning Commission would also have to be asked before if any different type of usage could happen. Trustee Thompson motioned to approve the request to rezone 5171 N. Main Street Road from C-4 to I-1 as recommended by the Zoning Commission. Trustee Bryant seconded the motion. Motion passed unanimously.

Robin Wilson appeared before the Board. She was under contract to purchase **499 W. Fountain Road**, currently the Butcher's Block Event Center. Ms. Wilson planned to use the building as a **social medial market call center**, and possibly building a second building to the west of the current building. The property had two septic tanks. Ms. Wilson was considering asking for an easement from Fenix Management to cross 650 feet to connect to Airport Drive's sewer line. She may add an additional driveway. Her business was currently located in the old Lakeland building on 13th Street in Joplin, she hoped to grow the business to 150 employees. Engineer Cristy stated for sewer service she would need a main extension and probably a pump. Ms. Wilson stated she was probably two years from hooking up to the sewer. Attorney Snyder said the property was zoned I-1 and may not need to be rezoned. Any building plans would need to go to the Zoning Commission and advised Ms. Wilson engineered plans would be required for changes.

Mediacom Regional Manager for Missouri and Kansas **Steve Bennett** had agreed to attend the April Board of Trustees Meeting. Due to recent surgery, he was unable to attend. **Wade Gleason**, Technical Operations Manager, and **Jayme Keeling**, Technical Operations Supervisor, appeared before the Board to discuss **long time service issues**. Mr. Gleason spoke about July 2020, the gas company dug up a Mediacom fiber main line; they tried to repair the line, but it failed. Line and amplifier replacement took two weeks. Mr. Gleason wanted residents to know Mediacom appreciated Airport Drive's business. Trustee Rains stated when internet and phone service was not working, our businesses could not function. Recently service was out for nearly two weeks. Residents and businesses had shared their unhappiness and frustration with the office. Trustee Bryant agreed and added that something would have to be figured out, we needed a plan. Mr. Gleason stated Mediacom planned to replace half a mile of main line. Temporary lines would be installed while the line was being replaced, possibly overnight to reduce service outage. Trustee Thompson remarked on the Mediacom Call Center, no one from the call center returns calls. Mr. Gleason suggested customers could email him or Mr. Keeling directly. Resident Kim Brookshire stated he and his wife did not receive the internet speeds promised per

their contract. The Brookshires could not stream or be online on their phones at the same time. Mediacom had credited their bill for a few days, but not sufficiently for the amount of time service was down or limited. Trustee Thompson mentioned Wisper Internet would email internet outages to customers. Mr. Gleason suggested residents download the Mediacom app to see outage areas and perform other customer services. Trustee Rains thanked Mr. Gleason and Mr. Keeling for attending the meeting.

The owner of property at **25041 West Bland Avenue, Larry Buckmaster**, appeared before the Trustees to discuss **water issues** in the front yard of the property. Engineer Cristy stated the yard would need to be built up. Trustee Rains stated Engineer Norton had submitted a Work Order to study the area to determine how to correct water drainage issues. Trustee Thompson motioned to accept WO 21-05 from Olsson Engineering in the amount of \$22,000.00, an estimation of total fees for the study. Trustee Bryant seconded the motion. Motion passed unanimously. Engineer Norton stated it would take surveyors a couple of weeks to prepare information. He would try but could not guarantee to have results by the May meeting.

ENGINEER'S REPORT

The Engineer's Report was continued from Work Session. Engineer Cristy reported on the last meeting of the Jasper County Public Water Supply District #1. The water district was still prioritizing needed tasks. It was unknown how soon they would be able to work on **water lines** in Tabor Woods. Trustee Rains motioned to approve **Work Order 21-04** in the amount of \$5,000.00 for Olsson Engineers to review Jasper County's hydraulic lines in the **Tabor Woods** Subdivision for \$3,500.00; and attend their meetings for \$1,500.00. Trustee Bryant seconded the motion. Motion passed unanimously.

Enviroline submitted a proposal to install a **flow meter to the Gum Road Lift Station** in the amount of \$4,236.00. Trustee Thompson motioned to approve Enviroline's proposal to install a Flow Meter in the Gum Road Lift Station for \$4,236.00. Trustee Bryant seconded the motion. Motion passed unanimously.

Engineer Norton had reviewed and found no issues with the proposed **Lot Split** request for **24975 Northeast Street**, submitted by owner Brian Goodwin. Attorney Snyder had no concerns regarding the lot split. Trustee Rains motioned to approve the requested Lot Split for property located at 24975 Northeast Street. Trustee Bryant seconded the motion. Motion approved unanimously.

ATTORNEY'S REPORT

Attorney Snyder sent a letter to the property owner of 5781 N. Main Street Road, location of El Charro restaurant, regarding the base rock added to their driveway. Properties zoned as commercial required a sealed surface for all driveways and parking lot area per Code. No response had been received from the property owner.

Two council bills were prepared for the Briarwood Subdivision. Zoning had recommended to approve the final plat contingent upon easement for detention area and a turnaround area on the driveway to lots 26, 27 and 28. The developer was ready to enter into Performance Bond Agreement. By Code, the Performance Bond should be finalized before approval of the final plat. Trustee Thompson asked if the Board was comfortable with Great Midwest Insurance Company? Developer Dan Mitchell stated Great Midwest was AAA rated. Trustee Bryant questioned maintenance of the detention area. Mr. Mitchell stated the pond area maintenance

was addressed in the Home Owners Association agreement. Attorney Snyder stated there was not an HOA formed yet, so they cannot sign. The developer would have to sign. He advised the Trustees to think about that before approving the final plat. Trustee Thompson did not want the Village to have to take care of maintenance issues without there being any benefits to Airport Drive. Attorney Snyder stated the Village needed to oversee the agreement. The HOA will be in charge of mowing, Airport Drive would take care of other issues and have an access agreement. Developer Mitchell stated the final plat drawings included options.

COUNCIL BILLS AND RESOLUTION

Council Bill 06-21, a council bill **approving the Performance Bond Agreement** for the final plat of **Briarwood Subdivision** for Schuber Mitchell Homes was discussed. Trustee Rains motioned to have the first reading of Council Bill 06-21 by title only. Trustee Thompson seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 06-21 by title only. Trustee Rains motioned to approve the first reading of Council Bill 06-21 by title only and have the second reading of Council Bill 06-21 by title only. Trustee Thompson seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 06-21 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 06-21 by title only and adopt Ordinance 06-21. Trustee Thompson seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 06-21 was adopted.

Engineer Cristy pointed out the issue of the private drive in the **Briarwood Subdivision** had no turnaround area, issues with the stormwater dedication, some lots were more narrow than Code allowed. Code stated lots were to be at least 80 feet wide, the narrowest lot was 74.9 feet wide, several lots were 75 feet wide. All the lots met the square foot minimum size. Agreements would be needed for the three property owners that would have to agree to maintain the driveway to lots 26, 27 and 28. Attorney Snyder stated there would be covenant restrictions that would define private and common areas. The final plate would define the private drive responsibilities for the owners of lots numbered 26, 27, and 28.

Council Bill 07-21, a council bill **accepting and approving the final plat of the Briarwood subdivision in Airport Drive** was discussed. Trustee Thompson wanted to make sure the agreement was to the Village's advantage. Trustee Rains motioned to **amend Council Bill 07-21** to include language in Section 1. "HOA would have authority to enforce any agreement for ingress/egress maintenance of private drive to lots numbered 26, 27 and 28". Trustee Thompson seconded the motion. Motion passed unanimously. Trustee Thompson motioned to have the first reading of Amended Council Bill 07-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Amended Council Bill 07-21 by title only. Trustee Thompson motioned to approve the first reading of Amended Council Bill 07-21 by title only and have the second reading of Amended Council Bill 07-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Amended Council Bill 07-21 by title only. Trustee Thompson motioned to approve the second and final reading of Amended Council Bill 07-21 by title only and adopt Ordinance 07-21. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 07-21 was adopted. Engineer Norton stated all conditions of Section 410.170 must be met before any building permits should be issued. Developer Mitchell said he appreciated the Boards efforts.

OTHER BUSINESS

Sign Designs submitted sign permits for signage for the **Astro Farms Gamma/BesaMe Wellness Dispensary** at 25733 Fir Road. Code required all signage be approved by the Zoning Commission and the Board of Trustees prior to installation. CMC Construction Manager Greg Pelkey submitted a drawing showing **an additional 10 parking spaces** for the business. The Zoning Commission had reviewed the requests and recommended approving both requests. Engineer Cristy stated the revised parking areas would work better. Trustee Thompson motioned to approve the submitted sign permits and the new parking plan with additional parking spaces. Trustee Bryant seconded the motion. Motion passed unanimously.

Resident Debie Heckart asked permission to **make the fireplace in the meeting room look better**. Debie offered to put something decorative in the opening to make the nonfunctioning fireplace look nicer. The Trustees thought that would be a good idea.

CLOSED SESSION

Notice had been given that the Board of Trustees as authorized by 610.021(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 9:15 pm.

Trustee Rains motioned to return to Open Session. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea.

Council Bill 08-21, an ordinance establishing the **salary** for the position of **Deputy Clerk** was discussed, increasing the hourly wage for Deputy Clerk Hoggatt by 5%, to \$15.63 per hour, 85% paid from General Fund and 15% from Sewer Fund, effective on April 16, 2021; plus additional special December compensation in the amount of \$200.00, payable prior to the end of 2021, less all required/permitted deductions, 85% from General Fund and 15% from the Sewer Fund. Trustee Rains motioned to have the first reading of Council Bill 08-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 08-21 by title only. Trustee Rains motioned to approve the first reading of Council Bill 08-21 by title only and have the second and final reading of Council Bill 08-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 08-21 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 08-21 by title only and adopt Ordinance 08-21. Trustee Bryant seconded the motion. Paul; yea, Rains; yea, Thompson; yea, Bryant; yea. Ordinance 08-21 was adopted.

CLERK'S REPORT

Three NO TRUCK signs were ordered from Missouri Vocational Enterprises for Elm Street, East Bland Street and Skyway Drive.

Dave Soper, General Manager, and Noah Popejoy, Sales and Marketing Coordinator, from Optic Communications in Columbus Kansas came to the office to discuss internet service in Airport Drive. Mr. Soper stated Optic Communications served Columbus and nearby areas in Kansas. They also served the Loma Linda community and were looking to branch out more in Missouri. They did not offer landline phone service. A pricing sheet was attached.

A spare single-phase pump had been ordered from Enviroline. There was already a 3-phase pump and a single-phase pump removed from Central Avenue in the shed.

All Village businesses had purchased licenses for 2021.

The April 2021 Newsletter was almost finished. Waiting on information for the Business Spotlight. The Trustees instructed Clerk Hirshey to include information about the Mediacom app in the Newsletter.

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

REMINDERS

The office would be closed on Monday, May 31, 2021 in observance of Memorial Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, May 27, 2021 at 6:30 pm and 7:00 pm respectively.

Trustee Ray Bryant stated he would not be at the May 27, 2021 Board of Trustees Meeting.

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 9:34 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk