

**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, April 28, 2022, at the Village Municipal Building. The meeting was open to the public.

Chairman Terry Myers called the Board of Trustees to order at 7:00 p.m. Members present were Mark Rains, Reed Thompson, Ray Bryant, and Kara Charbonneau. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Village Engineer Clayton Cristy, and Jasper County Officers Sergeant Melissa Roughton and Deputy Justin Henry. Residents Marvin and Debie Heckart, Debbie Bryant, and Edwina Rains. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

**MOTION TO AMENDA AGENDA**

Trustee Thompson motioned to amend the Agenda to include the exception 610.021(1), for Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body and its attorney, to the Closed Session. Trustee Rains seconded the motion. Motion passed unanimously.

**MINUTES**

Minutes of the Board of Trustees Public Hearing and Regular Meeting held on March 24, 2022, and the Special Meeting on April 7, 2022, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Bryant seconded the motion. Motion passed unanimously.

**TREASURER’S REPORT**

Clerk Hirshey presented the Treasurer’s Report for April 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 Thompson motioned to approve the Treasurer’s Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

**PETITIONS, REQUESTS, AND COMPLAINTS**

As a continuation from March 24, 2022, **Tim Austin, Iron Horse Development**, appeared before the Board to discuss the request to **rezone 25308 Demott Drive and 25384 Demott Drive**. Mr. Austin’s engineer had reviewed plans for a roundabout, plans may need to move south to allow for a new roundabout on Highway 171. His partners agreed to drop the request to rezone the southern portion of the property to multi-family zoning, and to request to rezone the entire area of both parcels to C-2 PD, General Commercial, Planned Development. Trustee Thompson questioned if large trucks would have difficulty maneuvering through the roundabout. Mr. Austin suggested the smaller roundabout may slow traffic down. Pedestrian traffic was discussed. Engineer Cristy stated negotiations were not completed with the City of Carl Junction regarding modification of the maximum daily flow and peak flow of water allowed into their sewer system. Attorney Snyder stated Mr. Austin would need to bring modified plans showing sewer and storm water controls. Airport Drive would need approval from the City of Carl Junction for additional water in the sewer system, Attorney Snyder could include these items in a council bill for May 26, 2022. Mr. Austin stated water usage restrictions

could significantly affect the value of the land, he would be happy to help in negotiations with Carl Junction. Trustee Thompson motioned to request Attorney Snyder to amend the council bill for the May 26, 2022 meeting to modify the rezoning request to rezone all the properties to C-2 PD, General Commercial, Planned Development, noting approval from the City of Carl Junction would be needed for additional sewer water. Trustee Rains seconded the motion. Motion passed unanimously

The new property owner of **25041 W. Bland Avenue**, Brandon Smith, appeared before the Board requesting help with **water issues in his front yard**. The Trustees had informed the previous owner that dirt would need to be added to the front yard to force the water to flow toward the road in the front of the property. Mr. Smith's contractor Jeremiah from Ground Up asked Engineer Cristy for advice regarding the trees in the front yard if dirt was added. Engineer Cristy suggested Jeremiah contact him after the meeting to discuss preliminary plans for draining the water.

### **OTHER BUSINESS**

**Enviro-Line Company** submitted a proposal for five Sentra Link RC Sensor Monitors with relay controls as **emergency dialers for the lift stations** in Airport Drive. The total price of \$13,525.00 included freight, installation, and the first-year service fee for cellular service. After the first year the price would be \$600.00 per year. Engineer Cristy suggested the system that would call Carl Junction's Public Works person if the lift station lost power or developed high water levels. Trustee Rains motioned to purchase the auto-dialer system from Enviro-Line for \$13,525.00 and pay the monthly fee for cellular service after the first year. Trustee Thompson seconded the motion. Motion passed unanimously.

Engineer Cristy suggested amending **Chapter 700** of the Code of Ordinances to make an **allowance** for properties within **one hundred feet** of an Airport Drive sewer line but would need to cross the **railroad tracks** to connect. Attorney Snyder would prepare a council bill for the May meeting.

The list of **rights-of-ways mowed by Airport Drive** in 2021 was discussed. Top Priority Lawn Care Service agreed to mow the areas for the same fees as the previous year. The Trustees instructed Clerk Hirshey to contact MODOt to request they mow more often.

Trustee Rains suggested the Board do something to show their appreciation to former **Chairman Jim Paul**. The Board instructed Clerk Hirshey to order a plaque for Jim Paul. Attorney Snyder agreed to prepare a resolution recognizing Mr. Paul's contributions to Airport Drive.

Maddie from Harry S. Truman Coordinating Council attended the meeting to visit with the Trustees about updating the Comprehensive Plan for Airport Drive. A rough draft was submitted for review.

### **CLERK'S REPORT**

#### **Continued from the Work Session**

The Front Page planned to hold their Eat, Shop and Adopt events on May 14, July 16, August 20, and October 29, 2022. Peddler's Permits were purchased by twelve vendors in April.

The spare pump for the Gum Road Lift Station had been ordered from Enviro-Line. They provided an estimated ship date of April 27, 2022.

ACE Pipe Cleaning was scheduled to clean out the sewer main on Birch Drive on May 9, 2022.

The flow meter at Gum Road was still not working. New software was installed April 20<sup>th</sup>, but it did not help. Enviro-Line had contacted the factory. Carl Junction Engineer Kurt Higgins was aware of the situation.

The Picnic Committee met on April 6<sup>th</sup> and April 27<sup>th</sup>. The committee agreed to purchase the supplies for the meal and prepare themselves. Debie Heckart created the list of supplies for the picnic, purchasing most items from Sam's Club. The cost for the supplies was \$788.46.

The Trustees were asked if they would allow Marvin and Debie Heckart to get a Sam's Wholesale Club membership and tax-exempt card to purchase items for Picnic and the office? Memberships cost \$45.00 per year or \$100.00 per year for the Plus Card. The Trustees approved applying for a \$100.00 membership to Sam's Club for Airport Drive. Attorney Snyder stated the Board may need to pass a resolution allowing the Heckarts to apply for a card.

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, May 26, 2022, at 6:30 pm and 7:00 pm respectively.

### **COUNCIL BILLS**

Council Bill 10-22, a council bill to **rezone 25308 Demott Drive and 25384 Demott Drive to C-2PD** was discussed. Trustee Bryant motioned to **table Council Bill 10-22** until the May 26, 2022 meeting. Trustee Thompson seconded the motion. Motion passed unanimously.

Council Bill 11-22, a council bill **establishing the salary for the Village Clerk** for the Village of Airport Drive, was discussed. Trustee Rains motioned to have the first reading of Council Bill 11-22 by title only. Trustee Thompson seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 11-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 11-22 by title only and have the second yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 11-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 11-22 by title only and adopt Ordinance 11-22. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Ordinance 11-22 was adopted. Clerk Hirshey thanked the Trustees.

### **CLOSED SESSION**

Notice was given that the Board of Trustees as authorized by 610.021(1) and 610.021(3) would conduct a Closed Session to discuss Legal matters and Personnel. Trustee Rains motioned to enter Closed Session. Trustee Ray Bryant seconded the motion. Rains; yea, Thompson; yea, Rains; yea, Bryant; aye, Charbonneau; yea. The Board went into Closed session at 7:55 p.m.

The meeting reconvened in Open Session at 8:35 p.m.

### **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 8:37p.m.

Respectfully Submitted,

*Sue Hirshey, MRCC-C*  
Village Clerk

April 28, 2022