

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, May 25, 2023, at the Village Municipal Building. The meeting was open to the public.

Chairman Pro Tem Mark Rains called the Board of Trustees to order at 7:00 p.m. The members present were Ray Bryant and James Paul. Chairman Terry Myers and Trustee Kara Charbonneau were absent. Village Clerk Sue Hirshey was present to take the minutes. Village Attorney Derek Snyder, Village Engineer Clayton Cristy, and Deputy Clerk Sharon Clark attended. In the audience were Residents Marvin and Debie Heckart, Debbie Bryant, Edwina Rains, Teresa Massa, Lisa Carpenter, and Luke Dudley; and business owner Lance Adams. 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 Regular Meeting held on April 27, 2023, having been previously provided to the Trustees, were discussed. Trustee Bryant motioned to approve the minutes previously provided. Trustee Paul seconded the motion. Motion passed unanimously.

MOMENT OF SILENCE

Chairman Pro Tem Rains asked for a moment of silence in honor of the passing of **Gayl Navarro**, the owner of Ozark Nursery.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for May 2023. 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, and Sewer Maintenance Charges Paid to Carl Junction, and Certificates of Deposits for Airport Drive. Trustee Bryant motioned to approve the Treasurer's Report and to pay the bills. Trustee Paul seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Lance Adams, Gambino's Pizza, 101 Village Landing, submitted an application for a **By the Drink Liquor License** in Airport Drive. Gambino's State of Missouri license was for Beer By the Drink. Airport Drive's Code did not list Beer by the Drink as a license. Attorney Snyder stated Missouri State Statutes and other cities issue Beer by the Drink licenses. The Trustees may want to add this type of license to the Code of Ordinances. Trustee Bryant motioned to issue a Liquor by the Drink license to Gambino's Pizza owner Lance Adams. Trustee Paul seconded the motion. Motion passed unanimously. Trustee Rains congratulated Mr. Adams on the successful opening of the restaurant. Trustee Rains told Attorney Snyder to research adding a license for beer to the Code. Trustee Rains suggested the Board consider increasing the number of By the Drink licenses in Airport Drive from six to possibly ten. Trustee Bryant agreed it would be wise to increase the number of By the Drink licenses now, to be ready if more businesses request the license. Attorney Snyder said he would do research to find out how to increase the number, it may have to go before the voters to increase the number.

Resident **Lisa Carpenter** appeared before the Board. She hoped to operate a **dog grooming business in her garage**, maybe two or three days a week, a maximum of six dogs a day. Mrs. Carpenter lived at the corner of Pearl Street and West Bland Avenue. Trustee Bryant said he would

not have a problem with it. Trustee Rains asked if a Special Use Permit would need to be issued. Attorney Snyder stated Airport Drive's Code allowed customary home occupation; Missouri Statutes stated a home occupation did not require a permit and cities could not limit home occupations. Working in the garage would make the business not visible from the street. Attorney Snyder stated Mrs. Carpenter met the state standards. Airport Drive could step in if problems arose. Trustee Bryant motioned to allow the dog grooming home business at 5775 Pearl Street. Trustee Paul seconded the motion. Motion passed unanimously.

Beverly Boatright, SCP Agency, 499 West Fountain Road, was on the Agenda, but unable to attend the meeting. The **Temporary Certificate of Occupancy** for the property expired May 25, 2023. Engineer Cristy said he had observed construction on the property but had not received notice of completion of the project. Attorney Snyder stated the temporary certificate of occupancy would need to be extended for the business to stay operating. Trustee Bryant motioned to extend the temporary certificate of occupancy for 499 W. Fountain Road for two months. Trustee Paul seconded the motion. Motion passed unanimously.

Coady Wells requested to be on the Agenda to discuss the property at 5380 North Main Street Road. Mr. Wells did not attend the meeting.

COUNCIL BILLS

Council Bill 14-23, a council bill to amend Title IV "Land Use", Chapter 405 Zoning Regulations: Article IV Advertising and Signs; to amend Section 405.510, Definitions, to define digital outdoor advertising structures and add a new Section 405.610; illuminated signs and digital outdoor advertising structures for the regulation of signs was discussed. Trustee Bryant motioned to table Council Bill 14-23 until the full Board of Trustees was present. Trustee Paul seconded the motion. Motion passed unanimously.

OTHER BUSINESS

Clerk Hirshey presented a worksheet of deposits and expenses for the **Dollar General Store** plan approval and repairs to Fir Road. The end balance was a credit of \$20,634.31 owed to the Overland Group for Dollar General. Trustee Bryant motioned to release the funds to Dollar General. Trustee Paul seconded the motion. Motion passed unanimously.

The **Code Violation letter** for property at **25261 W. Bland Avenue and 5778 Pearl Street** was discussed. The letter was dated April 12, 2023, with a revisit date of April 26, 2023. The Jasper County Sheriff's Officers reported no change to the property. Attorney Snyder offered to write a letter to the property owner, Albert Danhagl, or the deputies could visit Mr. Danhagl again. Trustee Rains asked Attorney Snyder to send Mr. Danhagl a letter, asking Mr. Danhagl to respond to Attorney Snyder or attend the next meeting to talk with the Board of Trustees.

The contract for commercial and industrial building plan reviews and inspections was discussed. Attorney Snyder stated an ordinance was adopted during the April 27, 2023 Board of Trustee meeting to approve the contract and allow Chairman Myers to sign the contract. Attorney Snyder stated no further discussion was necessary.

Mediacom's invoice for **telephone and internet service** was shared with the Board. Airport Drive's contract with Mediacom had expired. The costs for the services had increased from \$264.00 to \$397.00. Clerk Hirshey said Liberty Fiber had not provided a cost for their services yet. Attorney Snyder reminded the Board that if they changed to Liberty Fiber, they would still need phone service. Lance Adams stated Gambino's Pizza used Liberty Fiber for internet service, their phone service was

through TEC. He would suggest using TEC, not ESI. Trustee Rains instructed Clerk Hirshey to contact Liberty Fiber for costs for their services.

Trustee Rains stated the highway's rights-of ways were looking bad and instructed Clerk Hirshey to contact MODoT to find out when they would mow north of Highway 171 and west of Highway 43.

Trustee Rains said the dinner prepared by Debie Heckart was fantastic.

Trustee Bryant instructed Clerk Hirshey to have Midwest Pest spray the white shed for spiders.

ADJOURNMENT

With no other business to come before the Board, Trustee Paul motioned to adjourn the meeting. Trustee Bryant seconded the motion. Motion passed unanimously. Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk