

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 26, 2022, at the Village Municipal Building. The meeting was open to the public.

Chairman Terry Myers called the Board of Trustees to order at 7:03 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, Deputy Clerk Sharon Clark, and Jasper County Officers Sergeant Melissa Roughton and Deputies Justin Henry and Christopher Kolbeck. Residents James Paul, Marvin and Debie Heckart, Carlene Johnson, and Edwina Rains were in the audience. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

RESOLUTION HONORING FORMER CHAIRMAN JAMES PAUL’S SERVICE

Chairman Terry Myers read Resolution 02-22, recognizing the contributions made by James Paul to Airport Drive. Mr. Paul selflessly served his fellow citizens for more than twenty years. Chairman Myers presented a plaque to Mr. Paul and a celebratory cake from Harps was available to all present. Trustee Rains motioned to approve Resolution 02-22 as read by Chairman Myers. Trustee Bryant seconded the motion. Motion passed unanimously.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on April 28, 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 May 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 Charbonneau seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Jacob Letts, Schuber Mitchell Homes, was not in attendance. Prior to the meeting, Mr. Letts requested approval from the Board of Trustees to base rock the portion of the private drive, Bradford Lane, to Lot 28 until it received its final concrete layer. Lot 26 was nearly completed. Schuber Mitchell Homes hoped to receive a Certificate of Occupancy for Lot 26 without finishing the private roadway. They were concerned heavy vehicles could damage the driveway traveling to Lots 27 and 28. Engineer Cristy stated it would be better to gravel the drive so construction trucks would not damage the road but suggested a time limit be placed on finishing the private drive. Trustee Thompson motioned to allow Schuber Mitchell Homes to gravel the driveway for up to six months while working to complete the other homes. Trustee Bryant seconded the motion. The motion passed unanimously.

Developers Tim Austin, Iron Horse Development, and Lance Adams, Four Lions Development, were on the Agenda, but neither were present.

Jose de Jesus Ramirez Rizo, owner of **Guadalajara Mexican Grill**, submitted applications for a **Business License and By the Drink Liquor License** in Airport Drive. Mr. Rizo planned to open his restaurant in the Stone's Corner Plaza, at 6039 North Main Street Road within two months. He had operated a restaurant in Pittsburg Kansas for six years, that location would remain open as well. Trustee Thompson motioned to approve the By the Drink Liquor License for the Guadalajara Mexican Grill. Trustee Bryant seconded the motion. Motion passed unanimously.

ENGINEER'S REPORT (continued from the Work Session)

TABOR WOODS WATERLINE – The Jasper County Water District has installed about half of the system with new meters. The had also started a leak detection project. The Water District was still replacing their water meters, after that they would start prioritizing projects. Engineer Cristy stated the Missouri American Water line ended on the west side of the Walmart Neighborhood Market at 25145 Demott Drive. He said it was a 12" line. Attorney Snyder stated the Water District Attorney William McCaffrey was aware that Airport Drive wished to be involved in the replacement of water lines in Tabor Woods.

101 VILLAGE LANDING – Preliminary layout plans were submitted for water design. Plans had been reviewed by the water district. Revised plans were received, hopefully adjustments were made to the turnaround area and storm water plans.

VILLAGE ZONING MAP REVISIONS – Ordinances amending zoning classifications and property lines had been sent to Olsson Engineering. The updates had begun.

Engineer Cristy discussed the Ridge Road lift station break down. The lift station was a small, single pump station, only serving one house. The lift station was on the neighbor's property, Doug Phipps. The contractors working on the lift station had rutted up Mr. Phipps' property. Marvin Heckart agreed to try to repair the ruts in the Mr. Phipps' property. Mr. Heckart also planned to spray the lift station area for weeds.

Engineer Cristy discussed the 2021 water usage study for **2022 sewer rates**. He was still working on the numbers. Airport Drive wasn't behind in calculations, usually the study wasn't finished and approved by Carl Junction until July or August. Chairman Myers instructed Clerk Hirshey to send him the water usage information to review.

James Paul asked about when **Tabor Woods Subdivision** would have the **streets overlaid** with asphalt. All the other streets in Airport Drive had been overlaid. The Board wished to wait to overlay Tabor Woods Subdivision until after water line improvements were completed.

Engineer Cristy reminded the Board of the **American Rescue Plan Act Funds**. His suggestion was to use the funds for **I & I**, Inflow and Infiltration, study. The City of Carl Junction had been suggesting more projects to inspect and repair Airport Drive's sewer system.

Asbell Excavating repaired the corner of **West Bland and Wall Street**. The asphalt had broken up and was falling apart. Trustee Rains motioned to approve the first and final payment to Asbell Excavating for \$4,100.00 for repairs. Trustee Bryant seconded the motion. Motion was approved unanimously.

Tustin Ulrich, Epic Drives, planned to purchase 1.41 acres from Shea Wicklund, south of **5065 North Main Street Road**. Mr. Ulrich would like to build a building to store up to 12 cars. He and his partner currently owned six exotic sports cars. Epic Drives carefully screened renters and the cars were not noisy. The new building would be a modern steel building. Possibly add a coffee shop or restaurant later. Attorney Snyder stated the property was zoned C-4 Planned Development, plans for the development and signage, drainage and any future plans would need to be reviewed by the Zoning Commission and Board of Trustees. Engineer Cristy's contact information would be shared with Mr. Ulrich.

ATTORNEY'S REPORT

The owners and operators of **El Charro Restaurant at 5781 North Main Street Road** had not submitted plans to Engineer Cristy for review of **parking lot and driveway repairs**. Plans would need to be approved prior to repairs, due to planned ditch work to the west on Bland Avenue.

Regular mail and certified letters were mailed to known addresses of the property owner of **5883 Wall Street** to notify her that Airport Drive had completed a title search of the property, showing Anette G. Palmer Ohman having an interest in the property. The notice informed Ms. Ohman that Airport Drive would be applying for the collector's deed of the property. Ms. Ohman would have 90 days from the date of the letter to redeem the property.

Attorney Snyder shared details of events regarding an Estate Sale at 5065 North Main Street Road. The State of Missouri did not require Sales Tax to be collected during estate sales. Attorney Snyder instructed Clerk Hirshey to issue a Business License to New Beginnings Estate Sales, Michael Wicklund, for providing a service, no sales tax would be collected.

COUNCIL BILLS

Attorney Snyder had prepared three council bills for the Trustees to consider. The first council bill was **for rezoning the properties at 25384 Demott Drive and 25308 Demott Drive. Council Bill 10-22** was discussed and tabled during the April 28, 2022 Board of Trustees meeting. Attorney Snyder had amended Council Bill 10-22 to include the area at the southern end of the property, to rezone all the two properties to C-2 PD, General Commercial, Planned Development. Trustee Rains motioned to amend Council Bill 10-22, and replace with Amended Council Bill 10-22, to include the legal descriptions of the remaining areas of the two properties.

Trustee Rains motioned to have the first reading of **Amended Council Bill 10-22** by title only. Trustee Bryant seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Amended Council Bill 10-22 by title only. Trustee Rains motioned to approve the first reading of Amended Council Bill 10-22 by title only and have the second reading of Amended Council Bill 10-22 by title only. Trustee Thompson seconded the motion. Myers; aye, Rains; aye, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Amended Council Bill 10-22 by title only. Trustee Rains motioned to approve the second and final reading of Amended Council Bill 10-22 by title only and adopt Ordinance 10-22. Trustee Thompson seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Ordinance 10-22 was adopted.

Council Bill 12-22, a council bill **to repeal and replace Section 700.020, Public Sewer Use**, for the Village of Airport Drive, was discussed. Trustee Rains motioned to have the first reading of Council Bill 12-22 by title only. Trustee Thompson seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 12-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 12-22 by title only and have the second reading of Council Bill 12-22 by title only. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 12-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 12-22 by title only and adopt Ordinance 12-22. Trustee Thompson seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Ordinance 12-22 was adopted.

Council Bill 13-22, a council bill **establishing the salary and year end compensation for the Village Deputy Clerk** for the Village of Airport Drive, was discussed. Trustee Rains motioned to have the first reading of Council Bill 13-22 by title only. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 13-22 by title only. Trustee Rains motioned to approve the first reading of Council Bill 13-22 by title only and have the second reading of Council Bill 13-22 by title only. Trustee Thompson seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 13-22 by title only. Trustee Rains motioned to approve the second and final reading of Council Bill 13-22 by title only and adopt Ordinance 13-22. Trustee Charbonneau seconded the motion. Myers; yea, Rains; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Ordinance 13-22 was adopted.

OTHER BUSINESS

Trustee Rains motioned to approve the informational “Entrance” sign for the Forest Park Church at 5898 North Main Street Road. Trustee Charbonneau seconded the motion. Motion passed unanimously.

CLERK’S REPORT

90 Day Notification letters were mailed by regular mail and certified mail to Anette Ohman at the 5883 Wall Street address and her last known address in Iowa. The letters mailed to the 5883 Wall Street address had been returned uncollected. Letters mailed to the Iowa address had not been returned and the receipts had not been returned at meeting time.

Water usage numbers had been received from all water providers for January, February, and March 2022. Deputy Clerk Clark had entered all the information to calculate new averages. The new usage amounts would be used for May sewer billing.

On May 16th, Clerk Hirshey spoke with Craig Leake from MODoT about mowing the rights-of-ways in Airport Drive. He was aware the grass was tall and needed mowed. MODoT was short of manpower and equipment but would try to get someone to our area to mow. The prison mowing crews were discussed. They had a new supervisor. Mr. Leake would ask that supervisor if they could mow north and west of the roundabout when they were in the area.

A letter was mailed and emailed to Schuber Mitchell Homes requesting payment of \$10,378.01 for installation charges for the four streetlights in the Briarwood Subdivision. A check was received and collected on May 23rd for \$10,378.01 for the streetlight installation expenses.

The Spring Clean Up took place on Saturday, May 7, 2022. No one called to comment or complain about the event.

Neil Vanlue submitted an application for review of his small subdivision for three homes on the southeast corner of Marion and Joplin Streets. A Zoning Commission meeting had not been scheduled.

The spare pump for the Gum Road Lift Station was received on May 3, 2022 and was stored in the shed. The lift station's flow meter was still not working. Enviroline suggested the pumps were old and not working well enough for the flow meter to work properly. Trustee Bryant motioned to buy another new pump for the Gum Road lift station. Carl Junction's public works crew would be asked to install both new pumps in the Gum Road lift station, the old pumps would be evaluated to determine viability to be rebuilt and stored as spare pumps. Trustee Rains seconded the motion. Motion passed unanimously. Clerk Hirshey was instructed to request a quote from Enviroline for another new pump for the Gum Road lift station.

Enviroline techs performed the Preventative Maintenance on all lift stations on May 9, 2022. They found the Ridge Road lift station not working. The pump had to be replaced. They recommended to clean the grease out of the Central Avenue and Fountain Road lift stations. The start kits for both pumps in the Fountain Estates lift station were leaking, Enviroline replaced those on May 18, 2022.

ACE Pipe Cleaning cleaned out the sewer main on Birch Drive on May 16, 2022.

Harvey from the City of Carl Junction said the flow meter at Gum Road is still not working.

The Comprehensive Planning Committee was scheduled to meet at 6:00 pm on Wednesday, June 8th at the Municipal Building to review the draft update to the plan. CJ Fire Chief Joe Perkins said he would attend to discuss fire protection issues.

Marvin Heckart received a Sam's Wholesale Club tax exempt card.

The Green Folder contained documents requiring the Chairman's signature.

REMINDERS

The Municipal Building would be closed Monday, May 30, 2022, in observance of Memorial Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, June 23, 2022, at 6:30 pm and 7:00 pm respectively.

Trustee Rains stated the Board should be working to get the new sewer rates determined. Engineer Cristy stated rates could not be set until the City of Carl Junction finalized their budget.

Chairman Myers questioned asking to request MODOt to pay for mowing the rights-of-ways. The Trustees discussed spraying the rights-of-ways, but that could cause erosion.

Chairman Myers asked about protocol regarding decisions needing to be made outside of a meeting. Attorney Snyder stated an Agenda could be posted for discussions by email between the Trustees. He would look into an ordinance regarding procurement.

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 8:35 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk