

## 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, June 22, 2023, 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. The members present were Mark Rains, Ray Bryant, Kara Charbonneau, and James Paul. 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, Jerry and Linda Rockers, Carolyn Longerot, Rose Paul, and Realtor Lori Salchow and business owner Jacque Boyer. 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 May 25, 2023, having been previously provided to the Trustees, were discussed. Trustee Bryant motioned to approve the minutes previously provided. Trustee Charbonneau seconded the motion. Motion passed unanimously.

### TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for June 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 Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

### PETITIONS, REQUESTS, AND COMPLAINTS

**Missouri State Representative Bob Bromley** attended the meeting in support of developer Tim Austin's project on Highway 171. Representative Bromley was a member of the Transportation Accountability Committee and the Joint Committee on Transportation. Representative Bromley stated MODoT had granted variances in the past for short distances between traffic signals. He said MODoT Engineer Patrick McKenna thought the project was in limbo. Representative Bromley was willing to go to bat to help Mr. Austin get permission to install a traffic signal for the development. Representative Bromley did have concerns about the possibility of traffic backing up due to the lights but knew a roundabout would require a lot of ground to build. He was willing to work with MODoT engineers. Iron Horse developer Tim Austin gave the Board of Trustees an update of the project. Over the past 12 months, the economy was not doing well, interest rates were up, and the commercial world was soft. Currently, Mr. Austin had one tenant interested. He provided an updated traffic study to the Board. He thought a traffic light at the intersection would make the highway safer, would provide the ability to walk safely through the intersection, and provide gaps in traffic to help traffic on access roads enter the highway. These would be benefits to the Village. Mr. Austin would submit plans to MODoT's District Office to show the development would be positive movement. He planned to send updated information to MODoT. Representative Bromley asked for a copy so he could send a letter in support of the traffic signal.

**Realtor Lori Salchow and Jacque Boyer**, the sister of **The Human Bean** drive through coffee shop owner Doug Wright, attended the meeting to visit with the Board of Trustees about the future

business at 5799 North Main Street Road. Mr. Wright and Realtor Salchow appeared before the Board of Adjustment on June 15, 2023. The Board of Adjustment approved the use of the property for a drive through business. Other Human Bean coffee shops were located on the east and west coasts. The only other Human Bean Coffee Shop in Missouri was in St. Joseph. The shop will sell coffee, smoothies, and protein shakes, and will serve customers by a drive through window and a walk-up window. They planned to be open for business from 5:30 a.m. to 9:00 p.m., employing 25 to 30 people. Each purchase would include a chocolate covered coffee bean. They hoped to be ready to open between January and March of 2024. The company had a great history and liked to donate to the community. Trustee Charbonneau asked if a fence would be installed on the west side of the property that adjoined residential properties. Jacque Boyer said there would be. Realtor Salchow said the businesses were always beautifully landscaped. Trustee Rains said the business would do very well and was excited about the new business.

Attorney Snyder discussed the temporary **Certificate of Occupancy** for 101 Village Landing, the **Gambino's Pizza Restaurant**. The temporary occupancy permit expired June 1, 2023. All inspections were approved, the HVAC units ordered for the building had not been delivered at the time of the final inspection. The project engineer gave approval of units that would make do until the approved units were installed. The contractor notified Village Engineer Cristy and the Village Clerk that the units were still not delivered by the end of May. Trustee Bryant motioned to extend the temporary Certificate of Occupancy for 101 Village Landings, Gambino's Pizza Restaurant, until August 31, 2023. Trustee Rains seconded the motion. Motion passed unanimously.

### **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. Chairman Myers asked to discuss Section 5 of the council bill, regarding luminance and illuminance. Attorney Snyder stated the burden of determining the brightness of a sign would be on the sign vendor. Clerk Hirshey questioned Section 2, paragraph 3, video display prohibited. Several of the signs in the Village utilized background videos. Trustee Charbonneau said paragraph 4 would be sufficient to keep signs from being too distracting. Trustee Charbonneau motioned to take paragraph 3 out of the council bill but leave paragraph 4. Attorney Snyder said the Board could remove paragraph 3 and renumber the remaining paragraphs and add a note about judging the signs. Trustee Charbonneau motioned to strike paragraph 3 and to renumber the remaining paragraphs. Trustee Rains seconded the motion. Motion passed unanimously.

Trustee Rains motioned to have the first reading of amended Council Bill 14-23 by title only. Trustee Charbonneau seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. Attorney Snyder read amended Council Bill 14-23 by title only. Trustee Charbonneau motioned to approve the first reading of amended Council Bill 14-23 by title only and have the second reading of amended Council Bill 14-23 by title only. Trustee Rains seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. Attorney Snyder read amended Council Bill 14-23 by title only. Trustee Charbonneau motioned to approve the second and final reading of amended Council Bill 14-23 by title only, and to adopt Ordinance 14-23. Trustee Rains seconded the motion. Myers; aye, Rains; aye, Bryant; aye, Charbonneau; aye, Paul; aye. Ordinance 14-23 was adopted.

## **OTHER BUSINESS**

The Trustees discussed the property at **25261 W. Bland**. A Code violation letter for the substantial number of items and **debris in the yard** was sent to Mr. Danhakl on April 12, 2023. Trustee Bryant said the owner was working on the property. Trustee Charbonneau expressed it was not fair to the neighbors to allow the property to remain in its current state. Attorney Snyder discussed options, writing a ticket, or sending a letter to invite the owner to the next meeting. Chairman Myers suggested the owner be invited to the next meeting and asked all the Trustees to drive by and look at the property.

Liberty Fiber submitted a proposal for **fiber internet service for the Municipal Building**, at a cost of \$400.00 per month, with no fees for installation. Four companies - TEC Total Electronics, Losh Network Services, Pearson Kelly Technology, and Telco Experts - submitted proposals for VoIP phone services.

TEC Total Electronics - \$87.11 per month after installation fees of \$300;

Pearson Kelly Technology - \$77.33 per month after installation fees of \$500.61;

Losh Network Services - \$75.00 per month after installation fees of \$788.44;

Telco Total Electronics - \$142.36 per month after installation fees of \$200.00.

Trustee Rains motioned to accept Liberty's proposal for fiber internet service for \$400.00 per month and TEC Total Electronics' proposal for VoIP service for \$87.11 per month, plus installation costs of \$300.00, at the Municipal Building. Trustee Charbonneau seconded the motion. Motion passed unanimously. Clerk Hirshey offered to end the Wisper back up internet service in the building. The Board instructed Clerk Hirshey to not cancel the Wisper service.

Trustee Jim Paul had received a **verbal complaint** about the property at **6355 Park Circle**. The guest house roof needed maintenance. Deputy Clerk Sharon Clark had contacted Habitat for Humanity and Hearts & Hammers for assistance to repair the house. She learned the property owner would have to contact agencies for assistance. Attorney Snyder said the building inspector could try to look at the building to determine the condition of the building. If the property owner granted permission, the inspector could enter the property. Without the owner's permission, the inspector would have to look at the structure without entering the property. Chairman Myers said to invite the property owner to the July meeting and ask the Building Inspector to call Derek to discuss inspecting the property.

Trustee Charbonneau motioned to allow Clerk Sue Hirshey and Deputy Clerk Sharon Clark to use **vacation days** on Monday, July 3, 2023. The Municipal Building would be closed for the day. Trustee Bryant seconded the motion. Motion passed unanimously. Clerk Hirshey and Deputy Clerk Clark thanked the Trustees.

Attorney Snyder would prepare a council bill for the July 27, 2023 Trustee meeting to increase the number of **By the Drink Liquor Licenses** in the Village. The Code of Ordinances allowed six.

The Trustees continued to discuss property maintenance items. Debie Heckart asked who should be checking for tall grass. Trustee Paul said Sgt. Crossley should be looking for tall grass and weeds. Mrs. Heckart stated there were several properties not being mowed. Attorney Snyder said the property zoned A-1, Agricultural, did not have to meet residential requirements.

The grates in the driveway on the south lot were discussed. Engineer Cristy had not been able to find replacement grates. Marvin Heckart reported the grates were cutting into the concrete. Trustee Rains suggested welding the grates.

Debie Heckart reported she could not prepare the meal for the July 27, 2023 Board of Trustees meeting. Attorney Snyder said he would provide the meal for July.

**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 8:04 p.m.

Respectfully Submitted,

*Sue Hirshey, MRCC-C*  
Village Clerk