

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 23, 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 Reed Thompson and Kara Charbonneau. Trustees Mark Rains and Ray Bryant, Village Attorney Derek Snyder, and Sergeant Melissa Roughton with the Jasper County Sheriff's Office were absent. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Engineer Clayton Cristy, Carl Junction Fire Protection District Chief Joe Perkins, Deputy Clerk Sharon Clark, and Jasper County Sheriff's Deputy Justin Henry. Attorney Jennifer Keys served as attorney for the meetings. Residents Steve Allgood, Marvin and Debie Heckart, Eddie and Carlene Johnson, and Kim and Nancy Brookshire were in the audience. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Keys gave the invocation.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on May 26, 2022, having been previously provided to the Trustees, were discussed. Trustee Thompson 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 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, and Sewer Maintenance Charges Paid to Carl Junction. Trustee Thompson motioned to approve the Treasurer's Report and to pay the bills. Trustee Charbonneau seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Eddie and Carlene Johnson appeared before the Board to ask permission to live in a **recreational vehicle** to watch over their property while building their new home at 25153 Marion Avenue. Attorney Keys read Section 405.370, Storage and Parking of Trailers and Commercial Vehicles. Trustee Thompson asked the Johnsons how long they planned to live in the RV. Mr. Johnson answered six months. Trustee Thompson motioned to allow Eddie and Carlene Johnson to live in a recreational vehicle at 25153 Marion Avenue for six months, until December 1, 2022. Trustee Charbonneau seconded the motion. The motion passed unanimously.

Nicc Higbee, Vert's Neighborhood Dispensary, 25733 Fir Road, applied for a **sign permit** to change the sign on the exterior of the building from the previous name, Besame Wellness, to the new business name, Vert's Neighborhood Dispensary. The Zoning Commission had not met in June 2022 and had not reviewed the application. Zoning Chairman Steve Allgood had reviewed the sign permit application and stated he was okay with the sign and saw no problem to approve the sign. Trustee Thompson motioned to approve the sign permit application. Trustee Charbonneau seconded the motion. Motion was approved unanimously.

Residents **Kim and Nancy Brookshire, 6450 N. Main Street Road**, Webb City, appeared before the Board to discuss **Building Permit 906**. They planned to build a new house in the footprint of the

former house that had been demolished earlier in the month. Contractor Kevin Southard did not purchase the building permit prior to starting the project. Concrete footings had been poured before the ditches were inspected by Building Inspector Greg Coats. The depth of the footings could not be verified by pictures taken by the contractor, but Mr. Brookshire said they were twenty-four inches deep, down to the waterline, but he would need six inches for the reveal. Building Inspector Coats would not approve the footings, they were not thirty inches deep, as required by Code. Attorney Keys shared Attorney Derek Snyder's thoughts, if the building did not conform to International Building Code regulations, the issue would be between the homeowner and the contractor. Building Inspector Coats was asked to attend the meeting but could not. Engineer Cristy wanted to meet with Inspector Coats before making any comments, suggesting they meet on Monday, June 27th. Proper procedures and requirements were discussed. Clerk Hirshey was instructed to contact subcontractors working for Kevin Southard, they must be licensed and provide proof of general liability and workman's comp insurance. No work should be performed without a reviewed and approved building permit, so these circumstances do not happen in the future.

Kylin Smith was on the Agenda to discuss a request to rezone two parcels at **5356 N. Main Street Road**. Mrs. Smith did not attend the meeting, Steve Allgood informed the Trustees that the new legal descriptions for the rezoning request included 260 feet on the west end of the property to remain zoned C-2, General Commercial. There was a 60-foot right-of-way for MODoT and two hundred feet of commercial area. Discussion was held for the July 28, 2022 Board meeting.

Lance Adams, Four Lions, presented a power point presentation for his property at 101 Village Landing, for a **Gambino's Pizza Restaurant**. Building costs had almost tripled since the original project budget was set in 2020. Mr. Adams wanted to find ways to reduce expenses. Could Airport Drive eliminate the required fire hydrant on his property? Engineer Cristy said typically a fire hydrant was at the end of a water line, as part of the water line maintenance. Mr. Adams could get a flush valve instead of a hydrant, it would be cheaper. Engineer Cristy would discuss with Engineer Wayne Stephenson. Mr. Adams asked about the water lines, it could cost \$40,000 to bring water to the site. Engineer Cristy said the size of the water line probably should not be reduced. Mr. Adams asked about storm water requirements. Engineer Cristy stated inlets were needed so storm water would not drain across the access road. Ways to decrease the expenses to build the access road were discussed. Trustee Thompson stated that if the street was not constructed according to Code with storm drains, Airport Drive would not take over the roadway. Mr. Adams could retain and maintain the roadway until it met Airport Drive's standards. Mr. Adams said he may need to approach property owner Robert Cummings to improve the roadway. The gravel turnaround at the end of the roadway was discussed. Engineer Cristy said a turnaround was still needed, a "T" or "Y" would require less material. Erosion Control was discussed. Engineer Cristy stated erosion control devices could not be reduced.

Realtor Ed August appeared before the Board with a revised request for a **lot split** at the southeast corner of Joplin Street and Marion Avenue. **Neil Vanlue, NC Homes**, had applied to the Zoning Commission to divide one lot into three lots. That plan had been abandoned. Zoning Chair Steve Allgood stated the new surveyed drawing for two lots met Code requirements. An iron pin was left in place and the property line was in line with it to avoid confusion. Both houses would face Joplin Street. Tract #1 was small, but that was what the current buyer of the property wanted. Engineer Cristy stated from an engineering standpoint, the sewer was there, water was across the street, all was good. The water line may need to be extended. Trustee Thompson approved the lot split request for two lots as presented. Trustee Charbonneau seconded the motion. Motion passed unanimously.

CARL JUNCTION FIRE DISTRICT CHIEF'S REPORT

Fire Chief Joe Perkins provided the Trustees with the 2022 Run Review for the CJ Fire District and Airport Drive. The report included call type, number of calls and percentages; and a monthly, weekly, daily breakdown. A second report gave the breakdowns for only calls in Airport Drive. Airport Drive accounted for 26% of the calls and contributed to 8% of the total budget. A frequently activated fire button at the Walmart Neighborhood Market Fuel Station was discussed. Burn Bans were discussed. Airport Drive did not have an ordinance allowing the Village to issue a Burn Ban. The Board wanted to investigate an ordinance to allow issuing Burn Bans.

ENGINEER'S REPORT

Engineer Cristy's suggestion of a **fire hydrant** at the west end of Missouri American's water line on Demott Drive, near Walmart's property was discussed. The new hydrant would require a \$4,000.00 deposit. Trustee Thompson motioned to install a fire hydrant at the **Tabor Woods main entrance** on Demott Drive. Trustee Charbonneau seconded the motion. Motion passed unanimously.

The **lift station** serving one house on **Ridge Road** was discussed. Engineer Cristy had explored three options to install a gravity feed sewer line to replace the lift station. His rough estimate was that it would cost near \$100,000 to run a gravity feed line to replace the lift station. He estimated the lift station could be rebuilt to add a second pump and add better access for Carl Junction to maintain for \$30,000. The Trustees wanted to move forward with plans to turn responsibility of the lift station to the property owner.

COUNCIL BILLS

Council Bill 14-22, a council bill **reaffirming the gross receipts tax to be imposed upon electric corporations conducting business in Airport Drive** was discussed. Trustee Thompson motioned to have the first reading of Council Bill 14-22 by title only. Trustee Charbonneau seconded the motion. Myers; yea, Thompson; yea, Charbonneau; yea. Attorney Keys read Council Bill 14-22 by title only. Trustee Thompson motioned to approve the first reading of Council Bill 14-22 by title only and have the second reading of Council Bill 14-22 by title only. Myers; yea, Thompson; yea, Charbonneau; yea. Attorney Keys read Council Bill 14-22 by title only. Trustee Thompson motioned to approve the second and final reading of Council Bill 14-22 by title only and adopt Ordinance 14-22. Trustee Charbonneau seconded the motion. Myers; yea, Thompson; yea, Charbonneau; yea. Ordinance 14-22 was adopted.

OTHER BUSINESS

Enviro-Line Company offered a proposal for a **second pump for the Gum Road Lift Station**. This would give the lift station two new pumps; in hopes this would help the flow monitor work properly. The proposal dated May 30, 2022 was for one new 5 HP, 3 PH pump and a lifting bale, for \$7,224.00. This price did not include freight or installation. Trustee Thompson motioned to purchase a second new pump for the Gum Road lift station at a cost of \$7,224.00. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Tim Austin, Iron Horse Development, planned to meet with **property owners** north of his proposed development and roundabout on Highway 171 to discuss an **access road** to their properties. He planned to meet at the Municipal Building on Tuesday, June 28, 2022 at 3:30 pm. Trustee Charbonneau would try to attend. Trustee Thompson asked if MODoT was still agreeable to the plan. Engineer Cristy thought so but said residents cannot have direct access into the roundabout.

Lancaster Signs submitted a **sign permit application** for the new **Guadalajara Mexican Grill** in the Stone's Corner Plaza. They were unaware of the requirement for Zoning to approve all new signage. The owner of the new business wanted to let people know a new restaurant was opening soon. Zoning Chairman Steve Allgood had no problems with the sign, it would replace the Meat'n Place sign in the corner of the plaza. Trustee Thompson motioned to approve the sign permit application for the Guadalajara Mexican Grill. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Trustee Reed Thompson announced he would be **leaving** his position of Trustee; he had served as a Trustee since April 2016. He planned to move out of Airport Drive in August. He would be here for the July meeting, the sale of his house was scheduled to close on August 5, 2022. He would write a letter of resignation to the Board for the July 28th meeting.

The Board instructed Clerk Hirshey to schedule an **Ordinance Review Committee** meeting to discuss zoning requirements and small subdivisions. Engineer Cristy added the Code needed to be amended to state all sidewalks needed to be at least five feet wide. Steve Allgood said he would be gone July 2nd through July 9th. Chairman Myers stated July 12th or July 26th were good dates for him.

CLERK'S REPORT

90 Day Notification letters were mailed to Anette Ohman at the 5883 Wall Street address and her last known address in Iowa. The letters addressed to the Wall Street address were sent back, Unclaimed. The certified letter mailed to the Iowa address was returned marked Return to Sender, Unclaimed, Unable to Forward.

New water usage averages were used for May 2022 sewer billing.

On June 2nd, Clerk Hirshey spoke with Craig Leake from MODoT about mowing the rights-of-ways in Airport Drive. MODoT was scheduled to mow the ROWs on Highway 43, north of Highway 171 that day. He said MODoT could spray PGR, growth regulator, after they mow. It would slow down growth of some of the grass, but not all.

On June 13th, resident Bob Long reported someone mowing at 6857 N. Main Street Road. The property had been owned by Charles Jenkins. Mr. Jenkins passed away August 3, 2021. Sgt. Roughton contacted the people mowing; they were told by the mortgage company to only mow one acre. Clerk Hirshey emailed Section 215.110 of the Code regarding grass, weeds, and maintenance requirements to the maintenance company. They would pass our information along to the mortgage company.

Fireworks sales began on June 20, 2022. Licenses to sell fireworks had been purchased by Black Market Fireworks, Hale's Fireworks, Jake's Fireworks and Big Charlie's Fireworks.

Attorney Snyder, Engineer Cristy, Chairman Myers, Zoning Chairman Allgood and Trustee Bryant met on June 7th to discuss requirements for small subdivisions, four lots or less, and other information in Chapter 410 of the Code of Ordinances.

Harvey at Carl Junction was contacted regarding installing the new spare pump in the Gum Road Lift Station on June 2, 2022. He would need to talk to Jay Morton about scheduling, still no date.

The emergency dialers for the five lift stations were delivered to the office. Enviroline was notified and their installers were working to install and program the dialers. Harvey from Carl Junction will

be notified in events of high water and power loss. Engineer Clayton Cristy said to add his number to the contact list for notifications.

Kasei Lewis from HSTCC came to the office for a Comprehensive Planning Committee meeting on Wednesday, June 8th, to review the draft update to the plan. CJ Fire Chief Joe Perkins, Resident Steve Hughlett, and the Clerks attended.

The Picnic Committee met on June 15th at the Municipal Building. The next meeting was scheduled for Wednesday, July 20th at 4:00 pm.

Kylin Smith, owner of 5356 N. Main Street Road and the adjacent lot to the south, called to let us know she plans to have the legal descriptions prepared for her original rezoning request; and will be ready to proceed at the July 28, 2022 Board of Trustees meeting.

Blue Valley Public Safety inspected the storm sirens on Tuesday, June 21, 2022. No report was received by meeting time.

REMINDERS

Clerk Hirshey would be gone most of the day Friday, June 24, 2022 for Father-in-Law Delbert Berryhill's funeral service in Lamar.

The Municipal Building would be closed Monday, July 4, 2022 in observance of Independence Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, July 28, 2022, at 6:30 pm and 7:00 pm respectively.

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

ADJOURNMENT

With no other business to come before the Board, Trustee Thompson motioned to adjourn the meeting. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk