

## MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF AIRPORT DRIVE, MISSOURI

A regular meeting of the Board of Trustees of the Village of Airport Drive, Missouri was held on Thursday, June 24, 2021, at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 7:02 p.m. Members present were Terry Myers, Reed Thompson, and Ray Bryant. Trustee Mark Rains was absent. Village Clerk Sue Hirshey was present to take the minutes. Also, present were Village Attorney Derek Snyder, Village Engineer Jerald Norton and Olsson Engineer Clayton Cristy, Deputy Clerk Kristy Hoggatt, Jasper County Sheriff's Officers Sergeant Melissa Roughton, Deputy Justin Henry, and Deputy Andy Alberton; and Residents Marvin and Debie Heckart. Residents of Elm Street and East Bland Avenue Steve Allgood, Debbie Bryant, Ron and Wilma Vorse, Judy Siebuhr, Joe Grizzle, Opal Frownfelter and Robert Green were in attendance. 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 Special Meeting on June 10, 2021, and Board of Trustees Meeting held on May 27, 2021, having been previously provided to the Trustees, were discussed. Trustee Ray Bryant motioned to approve the minutes previously provided. Trustee Myers seconded the motion. Motion passed unanimously.

### TREASURER'S REPORT

Clerk Hirshey presented the Treasurers Report. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Check Register, Accounts Payable Control Report, Payroll Calculation Report, Current Statement of Revenues and Expenses, Recap of Sales Tax Year to Date, Statement of Deposits and Expenditures of the Schuber Mitchell replat of Briarwood and the approval of plans for Dollar General, and Certificates of Deposits for Airport Drive, showing two Certificates of Deposits at Commerce Bank would mature on July 16, 2021 and a third Commerce Bank CD would mature on August 9, 2021. Trustee Myers motioned to approve the Treasurer's Report and to pay the bills. Trustee Thompson seconded the motion. Motion passed unanimously.

### PETITIONS AND COMPLAINTS

**Elm Street Resident Joe Grizzle** appeared before the Board. Mr. Grizzle stated he was opposed to any plan to change **Elm Street and East Bland Avenue to one-way streets**. All residents in attendance shared Mr. Grizzle's opposition of one-way streets. Chairman Jim Paul stated the Trustees were still working on a plan to widen East Bland, and neither street would be a one-way street.

Resident **Steve Hughlett**, 25380 Leffen Lane, appeared before the Board to ask for permission to construct 55 feet of **fence** on the south end of his property. The fence would be a 6-foot vinyl privacy fence that would match Mr. Scott Saia's, 25355 Demott Drive, fence north of his property. The fence would have a 12-foot gate on the east end to allow utilities access to the area. On May 17, 2021, Mr. Hughlett was issued Building Permit 834 to construct his fence. Building Inspector Greg Coats questioned the location of the property line between Mr. Hughlett's and Mr. Saia's properties after viewing the properties on the Beacon website. Both property owners were in agreement to build the fence, but neither property owner had located the property line. Mr. Hughlett stated a fence had been in the same location for 30 years but was removed approximately five years ago. Attorney Snyder stated there was a written agreement between the two property owners and property

lines shown on Beacon were not always reliable. Although current property owners agreed, future property owners may not. Attorney Snyder stated Building Permit 834 could be approved if both property owners were named on and signed the permit. He also noted that because the fence was in a utility easement, any utility had the right to remove the fence if needed to gain access to utility services.

### **ENGINEER'S REPORT**

Engineer Jerald Norton continued his report from the Work Session.

East Bland Street Improvements - An Engineer's Opinion of Probable Construction Cost for the East Bland Avenue Street Improvement Project was prepared. The project cost had been reduced by a third, from \$568,885.25 to \$373,048.25. Trustee Thompson asked if improvements could be made without curb and guttering, for further cost reduction. Street widths, ditches, utility services, and surrounding trees were discussed. Trustee Bryant and Resident Allgood agreed a ditch was required on the north side of Bland, curb and guttering could be on the south side. Attorney Snyder stated there were Code requirements for new roads, would check for requirements for existing roadways. Engineer Norton agreed to prepare a new quote for the July 22nd meeting, applying the suggestions from the Trustees and residents.

Dollar General Store - The developer and the Jasper County Public Water Supply District #1 reached an agreement regarding a water line across the property. Dollar General would need to relocate the water line. A dedicated right-of-way was granted to Airport Drive at the intersection of Fir Road and Lone Elm Avenue. A building permit had been issued for the project.

Rice Subdivision Plan Review - Engineer Norton had not received any new information from the developer.

West Bland Drainage Improvements - Engineer Norton explained a plan to construct a trench grade across West Bland Avenue, starting at El Charro's driveway on Bland and tie in a 12" culvert on the south side to allow water to drain to the right-of-way on Main Street. Engineer Norton had not contacted utilities regarding relocation costs for telephone, gas, and water lines. The property owner of 25041 West Bland would still need to address the low elevation of the front yard. The Engineer's Opinion of Probable Construction Costs was \$83,354.70. Trustee Thompson instructed Engineer Norton to get the relocation costs and proceed with the project.

Gum Road Lift Station Improvements - Enviroline had received the flow monitor to be installed in the lift station at the corner of Gum Road and North Main Street Road. They planned to begin installation the following week. Engineer Norton asked Clerk Hirshey to remind the City of Carl Junction to add checking the Flow Monitor to their weekly tasks.

Tabor Woods Subdivision Fire Protection - Engineer Norton requested information from Missouri American Water for a water meter and asked the Trustees if White Oak Estates should be included in the water project. Trustee Thompson said to do all. Engineer Clayton Cristy stated the Water District would probably not install an eight-inch water line. Requirements for water pressure and flow for fire hydrants was discussed. Engineer Norton was concerned there was only one access water line from Jasper County Water District. Engineer Cristy stated the Water District was aware he had contacted Missouri American Water to discuss ability to use their water. The Trustees instructed Clerk Hirshey to make sure Carl Junction Fire Chief Joe

Perkins attended the July 22<sup>nd</sup> meeting to discuss requirements for a water system able to support fire hydrants. Attorney Snyder said an intergovernmental cooperative agreement would need to be in place for Airport Drive to assist in improvements to the Jasper County Public #1 Water Districts lines, to be able to provide water service sufficient for fire hydrants. Trustee Myers questioned whether larger water lines and fire hydrants would affect fire rates. Resident Steve Allgood questioned Airport Drive being involved in replacement of Jasper County Water's lines. Attorney Snyder stated the intent was to bring up the level of fire protection to that of all other Airport Drive Residents.

Onstot Lot Split Request - In May 2021, Blake Onstot submitted a request for a Lot Split of property located south of Spruce Drive and east of Fountain Estates Drive. The property was not platted in Fountain Estates. The locations of currently used sewer lines on the property required research. Engineer Norton reviewed sewer tap permits for the properties at 601 W. Fountain Road and 585 W. Fountain Road. The information was hand drawn by the Carl Junction Public Works Inspector Marvin Lundien; no engineered drawings were available. No easements were found for the private sewer lines. Attorney Snyder stated the current private sewer lines needed to be properly located and easements across the Onstot property were needed. The West Fountain Road property owners should meet to discuss the locations of the lines and easements. Trustee Bryant motioned to table the discussion until the July meeting to allow all property owners time for discussion. Trustee Thompson seconded the motion. Motion passed unanimously.

### **ATTORNEY'S REPORT**

Attorney Snyder had sent a letter to the property owners of **5781 N. Main Street Road, El Charro Restaurant**. The **parking lot** for the business was in poor condition, base rock had been added to potholes to level out the area. Code required businesses zoned C-2 to have a sealed surface to limit dust created by increased traffic. Sandra Bravo had contacted Clerk Hirshey about the letter, but no plan had been made. Attorney Snyder stated the Bravos needed to have a plan for how soon the parking lot could be sealed. Clerk Hirshey would contact Sandra Bravo.

On June 10, 2021, a Special Meeting was called to adopt **Ordinance 10-21** to amend Chapter 340, Miscellaneous Driving Rules, to add Section 340.230, **Truck Traffic Limited**, to prohibit trucks on Village Streets of Fountains Estates Drive, Spruce Drive, Magnolia Drive, Willow Drive, Cottrell Court and Birch Drive in the Fountain Estates Subdivision. Evergreen Drive was not listed and was to be used by large trucks for access to Briarwood Subdivision. At the request of Chairman Paul, Attorney Snyder had researched options to prohibit large truck traffic on other residential streets. He could modify current Code to be more broad, to list what streets trucks could drive on. Evergreen Drive would be included only until the completion of Briarwood Subdivision. Engineer Norton stated the Bond with the Briarwood developer could pay for something to block of the west end of Birch Drive to keep large trucks out of the Fountain Estates Subdivision. Attorney Snyder agreed to prepare a council bill for the July meeting.

Attorney Snyder had amended the **Declaration of Covenants, Conditions and Restrictions for Briarwood Subdivision** to show all maintenance responsibilities of the detention basin belonged to Schuber Mitchell and then the Home Owners Association. Attorney Snyder had sent the amended agreement to Schuber Mitchell, it had not been signed or returned. Trustee Thompson stated the basin was not functioning yet. Engineer Cristy responded the volume of the pond was enough but lacked a control structure.

## **OTHER BUSINESS**

The condition of **the entrance to Norton Drive** from North Main Street Road was discussed during the May 27, 2021 Board of Trustees meeting. Letters were sent to adjoining property owners of Norton Drive to invite them to the June meeting to discuss required repairs to the road before the Board of Trustees could consider taking over maintenance of the road. No one responded to the letters or attended the meeting.

Top Priority Lawn Service had mowed **eight ditches or rights-of-way** along Highways 43 and 171 one time since Board approval of their quote during the May 27th Trustee meeting. The first time to mow had to be done twice due to the height of the grass and weeds. Top Priority would mow every other week going forward. The Trustees made no changes to the agreement. Resident Steve Allgood questioned why the Board was paying to mow the rights-of-way. Attorney Snyder stated MoDOT was supposed to keep the areas mowed but had not. The Village could hire someone to properly maintain the areas.

The property on the **northeast corner of North Main Street Road and Bland Avenue** was discussed. **A ten-day grass/weeds letter** was sent to property owner Ida Sutton on May 27, 2021. Ms. Sutton mowed part of the area. Trustee Bryant instructed Clerk Hirshey to have the property mowed by Mowed Over. The Board instructed Clerk Hirshey to send a bill for the mowing to Ms. Sutton. A yucca plant on the corner of the property was discussed. Attorney Snyder advised if the plant was blocking the view of the intersection, the same ten-day letter procedure must be followed.

During the Deputy Report of the Work Session, **Deputy Justin Henry** asked permission to hold an event on the south lot of the Municipal Building on the first Saturday in August. Deputy Henry wanted to hold a **children's event**, possibly a **water balloon battle** between kids and Jasper County Deputies. Deputy Henry still needed the approval of Jasper County Sheriff Randee Kaiser to hold the event. Trustee Bryant motioned to allow Deputy Henry to use the south lot for the event. Trustee Myers seconded the motion. Motion passed unanimously. All the Trustees expressed their willingness to help Deputy Henry host a successful event.

## **CLERK'S REPORT**

Ordinance 10-21, to add Section 340.230 to prohibit large trucks on streets in Fountain Estates, was adopted during a Special Meeting on June 10, 2021. Trustees Jim Paul, Reed Thompson and Ray Bryant attended; as well as Gary and Brenda Wheat, and Marvin and Debie Heckart. The Heckarts installed the NO TRUCK sign at the entrance of Fountain Estates off Fountain Road immediately after the meeting. An email was sent to Dan Mitchell and Eric Polley with a copy of the ordinance after the meeting that night.

Auditor Gene Mense was scheduled to be at the Municipal Building for the six-month audit on Thursday, July 15, 2021.

On June 7<sup>th</sup>, Clerk Hirshey spoke with Dave Taylor from MoDOT. Due to an uptick in accidents on Highway 171 west of the roundabout, MoDOT performed a traffic study of Highways 171 & 43. They were looking at options to make the highway safer. One option was to extend the median on Highway 171 west, preventing cars exiting the east driveway from turning left. Mr.

Taylor agreed to see if a mobile speed limit sign could be set-up on 171, but later stated all signs were already scheduled elsewhere.

Building Permit 827 was issued for the new Dollar General on the southeast corner of Fir Road and Lone Elm Avenue, 25994 Fir Road, on June 11th. Sign Permit applications were submitted, but the road sign was a pylon sign. Rusty from Overland Engineering contacted the sign company to install a monument sign. New sign permits applications had not been received at meeting time.

On June 15<sup>th</sup>, Enviroline informed the office they received the flow meter to add to the Gum Road Lift Station. Chris Dickason, Enviroline, said the flow monitor should be installed next week.

Four businesses had purchased licenses to sell fireworks - Jake's, Black Market, Big Charlie's (tent across from Harp's) and Hale's (tent on Babe's parking lot). Fireworks sales, and the right to discharge them, began on Sunday, June 20<sup>th</sup>.

The Census Bureau released the Vintage 2020 population estimates. They reported the estimated population of Airport Drive was 862. The population in 2010 was 698. The Census Bureau reported the release date for the 2020 City and Town Populations to be in May 2022.

Schuber Mitchell had submitted five building permit and sewer permit applications. The applications were for lots numbered 12, 13, 15, 16, and 17. Clerk Hirshey informed Nathan Schultz with Schuber Mitchell that no permits would be issued until all conditions of Section 410.170 had been met and that at least the first four contractors listed on the applications had purchased licenses for Airport Drive. No permits fees or inspection deposits had been collected.

There would be an election at the Municipal Building on Tuesday, August 3, 2021. Jasper County 9-1-1 Board was asking to increase its current sales tax rate. A copy of the sample ballot was provided.

Clerk Hirshey requested four vacation days in July, Thursday, July 8<sup>th</sup> through Tuesday, July 13<sup>th</sup>. Deputy Clerk Kristy Hoggatt would cover the hours. Deputy Clerk Hoggatt asked close the office at 2:00 pm on Friday, July 9<sup>th</sup>. Trustee Bryant motioned to allow Clerk Hirshey to use vacation days for the requested dates. Trustee Myers seconded the motion. Motion passed unanimously. Trustee Bryant motioned to close the office at 2:00 p.m. on July 8, 2021. Trustee Myers seconded the motion. Motion passed unanimously.

Clerk Hirshey submitted all requested information (so far) to receive funding from the American Rescue Plan. Airport Drive could receive two payments totaling \$159,874.89.

The necessary information to file a claim in the Blue Cross Blue Shield class action lawsuit had not been located. Frances Boyd's plan and group number were required. Frances left in 2013, payments to Blue Cross have been destroyed. Clerk Hirshey emailed Frances to see if she had any information.

The Green Folder contained documents requiring the Chairman's signature. Items in Gray Folder were for the Board's information and possible discussion.

**REMINDERS**

The office would be closed on Monday, July 5, 2021, in observance of Independence Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, July 22, 2021, at 6:30 pm and 7:00 pm respectively.

**ADJOURNMENT**

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

Meeting adjourned at 9:25 p.m.

Respectfully Submitted,

*Sue Hirshey, MRCC*  
Village Clerk