

## 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, July 22, 2021, at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 6:58 p.m. Members present were Terry Myer and Ray Bryant. Trustees Mark Rains and Reed Thompson were absent. Village Clerk Sue Hirshey was present to take the minutes. Also, present were Village Attorney Derek Snyder and Attorney Franklin Buchanan III, and Olsson Engineer Clayton Cristy, Deputy Clerk Kristy Hoggatt, Jasper County Sheriff's Officers Sergeant Melissa Roughton and Deputy Justin Henry. Village Engineer Jerald Norton and Deputy Andy Albertson were absent. Residents Debbie Bryant, Jack and Mary Huffman, Karl Doner, Linda Arnce; and property owner Larry Buckmaster and his contractor Travis Frost 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 Board of Trustees Meeting held on June 24, 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 one CD at Commerce Bank that would mature on August 9, 2021. Trustee Myers motioned to approve the Treasurer's Report and to pay the bills. Trustee Bryant seconded the motion. Motion passed unanimously.

### PETITIONS AND COMPLAINTS

**Larry Buckmaster, 25041 West Bland Avenue**, appeared before the Board. Mr. Buckmaster purchased the property with the intent to make repairs and sell the property. The house was under contract to sell, and Mr. Buckmaster needed the **drainage issue** to be resolved. Engineer Clayton Cristy stated Olsson was still developing a plan and estimates. The high cost of the project was due to prevailing wage requirements. Olsson was coordinating with utility companies for line relocation and would continue to work on the project. **Jack Huffman, 25242 West Bland Avenue**, introduced other West Bland Residents **Karl Doner and Linda Arnce**. **Mary Huffman** asked the Board, if they were creating a ditch for better water flow, could the ditch extend west toward their properties to help with water issues on their properties? Engineer Cristy stated the plan was to install a pipe to cross Bland Avenue and go to the east. He wasn't sure if there was enough elevation on their properties to drain water, but he would look at the grades.

**Blake Onstot** requested approval of a **Lot Split** for his property south of Spruce Drive and east of Fountain Estates Drive. The property was not platted in the Fountain Estates Subdivision. The property had been reviewed by Attorney Snyder and Engineer Norton. The sewer lines for properties at 585 and 601 West Fountain Road crossed the Onstot property. Surveyor Steve Allgood had drawn up the easements for the sewer lines to the Fountain Road properties. Trustee Myers questioned

future problems if Fountain Road owners need to dig up their lines across the Onstot property. Mr. Onstot stated there was verbiage included to address this. If the Fountain Road property owners need to dig up the lines, they will be responsible for repair expenses. Engineer Clayton mentioned in the future, Airport Drive should not allow private sewer lines to cross other's private properties. Trustee Myers motioned to approve the requested Lot Split as presented. Trustee Bryant seconded the motion. Motion passed unanimously.

**Jonathan and Ashley Wakefield** appeared before the Board to discuss their recently purchased property at **5849 Joplin Street**. The single lot included a detached garage with an upstairs apartment at 25113 Marion Avenue. The Wakefields had purchased the property with plans to rent the house facing Joplin Street and rent the garage apartment as a short-term rental through Airbnb. Both structures had open building permits, Building Inspector Greg Coats was scheduled to perform final inspections on both structures on July 23, 2021. Attorney Snyder explained the property was zoned R-1, Single Family Residential. The previous owner had appeared before the Zoning Commission and the Board of Trustees to request rezoning the property to R-3 Multi-Family. The Zoning Commission recommended to deny the request to rezone, the Board of Trustees denied the request as well. The Wakefields expressed their desire to be good landlords and be mindful of the neighbors' concerns about the property. Trustee Bryant suggested the Wakefields attend the August 2021 meeting, when all five of the Trustees would be present. Attorney Snyder suggested the Wakefields could go before the Board of Adjustment to request a variance to operate the Airbnb.

**Carl Junction Fire Protection District Fire Chief Joe Perkins** attended the meeting to share information with the Board. Mr. Perkins provided the 2021 Run Review as of July 1, 2021. The first half of 2021 had been very busy. A drawing from Missouri American showed water lines in Airport Drive; and a map showing locations of fire hydrants in Airport Drive were discussed. Mr. Perkins explained ISO ratings, water pressure, volume, and supply lines. For the Carl Junction Fire District, the rating was given for the entire district. Fire hydrants in one area would not affect the ISO rating for the entire district.

**Dan Mitchell, owner of Schuber Mitchell Homes**, asked the Board to issue ten building permits submitted for the Briarwood Subdivision. Engineer Cristy stated the four requirements of Section 410.170 had been met. (On July 20<sup>th</sup>, Trustee Thompson questioned whether the detention area was functioning correctly and instructed Clerk Hirshey to not issue any permits until Olsson could look at the area and determine if it was working as it should. Engineer Cristy was contacted, he wanted to visit with Engineer Norton, and recommended waiting until the Board Meeting for the Trustees to decide.) Engineer Cristy stated the detention area was working. A sufficient number of contractors were issued Contractors Licenses. The Building Permit fee and the deposit for inspections had not been paid. The Trustees instructed Clerk Hirshey to issue the building permits after the fees were paid.

### **ATTORNEY'S REPORT**

Attorney Snyder discussed a council bill to prohibit large delivery trucks driving on the residential streets in Airport Drive. He would prepare a council bill for the August 26<sup>th</sup> meeting to amend Ordinance 10-21, passed in June to prohibit truck traffic in Fountain Estates.

### **OTHER BUSINESS**

Tabor Woods Resident **Ann Coogan Pappas, Leffen Lane**, verbally complained that her neighbor to the northwest was building a fence on the bridal path without a building permit. Jon Fisk, 25382 Tabor Main Road, had obtained a building permit in July 2019 to replace a chain link fence in his backyard with a wooden board fence. Attorney Snyder stated Mr. Fisk could ask for an extension on the Fence Permit.

Sign Designs submitted two **Sign Permit applications**, one for a road sign and one for a sign on the building for the new **Dollar General Store** at Fir Road and Lone Elm Avenue. The road sign was a monument sign as requested by the Trustees. Trustee Bryant motioned to approve the sign applications as presented. Trustee Myers seconded the motion. Motion passed unanimously.

Two **Certificates of Deposit at Commerce Bank** had matured on July 18, 2021. The amount of CD #108041639 was \$209,234.73, and the amount of CD #108041646 was \$223,372.98. Trustees Paul and Thompson cashed out the Commerce CDs on July 16, 2021, and purchased one CD at **Southwest Missouri Bank**, #367077, in the amount of \$432,607.71 for three years at an interest rate of .40%. Trustee Bryant motioned to approve cashing out CDs #108041639 and #108041646 at Commerce Bank and purchasing one CD at SMB in the amount of \$432,607.71 at an interest rate of .40% for three years. Trustee Myers seconded the motion. Motion passed unanimously. Trustee Bryant motioned to cash out Commerce Bank CD #108041704 maturing on August 10, 2021, in the amount of \$211,904.90; and purchase a CD a SMB at an interest rate of .40% for three years. Trustee Thompson seconded the motion. Motion passed unanimously.

Trustee Bryant asked about the **Covenant for Briarwood** and the **Detention Pond Agreement**. Attorney Snyder stated Schuber Mitchell had not returned the agreements with the amendments he had added. The Performance Bond Agreement and the Final Plat were approved by the Board of Trustees on April 22, 2021.

Top Priority Lawn Service had mowed **eight ditches and rights-of-way** along Highways 43 and 171 twice since the June 24<sup>th</sup> Trustee Meeting. Top Priority would mow every other week going forward. Trustee Myers questioned paying for the service. The Trustees would discuss at the August 26<sup>th</sup> meeting when all five Trustees were present.

**Deputy Justin Henry** set a date, August 7<sup>th</sup>, for a **children's water balloon battle** between kids and Jasper County Deputies at the Municipal Building. During the Work Session, Deputy Henry asked the Board to consider purchasing a gas grill to cook hot hogs for his event. Marvin Heckart stated the shed would need to be organized better to store a grill inside. Trustee Myers motioned to allow Trustee Bryant to purchase a gas grill for Airport Drive, the cost not to exceed \$1,000.00. Trustee Bryant seconded the motion. The motion passed unanimously.

**Trustee Myers** asked Clerk Hirshey to **create a worksheet to show the excess of revenues over expenses each year, from 2016 to 2020**. Trustee Myers had concerns about the amount of sales tax to be collected in the future. The balance of the General Fund and Capital Improvement Funds had increased each year, but Metro Appliances was moving from Airport Drive, how would that affect revenues in the future? Trustee Bryant said this was a good idea to consider future revenues while discussing future projects. Airport Drive was very fortunate but needed to make good decisions. Dollar General should be contacted to request projected sales of the new store.

### **CLERK'S REPORT**

Ida Junge, owner of 5764 N. Main Street Road, contacted the office regarding the letter and invoice to mow her property. She reimbursed the Village for Mowed Over's services. The cost was \$100.00. She hired someone to maintain the property. Her new mowing person called the

office on July 7<sup>th</sup> to ask for any instructions regarding maintenance of the property. Sgt. Roughton met him on-site to talk about maintaining the area.

Auditor Gene Mense was at the Municipal Building for the six-month audit on Thursday, July 15, 2021. He said everything looked good, no Journal Entries required.

Cannon Excavating had started clearing the site at Fir Road and Lone Elm for the new Dollar General Store.

The Astro Farms Gamma/Besame Wellness Center at 25733 Fir Road was working to prepare for their final inspection. Building Inspector Greg Coats advised the contractor that the landscaping around the building must be finished and “maintainable” before the final inspection would be approved.

The first meeting of the Comprehensive Planning Committee was scheduled for August 17, 2021, at 6:30 pm at the Municipal Building. On July 19<sup>th</sup>, HSTCC Executive Director Gerritt Brinks requested to reschedule the meeting. The meeting was rescheduled to Tuesday, August 31, 2021, at 6:30 pm.

The new Flow Meter was installed at the Gum Road Lift Station. Harvey from Carl Junction was having trouble looking up totals. Chris from Enviroline was working to figure it out.

MoDOT placed a mobile speed limit sign with radar on 171 in front of 25399 Demott Drive.

The MOCCFOA Master Academy would be held on September 26, 2021. The fee for the class was \$125.00. A flyer for the class was included.

Robin Wilson called on July 20<sup>th</sup>. She was to close on the Butcher Block property on Friday, July 23<sup>rd</sup>. She was working with an architect on plans to renovate the building for use as a call center. The plans would be sent to Engineer Norton as soon as they were finished.

Schuber Mitchell submitted ten building permit and sewer permit applications, none had been issued. We issued 18 licenses to Contractors. No permit fees or inspection deposits had been collected.

John Tullis was considering adding an additional unit, possibly two units, to the Westport Inn at 3817 N. Main Street Road. They would like to build rooms large enough to hold two beds. I instructed them to submit plans for the Board to review.

Still waiting for additional instructions for the American Rescue Plan. According to MML, the State of Missouri had not requested funding yet.

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

### **REMINDERS**

An election would be held at the Municipal Building on Tuesday, August 3, 2021, for a Sales Tax increase for the Jasper County Emergency Services 9-1-1 Board.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, August 26, 2021, at 6:30 pm and 7:00 pm respectively.

**OTHER BUSINESS**

Marvin Heckart asked the Board to consider asking the Jasper County Sheriff's Officers to drive through the parking lot at Norman Rush's shop at 3795 N. Main Street. Mr. Rush's shop was outside Airport Drive. There had been a lot of thefts in the area and Mr. Rush had parts stolen from his shop. Trustee Ray Bryant said to ask Sgt. Roughton to ask the other deputies to drive through Mr. Rush's parking lot periodically.

**ADJOURNMENT**

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

Meeting adjourned at 8:50 p.m.

Respectfully Submitted,

*Sue Hirshey, MRCC*  
Village Clerk