

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, July 28, 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, Ray Bryant, and Kara Charbonneau. Trustee Mark Rains was absent. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Engineer Clayton Cristy, Carl Junction Fire Protection District Chief Joe Perkins, Deputy Clerk Sharon Clark, and Jasper County Sheriff's Officers Sergeant Melissa Roughton, and Deputy Justin Henry. Residents Steve Allgood, Jim and Rose Paul, Marvin and Debie Heckart, Ron and Wilma Vorse, Eddie and Carlene Johnson, Debbie Bryant, Travis Bolin, Brandon Charbonneau, and Bryan Hammer 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.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on June 23, 2022, 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 July 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 Bryant seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Jonathan Wakefield, property owner of 5849 Joplin Street, submitted a request to split the lot located on the northwest corner of Marion Avenue and Joplin Street. Engineer Clayton Cristy and Attorney Snyder had reviewed the drawing to split the tract. The new property line was drawn from east to west for the divide. Setbacks lines were added to the drawings at the request of Engineer Cristy. He stated from an engineering standpoint, the split could be approved. Attorney Snyder stated the new lot was large enough for a structure and there was not any shared access. Trustee Thompson motioned to approve the lot split request. Trustee Bryant seconded the motion. Motion passed unanimously.

Resident **Eddie Johnson**, 25153 Marion Avenue, asked about provisions in the Code for **building fences**. The Board informed Mr. Johnson a permit was required, and Building Inspector Coats would perform a lot inspection and final inspection for a new fence.

Kylin Smith had requested to **rezone** two tracts of property at **5356 North Main Street Road**. The Zoning Commission recommended approval of the zoning request, but the legal descriptions needed to be corrected to show the front two hundred feet of property would remain C-2 General Commercial. Attorney Snyder did not receive the new legal descriptions in time to prepare a council bill. A council bill would be prepared for the August 25, 2022 Board of Trustees meeting.

Resident Travis Bolin shared with the Board that he loved living in the Village and planned to open a **counseling office at 5065 North Main Street Road**, in the former Curiosity Corner Childcare building. Attorney Snyder stated the property was zoned C-4, Compact Planned Shopping Center. The use of a counseling office would be allowed in any of the commercially zoned areas. Modifications and permits for signage would need to be presented to the Zoning Commission. Mr. Bolin stated the parking lot had been restriped and resealed, no changes to the parking scheme, and the building would be painted. Attorney Snyder asked the Board if they wanted to amend the Code to state all signage did not need approval from the Zoning Commission. Trustee Myers said to not change the Code.

The **temporary Certificate of Occupancy at 499 West Fountain Road would expire July 28, 2022**. No one from the SCP Agency attended the meeting. Their plans to connect to the sewer system and add additional restrooms to the building had been abandoned. The final inspection for the open building permit had not been performed. Engineer Cristy would need to investigate what else needed to be addressed in order to issue the Certificate of Occupancy. Trustee Thompson motioned to extend the expiration of the temporary Certificate of Occupancy until August 25, 2022, to complete the unfinished items. Trustee Charbonneau seconded the motion. Motion passed unanimously. The Board said the property owner would need to attend the August meeting.

ENGINEER'S REPORT (continued from Work Session)

The **pumps in the Gum Road Lift Station** were discussed. One of the new pumps had been delivered to the Municipal Building, a second pump was on order. Carl Junction Public Works had not installed the first pump yet. The Board instructed Clerk Hirshey to check with Carl Junction for a timeline for installation of the pumps.

The **grease in the Fountain Estates Lift Station and Central Avenue Lift Station** was discussed. Trustee Thompson motioned to have Ace Pipe Cleaning clean out the grease in the Lift Stations at Fountain Estates and Central Avenue. Trustee Bryant seconded the motion. Motion passed unanimously.

Blevins Asphalt submitted a proposal for **repairs to Fir Road** for the **Dollar General** project and a second project, repairs on Fir Road from the header to Highway 171. Milling and resurfacing would be done by Blevins Asphalt, pricing was based on current Jasper County pricing. It could fluctuate with MODOt's Index for asphalt cement. Blevins quoted \$27,426.50 to mill and repave the section of Fir Road modified by Dollar General. Attorney Snyder was in the process of creating an intergovernmental cooperative agreement with Joplin Special Road District that would include future maintenance of the road to attempt to share maintenance responsibilities. The price was based on work being performed at the same time as work on Peace Church Road or Black Cat Road, to reduce mobilization costs. Engineer Cristy warned the pricing could change.

Trustee Bryant motioned to accept Blevin's proposal of \$27,426.50, up to \$30,600.00, to mill and asphalt Dollar General's section of Fir Road, with the edge mill. Trustee Thompson seconded the motion. Motion passed unanimously.

Trustee Bryant motioned to accept the proposal from Blevins Asphalt to mill and asphalt Airport Drive's portion of Fir Road from the header to Highway 171 for a cost up to \$40,000.00. Trustee Charbonneau seconded the motion. Motion passed unanimously.

CHIEF FROM CARL JUNCTION FIRE DISTRICT

Fire Chief Joe Perkins discussed the possibility of issuing **Burn Bans** in their district and in Airport Drive. Chief Perkins shared the Missouri Fire Marshalls thoughts on burn bans. Fire Permits were discussed. Chief Perkins did not want to issue permits. Attorney Snyder stated issuing Burning Permits could work but felt the County should be the organization to issue Burn Bans. Liability issues and setting up a commission to study and advise residents was discussed. Trustee Charbonneau offered to put together an informational packet regarding outdoor burning.

OTHER BUSINESS

Trustee Thompson's pending resignation was discussed. Once Reed tendered his resignation, then residents meeting the qualifications for serving as a Trustee could submit their written willingness and desire to serve as a Trustee for the Village.

Minutes from the **Ordinance Review Committee** meeting on July 26, 2022 were discussed. The committee discussed Chapter 410, small subdivisions. The suggestions were: when dividing one lot into two or three lots, it would be considered a Lot Split. The Board of Trustees could approve so long as the lots sizes complied with the Code and the Village Engineer and Attorney found no issues with the proposed lots. Dividing one tract of land into four to twelve lots would be considered a small subdivision; allowing preliminary and final approval to be completed at the same time. Attorney Snyder cautioned the Board to make sure small subdivisions were required to match the improvements of adjacent properties; some developers could purchase small lots, fewer tracts, attempting to usurp subdivision requirements. Resident Steve Allgood, also the Zoning Chairman and member of the ORC, stated for smaller subdivisions, meeting all of the current Code requirements could run the expenses too high to develop some properties. Trustee Charbonneau stated that she would always fight to protect the residents of the Village of Airport Drive. Mr. Allgood stated all plans would still have to be approved by the Board of Trustees, they could say no. Trustee Charbonneau stated she had concerns regarding lessening any of the requirements in approval of developing tracts of land. Trustee Bryant suggested the current regulations remain unchanged.

The **Missouri Department of Transportation** had created areas that many residents were unable to maintain. Some residents refused to mow the rights-of-ways on the highways, stating MODOt had always maintained the ROWs. Attorney Snyder stated MODOt accepted responsibility of the ROWs, it was difficult to require property owners to mow along a State Highway. Property owners along Village roads were required to maintain their property to the edge of the roadway.

A drawing from Blew and Associates was submitted to correct the lot split for the **Metro/Smartlock** property at **5571 N. Main Street Road**. The lot split matched the two differently zoned areas of the property and showed the easement/legal access from the east lot to the detention area at the west end. Trustee Bryant motioned to approve the lot split drawing for 5571 N. Main Street Road for the Metro Appliance Store/Smartlock Self Storage Units. Trustee Charbonneau seconded the motion. Motion passed unanimously.

COUNCIL BILLS

Council Bill 15-22, a council bill amending Article II of Chapter 135, Procurement, **Conflict of Interest**, was discussed. Trustee Thompson motioned to have the first reading of Council Bill 15-22 by title only. Trustee Bryant seconded the motion. Myers; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 15-22 by title only.

Trustee Thompson motioned to approve the first reading of Council Bill 15-22 by title only and have the second reading of Council Bill 15-22 by title only. Trustee Bryant seconded the motion. Myers; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Attorney Snyder read Council Bill 15-22 by title only. Trustee Thompson motioned to approve the second and final reading of Council Bill 15-22 by title only and adopt Ordinance 15-22. Trustee Bryant seconded the motion. Myers; yea, Thompson; yea, Bryant; yea, Charbonneau; yea. Ordinance 15-22 was adopted.

OTHER BUSINESS

Trees hanging into Airport Drive's **roadways** were last trimmed in 2019. Coss Tree Service trimmed the trees in 2019 at a cost of \$1,950.00. Trees were cut back 3-4 feet from the road at an approximate height of fifteen feet. The Board was asked if they wanted to put the service out to bid for 2022. Trustee Bryant said he would drive around the Village to see if the trees needed trimmed out of the roadway.

CLERK'S REPORT

As of August 24, 2022, Airport Drive would be able to apply for the Collector's Deed for 5883 Wall Street, Anette Ohman's property. Letters were sent to the Wall Street address and her last known address in Iowa. Three of the four letters were returned to the office. Anette Ohman had not contacted the office.

Blue Valley Public Safety inspected the storm sirens on Tuesday, June 21, 2022. Their report for both sirens were provided to the Board. Both sirens checked fine.

Kasei Lewis, Harry S. Truman Coordinating Council, reported that she was inputting the vision statements that were given at the final Comprehensive Planning Meeting. No reports were available for the meeting.

The Lot Split for Neil Vanlue / NC Homes on the southeast corner of Joplin Street and Marion Avenue was recorded with the Jasper County Recorder on July 21, 2022.

Tim Austin, Iron Horse Development, Attorney Snyder, Engineer Cristy, Chairman Myers, Trustee Charbonneau, Residents Scott and Cheryl Saia, Chuck and Siranda Dudley, Luke Dudley, and Teresa Massa met at the Municipal Building on June 28, 2022 to discuss an access road if a roundabout was added to Highway 171 in front of their properties.

A certified copy of Ordinance 14-22, to reaffirm the gross receipts tax to be imposed on electric corporations was sent to Liberty Utilities. Jordan Bolander stated Liberty had received everything needed for Airport Drive to continue to receive the monthly franchise fees.

Marvin and Debie Heckart washed all the windows in the Municipal Building, inside and outside, on Monday, July 18th. They looked awesome!

Grant Alumbaugh, Engineering Project Manager for Missouri American Water, was contacted on July 15th to request installation of a fire hydrant on Highway 171 between Walmart and the Tabor Main entrance. The request was forwarded to his construction supervisor. The office was still waiting for further instructions from Missouri American Water.

The second new pump for the Gum Road Lift Station had a shipping date of July 28th. Carl Junction had not had time to install the first new pump yet. The Board was asked if they would like G&G

Construction in Carthage to be contacted to request a quote to install both new pumps? The Trustees wanted to wait for Carl Junction to install the new pumps.

Charles Jenkin's property at 6857 N. Main Street Road remained only half mowed. No one from the mowing company had provided any information about the ownership of the property. Beacon still showed the property to be owned by Mr. Jenkin's Trust.

The Ordinance Review Committee met on Tuesday, July 26th to discuss Chapter 410, Subdivision Regulations. Those Minutes were provided in the Attorney's section.

The emergency dialers for the five lift stations were installed and working. Harvey with the Carl Junction Public Works and Engineer Clayton Cristy would receive phone messages if the system experienced high water and/or loss of power. Clayton, Harvey, and Clerk Hirshey were able to access Elecsys's website. A screen shot of the system was available.

Blake Onstot, 4 State Builders, verbally agreed to remedy the water issue at 25294 Spruce Drive on June 21st at the Municipal Building during a conversation with Clerk Hirshey and Building Inspector Greg Coats. Mr. Onstot said he would create a swale on the east edge of the property at 25294 Spruce Drive. On July 19th, the property owner to the west, Colby Green stated no work had been done to the yard at 25294 Spruce Drive. Code Violation letters were mailed on July 20th to Blake Onstot, 4-State Builders and Kenneth and Jadine Moore, owners of 25294 Spruce Drive, due to expiration of temporary Certificate of Occupancy on February 18, 2022.

The Picnic Committee met on July 20th at the Municipal Building. The next meeting would be Wednesday, August 10th at 4:00 pm.

We had received plans for a Reverse Osmosis & Alkaline Water store in the Stone's Corner Plaza, between the Guadalajara Mexican Grill and Genuine Realty office. Building Inspector Greg Coats and Fire Chief Joe Perkins were reviewing the plans.

Deputy Clerk Sharon Clark requested to use eleven ½ hours of vacation time and be out of the office from August 19th to August 28, 2022 to go to the National Postmaster's Convention in St. Louis. Trustee Thompson approved the absence and use of vacation hours by Deputy Clerk Clark. Trustee Charbonneau seconded the motion. Motion passed unanimously.

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

REMINDERS

The Primary Election would be held Tuesday, August 2, 2022. Polls would be open from 6:00 a.m. to 7:00 p.m.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, August 25, 2022, at 6:30 p.m. and 7:00 p.m. respectively.

CLOSED SESSION

Trustee Thompson made a motion to adjourn Regular Session and to enter Closed Session pursuant to 610.021(3) Hiring, Firing, Disciplining or Promoting of particular employees by a public governmental body. Trustee Charbonneau seconded the motion. Myers; yea, Thompson; yea, Bryant; aye, Charbonneau; yea. The Board went into Closed session at 9:30 p.m.

Trustee Thompson made a motion to adjourn Closed Session and reconvene in Regular Session, Trustee Bryant seconded the motion. Myers; yea, Thompson; yea, Bryant; aye, Charbonneau; yea. Regular Session reconvened at 9:39 p.m. No other motions were made in Closed Session.

ADJOURNMENT

With no other business to come before the Board, Trustee Bryant motioned to adjourn the meeting. Trustee Charbonneau seconded the motion. Motion passed unanimously. Meeting adjourned at 9:40 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk