

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, August 22, 2024, 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 Ray Bryant, Claren Holmes, and Denise Winans. Trustee Mark Rains was absent. Village Clerk Sue Hirshey was present to take the minutes. Village Attorney Derek Snyder and Village Engineer Clayton Cristy attended. In the audience were Residents Marvin and Debie Heckart, Debbie Bryant, Jamie Myers, and Teresa Robertson. 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 July 25, 2024, having been previously provided to the Trustees, were discussed. Trustee Bryant motioned to approve the minutes previously provided. Trustee Holmes seconded the motion. Motion passed unanimously.

TREASURER’S REPORT

Clerk Hirshey presented the Treasurer’s Report for August 2024. The Board was provided the Balance Sheets by Fund, Cash Receipts Control Report, Payroll Calculation Report, Accounts Payable Check Register, Accounts Payable Control Report, Current Statements of Revenues and Expenditures, worksheets for Recap of Sales Tax Revenue, Sewer Maintenance Charges Paid to Carl Junction, and Certificates of Deposits for Airport Drive. Trustee Bryant motioned to approve the Treasurer’s Report and to pay the bills. Trustee Winans seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Luke Gibson, the real estate agent for Mighty Main Street, Smartlock Self Storage Facility, was on the agenda to discuss the property. Mr. Gibson did not attend the meeting.

Tustin Ulrich was on the agenda to discuss rezoning **5356 North Main Street Road and the south lot**, the Board of Trustees planned to rezone the property back to a prior zoning classification, A-1, Agricultural, due to not utilizing previous rezoned classifications, R-3, Multi-Family Residential, and I-1, Restricted Light Industrial. Mr. Ulrich did not attend.

ENGINEER’S REPORT

Engineer Cristy discussed the maintenance items to be completed by **Land Innovations** at the **Gum Road Lift Station**, at Gum Road and Highway 43. Land Innovations would be finished soon. Trustee Bryant motioned to approve payment to Land Innovations as soon as Engineer Cristy deemed the project finished and approved the work. Trustee Winans seconded the motion. Motion passed unanimously.

Engineer Cristy discussed contracting with **Terry Barton** to take **samples of sewer water** prior to entering the Carl Junction Sewer System. This was a new requirement included in the pending contract with the City of Carl Junction. Engineer Cristy recommended testing the water at least twice before signing the contract with Carl Junction. Trustee Bryant motioned to give approval to

Engineer Cristy to have Terry Barton collect two samples for testing prior to next month. Trustee Holmes seconded the motion. Motion passed unanimously.

Engineer Cristy updated the Board about the **easement** to the **Fountain Road Lift Station**. The property owner had not responded to Engineer Cristy's request to sign the easement to the lift station. Resident Marvin Heckart stated the surrounding property had been mowed and looked nice. The lift station area needed work to clean up. Mr. Heckart also discussed the **fencing** at the **Gum Road Lift Station**. The wooden fence was leaning, he had trimmed back the tree limbs.

ATTORNEY REPORT

Attorney Snyder discussed the **American Rescue Plan Act funds**. The funds needed to be obligated by December 31, 2024. Street maintenance projects were approvable as projects. Attorney Snyder advised the Trustees the funds from the ARPA fund could be transferred to the Street Funds to pay for the Tabor Woods repaving project. Trustee Bryant motioned to apply the remaining ARPA funds to the Street Fund to pay for the Tabor Woods repaving project. Trustee Winans seconded the motion. Motion passed unanimously.

Attorney Snyder prepared three council bills for the meeting. The first council bill 13-24 amended Section 215.110 to more closely match Missouri statutes. The amended section would give property owners 7 days to remedy overgrown grass and weeds, fallen trees. The property owners could request a hearing before the Trustees. If the violation was not resolved, the Trustees could remedy the violation and then apply a Special Tax Bill to the property; they could also issue citations and/or fines.

COUNCIL BILLS AND RESOLUTIONS

Council Bill 13-24, a council bill **to repeal and replace Section 215.110: Weeds of Chapter 215, Nuisances of the Code of Ordinances to amend notice and abatement procedures for weeds, overgrown vegetation and downed trees**, was discussed. Trustee Bryant motioned to have the first reading of Council Bill 13-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 13-24 by title only. Trustee Bryant motioned to accept the first reading of Council Bill 13-24 by title only and have the second reading of Council Bill 13-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 13-24 by title only. Trustee Bryant motioned to accept the second and final reading of Council Bill 13-24 by title only, and to adopt Ordinance 13-24. Trustee Winans seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Ordinance 13-24 was adopted.

Resident Jamie Myers stated she used to work at Watered Gardens; they had people that would mow for those who couldn't. Resident Teresa Robertson said the Jasper County Deputies would normally check on those that needed their yards mowed. The deputies or neighbors would usually help out when needed.

Council Bill 14-24, a council bill **repealing Ordinance No. 16-22, to amend the Zoning Code of the Village from District I-1, Light Industrial District to District A-1, Agricultural, for the property known as 5356 North Main Street Road, Joplin, Missouri**, was discussed. The property owner had been notified and invited to attend the Zoning and Board of Trustees meeting. Mr. Ulrich attended the Zoning Commission Meeting on August 19th and stated he had no issues with returning the property to its previous zoning classification. Trustee Bryant motioned to have the first reading of Council Bill 14-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 14-24 by title only. Trustee Bryant motioned to accept the first reading of Council Bill 14-24 by title only and have the second reading of Council Bill 14-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 14-24 by title only. Trustee Bryant motioned to accept the second and final reading of Council Bill 14-24 by title only, and to adopt Ordinance 14-24. Trustee Winans seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Ordinance 14-24 was adopted.

Council Bill 15-24, a council bill **repealing Ordinance No. 17-22, to amend the Zoning Code of the Village from District R-3, Multi-Family District to District A-1, Agricultural, for the property known as the lot south of 5356 North Main Street Road, Joplin, Missouri**, was discussed. Trustee Bryant motioned to have the first reading of Council Bill 15-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 15-24 by title only. Trustee Bryant motioned to accept the first reading of Council Bill 15-24 by title only and have the second reading of Council Bill 15-24 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 15-24 by title only. Trustee Bryant motioned to accept the second and final reading of Council Bill 15-24 by title only, and to adopt Ordinance 15-24. Trustee Winans seconded the motion. Myers; aye, Bryant; aye, Holmes; aye, Winans; aye. Ordinance 15-24 was adopted.

OTHER BUSINESS

Deputy Clerk Clark prepared a **worksheet showing pricing for fireproof filing cabinets**. Office Supply - \$2787.56 for a letter/legal size four-drawer vertical cabinet. Uline - \$4,195.00 for a four-drawer vertical filing cabinet. Uline - \$5,410.00 for a lateral four-drawer filing cabinet. Admiral Express - \$4,499.00 for a lateral four-drawer filing cabinet. Trustee Bryant suggested checking into saving information digitally or in the cloud before purchasing another filing cabinet.

Deputy Clerk Clerk priced a 44" tall **High Capacity Blueprint Storage rack** to store large blueprint plans for commercial businesses in Airport Drive. Trustee Bryant motioned to purchase the rack at a cost of **\$227.39**. Trustee Winans seconded the motion. Motion passed unanimously.

Clerk Hirshey had been contacted by **Fountain Estates** Residents about adding **additional streetlights** on **Willow and Magnolia Drives**. Clerk Hirshey had contacted Rick Stockton, Liberty Utilities, about streetlights in 2016. Mr. Stockton said it would be very difficult to install light on Willow and Magnolia due to the electric lines being in the rear of the properties. Liberty would have to trench from the back yards to the front of the property to serve a light. This would require signed easements, possible fences moved, possible trees in the way and a greater expense. This information was shared with Brenda Wheat, the information person for Fountain Estates. The Board wanted to table the discussion.

The Zoning Commission briefly discussed **green buffers, green space, and requirements and restrictions for exterior aesthetics for commercial projects** on August 19, 2024; and suggested the

Ordinance Review Committee research and make recommendations to amend the Code of Ordinances. Trustee Holmes motioned to have the Ordinance Review Committee study requirements to add regulations for green buffers, green spaces, and requirements and restrictions for exterior aesthetics for commercial projects. Trustee Winans seconded the motion. Motion passed unanimously.

The buildings at 5171 North Main Street Road owned by Smartlock were discussed. The Board agreed engineered, stamped plans would be required prior to approval of the use of the north building.

The Zoning Commission was ready to **approve** and **adopt** the update to the **Comprehensive Plan**. Attorney Snyder said he would prepare a Resolution for the Zoning Commission to formally adopt the 2024 update to Airport Drive's Comprehensive Plan during their September 24, 2024 meeting.

CLERK'S REPORT

Through email correspondence with Engineer Cristy and Attorney Snyder, Iron Horse Developer Tim Austin asked to postpone the review of his planned development by the Zoning Commission until their September meeting.

The office had not received any new information from Jonathan Bravo regarding his lot split requests for lots #33 and #34 in the Staples Midway Subdivision.

Resident Scott Miller Platt was sworn in to serve as an Alternate to the Zoning Commission and the Board of Adjustment on Monday, August 19, 2024. Resident Jamie Myers was added to the list of Alternates as well.

Clerk Hirshey emailed Steve Allgood to request his availability for an Ordinance Review Committee meeting. No response yet.

A certified copy of Ordinance 10-24, amending Chapter 135, Procurement, Conflict of Interest, was emailed to the Missouri Ethics Commission on July 26, 2024.

A letter was mailed to Jason Stidman, owner of Let's Go Carwash at 5958 North Main Street Road with his sewer bill for July's water usage. A copy of the letter, asking for verification that the water recovery system was functioning properly, was provided. Missouri American Water reported the usage for July 12 until August 11 was 742,600 gallons, down from 849,100 gallons from the previous month.

As of August 8, 2024, Certificates of Occupancy had been issued to all 32 homes in Briarwood Subdivision. There were still four houses not occupied.

The night of the meeting was Day 30 of the broken front picture window. Marvin Heckart taped up the outer shattered window to hold it together. Deputy Clerk Clark taped up the inside window. Chis Gideon, Mowed Over, reported the new window should be received next Tuesday and installed no later than Thursday, August 29th.

Deputy Justin Henry was asked on Friday, July 26th to visit the Discount Smokes Liquor Store at 5277 North Main Street Road to pick up debris blown from their property across Main Street. Resident Debie Heckart confirmed the debris was picked up. Code Violation letters were mailed to

Chad Minor and Audry McAuliff for a downed tree at 25215 Tabor Main Road on July 31, 2024; Gary Garvin for the Washmaster Carwash on August 12, 2024, for tall grass; Gary Garvin for weeds, trash and debris at Fat & Happy's at 5806 North Main Street Road on July 31, 2024, I spoke with Gary's son Justin on August 9, 2024 about Fat & Happy's; and August 22nd about Fat & Happy's lot and the carwash. Justin said both properties should be mowed this weekend, and he would work on cleaning up the Fat & Happy's lot next week.

The damaged signs at Sonic, 24949 Demott Drive, and Discount Smokes, 5277 North Main Street Road, were discussed. The Board instructed Clerk Hirshey to contact the businesses to find out how soon the signs would be repaired.

Justin Garvin and Clerk Hirshey discussed snow removal from the Village streets as well. Justin said he would be willing to clear the streets this coming winter. He said he would charge \$1,400 each time to clear the snow from all of Airport Drive's roadways. Since 2021, Justin has charged Airport Drive \$1,250.00 each time he cleared the road. Trustee Winans motioned to have Justin Garvin clear the snow off Airport Drive's roads during the winter of 2024 to 2025 for \$1,400.00 each event. Trustee Holmes seconded the motion. Motion passed unanimously.

Deputy Clerk Clark worked very hard to clean out the records room and Sgt. Crossley's office. Sgt. Crossley and Deputy Henry will move furniture to swap offices on Tuesday September 10th.

The Green Folder contained documents requiring the Chairman's signature and the Christmas card Airport Drive would mail out this year to all businesses.

REMINDERS

Deputy Clerk Sharon Clark would be on vacation August 23rd until September 3, 2024.

The office would be closed Monday, September 2, 2024, in observance of Labor Day.

The next Board of Trustees Work Session and Regular Meeting were scheduled for Thursday, September 26, 2024, at 6:30 pm and 7:00 pm respectively.

ADJOURNMENT

With no other business to come before the Board, Trustee Winans motioned to adjourn the meeting. Trustee Bryant seconded the motion. Motion passed unanimously. The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk