

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, August 26, 2021, at the Village Municipal Building. The meeting was open to the public.

Chairman James Paul called the Board of Trustees to order at 7:00 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, Olsson Engineer Clayton Cristy, Carl Junction Fire Protection District Chief Joe Perkins, Deputy Clerk Kristy Hoggatt, Jasper County Sheriff's Officers Sergeant Melissa Roughton, Deputies Justin Henry and Andy Albertson. Village Engineer Jerald Norton was absent. Residents Debbie Bryant, Marvin and Debie Heckart, Donald Gurley, 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.

MOMENT OF SILENCE

Chairman James Paul requested a Moment of Silence to honor the life of long-time Resident and Business Owner Margie Lundien.

MINUTES

Minutes of the Board of Trustees Meeting held on July 22, 2021, having been previously provided to the Trustees, were discussed. Trustee Myers motioned to approve the minutes previously provided. Trustee Bryant 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, Worksheet of Sewer Maintenance Changes paid to Carl Junction, Statement of Deposits and Expenditures of the Schuber Mitchell replat of Briarwood, and Certificates of Deposits for Airport Drive. Trustee Bryant motioned to approve the Treasurer's Report and to pay the bills. Trustee Thompson seconded the motion. Motion passed unanimously.

CARL JUNCTION FIRE CHIEF'S REPORT

Joe Perkins, Fire Chief of the Carl Junction Fire Protection District, appeared before the Board. Chief Perkins shared a report with the Board for activities for the year so far. Calls for service for COVID related illnesses were up, the department was on track to respond to 2100 calls this year. Vehicle accidents at the roundabout were about the same as last year. SmartLock Storage facility at 5171 N. Main Street Road was discussed. The Board of Adjustment denied a request for a variance to not install a fire suppression system in the building on August 24, 2021. Chief Perkins restated his reasons for opposing the variance. The Trustees thanked Mr. Perkins for attending the Board of Adjustment meeting. The Trustees asked Chief Perkins for assistance to adopt the 2018 International Fire Code. Airport Drive and the City of Carl Junction were still following the 2012 Fire Code. Chief Perkins stated the changes from 2012 to 2018 were not groundbreaking but would work with Attorney Derek Snyder to research the necessary changes to update the Fire Code to 2018. They would try to have a council bill for the September 23rd meeting. Chief Perkins left the meeting at 7:29 pm.

ENGINEER'S REPORT

Engineer Clayton Cristy continued his report from the Work Session.

Nathan Schultz from Schuber Mitchell emailed the office on August 26th, asking about Lot 18. Due to the awkwardness of the lot, Schuber Mitchell asked to face the house north towards Birch instead of west towards Evergreen. Attorney Snyder said to have the Zoning Commission review the question.

West Bland Avenue Drainage - Engineer Cristy stated there was not enough **ditch** depth to install a culvert under Bland Avenue. He was also concerned that **water** would create a **drainage issue** for the property to the south. A box would back up standing water for 1,000-foot area flat. A pipe under El Charro's driveway to the east would not help. Engineer Cristy had prepared two Engineer's Estimates of Probable Construction Costs for the project. The total construction estimate for a plan with a 12" Trench Grate was \$26,640.00. The total construction estimate for the plan with a pipe to Main Street and then south was \$80,550.00. Issues with the utility lines and MODoT approval were discussed. Engineer Cristy stated the problem had been there a long time. The property owner needed to fill in his yard with more dirt first.

Tabor Woods and Jasper County PWSD #1 - Engineer Cristy reported **Jasper County Water District** was at least 18 to 24 months from replacing water lines in the subdivision. Airport Drive could move forward with plans to **overlay the roads with asphalt**. The paving season for 2021 was over, but plans could be made to pave in 2022. Trustee Bryant suggested asking Tabor Woods Residents for their opinion of the water supply in their neighborhood.

Trustee Bryant mentioned there was a water leak somewhere on Elm Street, supplied by **Missouri American Water**; water ran non-stop **out of ground and to the creek** east of Elm Street.

There was **damage** caused to **Elm Street** during the paving process, a grinder may have damaged a manhole. This was reported to Engineer Norton. Engineer Clayton promised to investigate it.

ATTORNEY'S REPORT

Attorney Snyder reported Court for Division IV had moved back to the Carthage Courthouse.

The owner of **El Charro** Restaurant, 5781 N. Main Street Road, informed Attorney Snyder he was getting quotes to **asphalt the parking lot**.

Trustee Thompson attended the Jasper County Collector's **Delinquent Tax Sale** on Monday, August 23, 2021. Trustee Thompson purchased the Certificate of Purchase for **5883 Wall Street** for the Village of Airport Drive for \$8,000.00. The Certificate of Purchase is retained for one year or until property is redeemed, or until the expiration. Next spring, Airport Drive will have to do a title search to find any persons with interest in the property. In August of 2022, Airport Drive could apply for a Collector's Deed; then a Quiet Title; which could still be somewhat clouded. The Village may have to wait three years to sell the property. The owner could pay the taxes and purchase price and redeem the property.

The **Board of Adjustment** met on Tuesday, August 24, 2021. The first item on the Agenda was variances requested by Jonah Hall for **SmartLock Self Storage** units. Mr. Hall requested variances for requirement of a **fire suppression system, public facilities and additional signage**. The International Building Code required buildings used for storage larger than 2,500

square feet to be “sprinkled”. The Board of Adjustment approved the elimination of the bathrooms and the additional signage but required the fire suppression system as a life safety requirement. The second item was a request for a variance to allow **short-term rental** of the garage apartment by Jonathan Wakefield for **5849 Joplin Street**. The Board denied the variance, but Mr. Wakefield could go to the Zoning Commission to request to rezone the property to R-2. Attorney Snyder stated the Board of Adjustment listened to the Carl Junction Fire Chief’s, Building Inspector’s, and Attorney’s remarks that all criteria must be met; and made the appropriate decisions.

COUNCIL BILLS

Council Bill 11-21, a council bill Amending **Section 340.230 Truck Traffic Limited of Chapter 340 Miscellaneous Driving Rules** to establish Truck Routes and the Prohibiting Trucks on city street, alley, and byway within Airport Drive was discussed. Trustee Myers motioned to have the first reading of Council Bill 11-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 11-21 by title only. Trustee Myers motioned to approve the first reading of Council Bill 11-21 by title only and have the second reading of Council Bill 11-21 by title only. Trustee Bryant seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Attorney Snyder read Council Bill 11-21 by title only. Trustee Myers motioned to approve the second and final reading of Council Bill 11-21 by title only and adopt Ordinance 11-21. Trustee Thompson seconded the motion. Paul; yea, Myers; yea, Thompson; yea, Bryant; yea. Ordinance 11-21 was adopted.

OTHER BUSINESS

Pearl Avenue Resident **Donald Gurley** appeared before the Board with a verbal complaint that the tenant at **5981 Pearl Street** had a wrecked vehicle parked on his property. He asked if the vehicle was properly licensed but wrecked, could the vehicle sit there? Clerk Hirshey stated tickets had been written and mailed to Mr. Allen and the property owner for multiple violations. Attorney Snyder stated that any non-operating vehicle should not be visible, it had to be in a garage or covered. He added that if a property owner or tenant was making progress, a ticket might not be written. Also, the Prosecutor would try to motivate the person to correct the situation.

The **Declaration of Covenants for Briarwood** was discussed. Attorney Snyder stated the Easement for the Detention Area must be worked out. The private driveways to Lots 26, 27 and 28 were discussed. Attorney Snyder stated this was a private driveway and did not belong to the Village.

Top Priority Lawn Service had mowed **eight ditches and rights-of-way** along Highways 43 and 171 twice since the June 24th Trustee Meeting. Trustee Bryant motioned to notify Top Priority to stop mowing the ROWs. Trustee Myers seconded the motion. The motion passed unanimously. The Trustees also instructed Clerk Hirshey to notify the property owners that the Village would no longer mow the areas and the owners would need to keep the areas maintained. Marvin Heckart noted that Central Avenue ditches had not been mowed. Clerk Hirshey agreed to contact Jasper County Road District again to request mowing.

Christmas Cards for 2021 were discussed. Deputy Clerk Hoggatt offered three samples of cards to the Trustees. Attorney Snyder noted he like the airplane cards from last year. Deputy Clerk Hoggatt agreed to order the airplane cards again.

Prior to the meeting, Trustee Mark Rains had suggested **promoting businesses** and holding contests on **social media** to promote Airport Drive. The first social media contest would begin August 27, 2021. The first business featured would be Harp's Food Store. Harp's donated a \$25.00 gift card for the winner. Attorney Snyder stated this would be fine, so long as any other businesses must be able to participate.

CLERK'S REPORT

Mike Runnebaum, Jasper County Emergency Services, recommended naming the private driveway to Lots #26, #27, #28 in Briarwood Subdivision so emergency responders could locate the homes quicker and more easily. Their Board's policy stated that if two or more structures shared a driveway, it should be named. The private driveway was named Bradford Lane.

Payments by credit cards greatly increased in the last two months. The credit card processing company had set a goal of \$1,500.00 per month as their break-even amount. Last month Airport Drive processed 34 transactions totaling \$2,282.02 in charges and this month we have ran 32 transactions \$2509.62 by meeting time.

Metro Appliances planned to move to their new location in Joplin as soon as the building was completed. They had a tentative date of March 2022.

The new Dollar General Store at 25994 Fir Road was progressing. The red iron frame was up, the floor was poured and some of the walls were standing. The contractor had started working with Carl Junction on the sewer line.

The Astro Farms Gamma/Besame Wellness Center at 25733 Fir Road received their Certificate of Occupancy and applied for a Business License. We were waiting to receive their Missouri Sales Tax number and Certificate of No Tax Due.

The first meeting of the Comprehensive Planning Committee was still scheduled for Tuesday, August 31, 2021, at 6:30 pm.

Robin Wilson hired Robin Plumbing to connect the former Butcher's Block building at 499 W Fountain Road to the sewer line in Fountain Estates. Robin Plumbing was given Engineer Clayton Cristy's contact information to discuss the requirements of the project.

Schuber Mitchell received Building Permits and Sewer Tap Permits for Lots #10 thru #17, #19 and #21. Payment had been received for all of these.

No new information from John Tullis regarding adding an additional unit, possibly two units, to the Westport Inn at 3817 N. Main Street Road.

Applications and requested information were submitted to the Missouri Office of Administration on August 6 and August 12, 2021, for the American Rescue Plan Act of 2021. Clerk Hirshey participated in a webinar Tuesday, August 24th. The State of Missouri was processing applications as quickly as they could but planned to request an extension from the Treasury to

move the deadline for applications and first payments from September 1st to October 1st. An email was sent on August 26th at 4:16, Airport Drive could receive the first payment in the amount of \$87,574.94 as early as Friday, August 27, 2021.

Olsson planned an evening of food, drinks and an axe-throwing at TommyHawks Four-State Axe House on Thursday, September 30, 2021, from 3:00 to 6:00 p.m. Everyone was invited.

Deputy Clerk Hoggatt requested vacation days for Thursday September 9th and Friday, September 10th. Trustee Myers motioned to approve the vacation days as requested for Clerk Hoggatt. Trustee Bryant seconded the motion. Motion passed unanimously.

Clerk Hirshey would be in St. Louis from September 26th to the 29th for the MML Annual Conference.

Southwest Missouri Bank prepared a new Safety Deposit Box Lease for Airport Drive. The Village had a large box but did not need that much space. All Trustees needed to sign the form in the Green Folder.

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

REMINDERS

The Office would be closed Monday, September 6, 2021, in observance of Labor Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, September 23, 2021, at 6:30 pm and 7:00 pm respectively.

OTHER BUSINESS

Trustee Bryant asked for pros and cons of annexation of roadways. Attorney Snyder stated the area would have to be contiguous. It was better for property owners to request annexation.

Trustee Myers presented his updated worksheet showing **the excess of revenues over expenses each year, from 2016 to 2020**. Trustee Myers had Clerk Hirshey add the budgeted amounts for 2021. He then added projects to the worksheet. Clerk Hirshey was instructed to ask Auditor Gene Mense whether the \$75,000 transferred to the Safety Funds to cover short falls should be transferred back to the General Fund.

Trustee participation by video for meetings was discussed. The council bill passed in March 2020 allowed for video participation for emergency purposes only. Attorney Snyder would need to look into it.

Marvin Heckart stated the northeast corner of Joplin and Marion Streets **always had a water puddle in the driveway**. Missouri American Water should be contacted about it. Mr. Heckart asked about a piece of concrete culvert located south of the tower. He asked to remove it. Attorney Snyder stated whoever could remove it should take it.

ADJOURNMENT

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

Meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC
Village Clerk