

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, September 22, 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 Mark Rains, Ray Bryant, Kara Charbonneau, and James Paul. Village Clerk Sue Hirshey was present to take the minutes. Also present were Village Attorney Derek Snyder, Engineer Clayton Cristy, and Jasper County Sheriff's Officer Justin Henry. Residents Marvin and Debbie Heckart, Edwina Rains, and Debbie Bryant 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 August 25, 2022, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes previously provided. Trustee Charbonneau seconded the motion. Motion passed unanimously.

Signature Cards from Southwest Missouri Bank and Guaranty Bank were provided for the current Trustees to sign. All the Trustees were present to sign the cards.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for September 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 Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Paul seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Realtor Ryan Flanagan from **The Flanagan Group** appeared before the Board regarding a request to rezone **two parcels of land at 5356 N. Main Street Road**. The Board of Trustees had recently approved requests to rezone the two parcels. The north parcel was rezoned to I-1, Restricted Light Industrial and the south parcel to R-3 Residential Multifamily. The first two hundred feet of both properties remained C-2 General Commercial. Mr. Flanagan asked about multiple owners and whether to propose the highest residential zoning to portions of both parcels. A road was drawn to the east end of the property, Engineer Cristy asked who would own the road. Mr. Flanagan said details were still being worked out. Chairman Myers suggested Mr. Flanagan work out the number of entrances with MODOt. The plans included storage units on the east end of both parcels. Trustee Charbonneau asked if the storage units were for the proposed housing units or commercial. Mr. Flanagan stated the storage units would be commercial and available to rent by anyone. Attorney Snyder stated Airport Drive did not have any mixed-use districts. The portions of the two parcels would want to combine the new uses with new legal descriptions. Engineer Cristy stated the sewer capacity was still in question and this was told to the owner. The new owners would need to check that branch of the sewer system and estimate the additional water that would go into the sewer system. Attorney Snyder stated the new owners would want study Subdivision Requirements in Airport Drive's Code of Ordinances for the proposed housing units. If the applicants to the Zoning

Commission wanted to delay the meeting, Kylin Smith would need to request in writing to postpone the Zoning Commission Meeting.

Chairman Myers asked the other Trustees what action should be taken for **4 State Builders**, Contractor **Blake Onstot**, for the expired temporary certificate of occupancy for **25294 Spruce Drive**. The temporary certificate of occupancy was issued January 18, 2022, and expired February 18, 2022. Water from the property was draining into the property to the east, causing water problems in the yard at 25276 Spruce Drive. Clerk Hirshey and Building Inspector Greg Coats had spoken with Blake Onstot multiple times since February 18, 2022 to inform Mr. Onstot that water from the property must drain to the road and into storm water facilities. No action had been taken to remedy the situation. Attorney Snyder sent a letter requesting Blake Onstot and the property owners attend the September 22, 2022 Board of Trustees meeting. Trustee Charbonneau stated the builder and owners should have attended the meeting, but if the contractors were working to fix the problem, the Board should give them a chance to fix the problem. Trustee Rains agreed. Chairman Myers agreed and said if work does not continue, send another letter requesting their attendance at the next Trustees meeting.

OTHER BUSINESS

Clerk Hirshey prepared a worksheet of expenses for the **2022 Picnic**. **Affordable Party Rentals**, Chet Anderson, was supposed to provide six inflatable structures, tables, chairs, a snow-cone machine, and staffing. Mr. Anderson was unable to provide the tables, Picnic Committee Member Denise Winans offered the use of tables from her church, First Community Church. Only three inflatables were set up and snow cones were not available until 2:00 pm instead of noon. Attorney Snyder contacted Mr. Anderson after the picnic, and they worked out a reduction of the payment to Affordable Party Rentals. The final payment of \$600.00 was reduced to \$160.00. Debie Heckart suggested a donation be made to **First Community Church** for use of their fourteen tables. Chairman Myers agreed, suggesting donating \$20.00 per table, or \$280.00 to First Community Church. Trustee Rains motioned to pay First Community Church \$280.00 for the use of fourteen of their tables. Trustee Charbonneau seconded the motion. Motion passed unanimously.

The Board continued to discuss the picnic. Trustee Rains stated that next time the committee needed to find more volunteers to spread out the work and the media should have been invited. Trustee Charbonneau agreed to assist next time with the media and search for volunteers. Marvin and Debie Heckart made at least four trips of Sam's, two to Dollar Tree, two to Tractor Supply and trips to Harbor Freight, Lowes, among other trips. They brought their Gator to use on the day of the picnic. They provided a trough for the drinks. They used their truck and trailer to pick up the tables from First Community Church and returned the tables after the picnic. They negotiated the use of a freezer from Appliance King, delivering the freezer to the Municipal Building and returning it after the picnic. Debie Heckart arranged for seven friends and family to serve, two grandsons served as runners to deliver the prizes: and Clerk Hirshey's daughter and son worked on setting up and tearing down, getting waivers signed and ticket handout. Residents Rose Paul, Susan Bozung, Melody Dhooghe, and Denise Winans worked to plan the picnic, attending meetings, collecting prizes for giveaways and negotiating with vendors. Trustee Rains motioned to compensate the people who worked on the picnic with Walmart Gift Cards in the amount of \$30.00 for servers Rochelle Russell, Whitney Heckart, Madelynn Jordan, Jamie Shewmake, Christine Daniel, Sarah Jordan, Gloria West, and runners Emmitt Jordan and Connor Jordan, set up and tear down crew Kaylee Nash and Christian Hirshey; Walmart Gift Cards in the amount of \$50.00 for Picnic Committee members Rose Paul, Susan Bozung, Denise Winans, and Melody Dhooghe; and Walmart Gift Cards in the amount of

\$200.00 for Marvin Heckart, Debie Heckart, Sue Hirshey and Sharon Clark. Trustee Bryant seconded the motion. The motion passed unanimously.

Adding **electrical service** to the **white shed** in the back lot of the Municipal Building was discussed. There was no electricity or lights in the building, and an outdoor outlet was discussed. Trustee Charbonneau discussed battery powered lights that could be added. Trustee Rains suggested motion lights would be good. Trustee Charbonneau would investigate options.

Christmas Cards to send to Businesses were discussed. Chairman Myers said he liked the Christmas Cards with the Santa in an airplane. The other Trustees agreed.

Meeting dates in November and December were discussed. Trustee Rains motioned to hold the Board of Trustees meetings on November 17, 2022 and December 22, 2022. Trustee Bryant seconded the motion. Motion passed unanimously.

Trimming tree branches in Village roadways was discussed. Street Commissioner and Trustee Ray Bryant had driven the Village roads and noticed a few areas needing to be trimmed. The Board instructed Clerk Hirshey to contact resident Chuck Dudley to trim back the areas Trustee Bryant listed.

Trustee Bryant also noticed a lot of **cracking in the asphalt on the roads**. He guessed the drought was causing the ground to sink under the roadway. Engineer Cristy agreed to contact Carl Junction to see if they could seal the cracks in the asphalt.

The Front Page submitted a **Special Event Permit** for November 12, 2022 for Page-A-Palooza Car Fest from noon to 5:00 pm at 5557 N Main Street Road. It would be a car show with music and food vendors. Trustee Rains motioned to approve the Special Event Permit. Trustee Charbonneau seconded the motion. Motion passed unanimously.

CLERK'S REPORT

The Collector's Deed for the property at 5883 Wall Street was recorded on September 1, 2022. Attorney Snyder said the next step would be the quiet title process.

We gave out 150 tickets for the drawings during the Picnic, which should be very close to the number of attendees. Minutes from the after the event Picnic Meeting and the worksheet of expenses for the picnic were provided.

A letter was mailed to Megan Smith, 25041 W. Bland Avenue, to invite her to the September 2022 Board of Trustees meeting to discuss the water pooling in her front yard. She had not contacted the office. A copy of the letter was provided.

Missouri American Water received the \$4,000.00 deposit to install a fire hydrant at the west end of the water line on the north side of Demott Drive, west of Walmart Neighborhood Market. We had not seen a hydrant yet.

The second new pump for the Gum Road Lift Station was received on August 9, 2022, stored in the shed, and Carl Junction was notified that we had two pumps ready to be installed. Carl Junction had not installed the pumps.

The 2020 Census reported the population of Airport Drive to be 766. I contacted MODOt to ask if they would update the population signs at the outer limits of Airport Drive. They do not, and Airport Drive was not supposed to change the plate. They did send a letter detailing installing our own signs. The Board was asked if they wanted to pursue new signs. The letter was provided.

Realtor Ben Davis contacted the office about property at 6857 N. Main Street Road. Code Violation letters were sent to Guardian Asset Management for the grass and weeds more than 7 inches tall in the yard. A copy of the Code Violation letter was provided.

The office received an application to the Zoning Commission to rezone the two parcels at 5356 N. Main Street Road. We also received an application to the Board of Adjustment to approve the use of the property as a tunnel carwash. Dates are not set for the meetings yet, most likely they will be October 18th and/or October 20th.

The Green Folder contained documents requiring the Chairman's signature. New Signature Cards for Southwest Missouri Bank and Guaranty Bank were included. Former Trustee Reed Thompson's name was removed, and Trustee James Paul's name was added to all accounts.

REMINDERS

The office would be closed Monday, October 10, 2022 in observance of Columbus Day.

The next Board of Trustees Work Sessions and Regular Meetings were scheduled for Thursday, October 27, 2022, at 6:30 pm and 7:00 pm respectively.

ADJOURNMENT

With no other business to come before the Board, Trustee Rains motioned to adjourn the meeting. Trustee Charbonneau seconded the motion. Motion passed unanimously. Meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk