

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, December 18, 2025, 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, Mark Rains, Claren Holmes, and Denise Winans. Village Clerk Sue Hirshey was present to take the minutes. Village Attorney Derek Snyder, Village Engineer Clayton Cristy, and Deputy Clerk Sharon Clark attended. Residents Jamie Myers, Edwina Rains, Debbie Bryant, Steve Allgood, Charlotte Robertson, James and Brooke Truelove, Chuck and Luke Dudley, Dean and Katie Sitton, and Marvin and Debie Heckart attended. 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 November 20, 2025, having been previously provided to the Trustees, were discussed. Trustee Rains motioned to approve the minutes of the meeting as previously provided. Trustee Holmes seconded the motion. Motion passed unanimously.

TREASURER'S REPORT

Clerk Hirshey presented the Treasurer's Report for December 2025. The Board was provided 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 Fees Paid to Carl Junction, Certificates of Deposits for Airport Drive, Leaf Pick Up cost history, and the 2026 insurance costs breakdown. The total of all expenses in all Funds were lower than budgeted; no Budget amendments were required. Trustee Rains motioned to approve the Treasurer's Report and to pay the bills. Trustee Winans seconded the motion. Motion passed unanimously.

2025 CHRISTMAS LIGHTING CONTEST

Chairman Myers announced the winners of the 2025 Christmas Lights Contest. Sergeant Crossley had driven through the Village on December 17th, reviewing all residential properties. First place went to Dean and Katie Sitton, 6421 Geneva Drive. They received a check in the amount of \$75.00. Second place was James and Brooke Truelove, 25285 Tabor Main Road. Mr. and Mrs. Truelove received a check in the amount of \$50.00. The third-place winner was Duane Ferraro, 25459 Tabor Main Road. Mr. Ferraro received a check in the amount of \$25.00.

PETITIONS, REQUESTS, AND COMPLAINTS

The owner of **Mowed Over** mowing service, **Chris Gideon**, appeared before the Board to discuss his proposal to clean up the **southeast corner of the municipal building lot**. It was overgrown with weeds, vines, and tree sprouts. Mr. Gideon had bid \$2,250.00 to clean up the southeast corner of the lot, cutting out and cleaning up small trees, and vines back to the fence; trimming hanging tree branches lower than eight feet; and hauling away all debris. Chairman Myers stated the area needed to be cleaned out to the fence and maintained going forward. Pictures of the property at 5883 Wall Street were shared on the TV. The property was not being maintained to its edges. Mr. Gideon said he would instruct his guys to maintain the property to the fence, at no extra charge. Trustee Bryant

asked how often Mr. Gideon was mowing the lots? Mr. Gideon responded that the municipal lot was mowed every week, the other areas were mowed every other week. Resident Debie Heckart said she noticed the municipal lot back yard was not being mowed every week all the way to the south end. Mr. Gideon responded that area stayed wet longer than the rest of the yard. Debie Heckart asked Mr. Gideon about the “sweet gum balls” that had recently fallen out of the sweet gum tree. They were all over the back yard and sidewalk. Mr. Gideon said he only cleaned up gum balls in the Spring. Trustee Bryant motioned to accept the quote from Mowed Over in the amount of \$2,250.00 to clean up the southeast corner of the municipal building backyard area. Trustee Holmes seconded the motion. Motion passed unanimously. Mr. Gideon said his crew would do the work after the first of the year.

OTHER BUSINESS

Engineer Clayton Cristy discussed the payment to **Springfield Striping and Sealing** for **crack sealing** work performed in **Fountain Estates Subdivision**. Engineer Cristy said he would drive through the subdivision to review the work. Trustee Bryant motioned to pay the invoice to Springfield Striping and Sealing, in the amount of \$9,282.00, after review and approval of Engineer Cristy. Trustee Rains seconded the motion. Motion passed unanimously.

Engineer Cristy provided a **Master Agreement for Professional Services** from Olsson, Master Agreement Work Order WO 26-01 General Fund Services, Master Agreement Work Order WO 26-02 Street Fund Services, and Master Agreement Work Order WO 26-03 Sewer Fund Services for review for the Board of Trustees. Attorney Snyder had not received the documents in time to review and to prepare a council bill to approve the agreements; he agreed to have a council bill prepared for the January 22, 2026 Board of Trustees Meeting.

Building Inspector Gander had questioned the current regulations requiring an accessory building to be no closer **to the front edge of the property** than the main building, and whether a **land disturbance permit** should be required for areas less than one acre. Attorney Snyder advised that amending the Code would need to be reviewed by the Zoning Commission. Zoning Chairman Steve Allgood asked if the questions should be studied by the Ordinance Review Committee first. Attorney Snyder said because these items were in the Zoning regulations, notice of the public hearings must be published 15 days prior to the meetings. Chairman Myers said to send the questions to the Ordinance Review Committee first and publish legal notices for the meetings.

COUNCIL BILLS AND ORDINANCES

Council Bill 30-25, a council bill **approving a reimbursement agreement with the City of Joplin for the purpose of providing reimbursement of residential MAPS Bus System Services within the Village of Airport Drive**, was discussed. Trustee Rains motioned to have the first reading of Council Bill 30-25 by title only. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Rains; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 30-25 by title only. Trustee Winans motioned to accept the first reading of Council Bill 30-25 by title only and have the second reading of Council Bill 30-25 by title only. Trustee Rains seconded the motion. Myers; aye, Bryant; aye, Rains; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 30-25 by title only. Trustee Winans motioned to accept the second and final reading of Council Bill 30-25 by title only, and to adopt Ordinance 30-25. Trustee Holmes seconded the motion. Myers; aye, Bryant; aye, Rains; aye, Holmes; aye, Winans; aye. Ordinance 30-25 was adopted.

OTHER BUSINESS

Clerk Hirshey asked for guidance regarding a **building permit application** from 4 State Builders, Blake Onstot, for **lot #30 of the Staples Midway Subdivision**. There was an existing house on the lot. The application was to build a garage/shop. Clerk Hirshey and Building Inspector Derek Gander reviewed the application and questioned the lack of information provided. Engineer Cristy had seen the plans and questioned requirement of paving driveway and water flow across the driveway. Attorney Snyder advised they were the building officials, they should request additional information until they were satisfied the plans were according to Airport Drive's Code and the International Building Codes. Resident and Surveyor Steve Allgood said he had plotted the building, structure, and the sewer easement according to the legal description of the property. Attorney Snyder stated clearing trees and rocks was not "building" and did not require a building permit according to Airport Drive's Code. He could prepare a **council bill** for January 22, 2026, meeting **to amend the amount of land disturbed to require a permit**, but at the time of the meeting, a permit was not required. Resident Allgood agreed, and said for now, work should be allowed. The City of Joplin required a permit if disturbing more than 5,000 square feet of property. Building Inspector Gander had stated he had no evidence of any markings by Dig Right. Attorney Snyder stated they had not built anything yet, but he could include language for intent to build. Resident Steve Allgood warned of causing problems for anyone tilling a garden, burying shrubs, or similar tasks.

Don Dunker, **Dunker Heating and Air**, would be ordering 25 **UV light units** for another customer. He will be able to get the units at a discount. He could install one in the air supply line and one in the return air of the municipal building for \$1,000.00. The UV units improve indoor air quality by reducing bacteria, viruses, and allergens in HVAC systems. The Board passed on the offer.

Debie Heckart asked about the **walk-through door on the white shed**. Trustee Bryant said he still planned to remove the door, it was allowing water to flow through the building. Debie said when Wall Street was widened, the area between the road and the garage door would be smaller. She felt a walk-through door would be more convenient. Chairman Myers asked about relocating the walk-through door and if there were other options? Trustee Bryant suggested moving the door to the north side of the building.

Trustee Holmes discussed holding **meetings** to discuss **renovations of the Municipal Building**. She hoped to hold the first meeting in January 2026.

The Trustees thanked Engineer Clayton Cristy for providing dinner from the Red Onion Café.

ADJOURNMENT

With no other business to come before the Board, Trustee Winans motioned to adjourn the meeting. Trustee Rains seconded the motion. Motion passed unanimously. The meeting was adjourned at 7:44 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk