

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, May 23, 2024, at the Village Municipal Building. The meeting was open to the public.

Chairman Pro Tem Mark Rains called the Board of Trustees to order at 7:00 p.m. The members present were Claren Holmes and Denise Winans. Chairman Terry Myers and Trustee Ray Bryant were absent. Village Clerk Sue Hirshey was present to take the minutes. Village Attorney Derek Snyder and Deputy Clerk Sharon Clark attended. Village Engineer Clayton Cristy was absent. In the audience were Residents Tom Short, and Marvin and Debie Heckart. All in attendance gave the Pledge of Allegiance to the Flag of the United States of America. Attorney Snyder gave the invocation.

AMEND THE AGENDA

Attorney Derek Snyder stated an item in Other Business had been left off the Agenda. If the Board of Trustees wanted to continue to participate in Joplin’s HOME Consortium, the Board would need to approve by motion to amend the Agenda to add to discuss Joplin HOME Consortium under Other Business. Trustee Winans motioned to amend the Agenda to add Joplin HOME Consortium for discussion under Other Business. Trustee Holmes seconded the motion. Motion passed unanimously.

MINUTES

Minutes of the Board of Trustees Regular Meeting held on April 25, 2024, having been previously provided to the Trustees, were discussed. Trustee Holmes motioned to approve the minutes previously provided. Trustee Winans seconded the motion. Motion passed unanimously.

TREASURER’S REPORT

Clerk Hirshey presented the Treasurer’s Report for May 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 Winans motioned to approve the Treasurer’s Report and to pay the bills. Trustee Holmes seconded the motion. Motion passed unanimously.

PETITIONS, REQUESTS, AND COMPLAINTS

Jason Stidman, owner of the **Let’s Go Carwash** at **5958 North Main Street Road**, appeared before the Board to request to extend the temporary Certificate of Occupancy. Chairman Pro Tem Rains stated Engineer Cristy reported everything had been completed satisfactorily except the grading east of the carwash building. Mr. Stidman reported weather had been an issue to complete the grading. Stidman asked for an extension of 30 days for the temporary Certificate of Occupancy. Trustee Holmes motioned to extend the deadline of the temporary Certificate of Occupancy until the June 28, 2024 Board of Trustees meeting. Trustee Winans seconded the motion. Motion passed unanimously. Mr. Stidman thanked the Board of Trustees.

Lashawn Jimenez was on the Agenda to discuss a small sign on the north side of her driveway at **5065 North Main Street Road**. Her business was **North Main Therapy Center**. Ms. Jimenez was not present at the meeting. Clerk Hirshey discussed her conversations with Ms. Jimenez.

Trustee Bryant had contacted Clerk Hirshey to ask Ms. Jimenez to remove the sign. Ms. Jimenez stated the sign was to help her customers see the driveway if coming from the north. A tree line obscured the driveway. Attorney Snyder discussed Code regulations for signage. He said a directional sign without a name or logo of the business would not be advertising and could be allowed. Resident Debie Heckart asked if the address could be included on the sign? Attorney Snyder advised no information other than entrance would meet Code requirements. Trustee Winans motioned to allow North Main Therapy to have a small sign by the driveway so long as it only said Entrance. Trustee Holmes seconded the motion. Motion passed unanimously.

Chairman Pro Tem Rains asked if anyone else would like to address the Board. Briarwood Resident **Tom Short** responded that he had volunteered to join the **Zoning Commission**. He had retired from the City of Carthage where he had served as the City Manager for almost 25 years. Chairman Pro Tem Rains explained the Trustees needed to appoint two more members to the Zoning Commission due to Resident Jerry Goins requesting to resign from the commission and Trustee Winans resigning to serve as a Trustee. Attorney Snyder discussed the council bill on the Agenda that would set regular dates for the Zoning Commission to meet, the Tuesday in the same week as the Trustees' meetings. Clerk Hirshey reported Residents Scott Miller Platt, Roy Farley and Tom Short had volunteered to serve on the Zoning Commission. Trustee Holmes motioned to appoint **Residents Tom Short and Roy Farley** to the **Zoning Commission** for four-year terms; and to appoint **Resident Scott Miller Platt** as an **Alternate** to the Zoning Commission and the Board of Adjustment. Trustee Winans seconded the motion. Motion passed unanimously.

OTHER BUSINESS

Enviroline submitted a proposal for a new control panel and railing system in the **Fountain Estates Lift State**. Their quote # 32232624-Rev 1 was in the amount of \$15,060.38. It included a 5 HP Duplex Panel, a Duplex Railing System, stainless steel pipe, boom truck rental and miscellaneous parts and fittings. The price did not include freight. Based on the recommendation from Harvey with the City of Carl Junction, the Trustees removed the 5HP Duplex Panel from the quote. Trustee Winans motioned to approve quote 32232624 Rev 1 in the amount of \$11,615.38, not including freight. Trustees Holmes seconded the motion. Motion passed unanimously.

ATTORNEY REPORT

Attorney Snyder reported he planned to prepare a council bill for traffic control signage in Fountain Estates and Briarwood Subdivisions but had not received recommendations from Trustee and Street Commissioner Ray Bryant. Chairman Pro Tem Rains suggested to table the discussion until next month when Trustee Bryant would be available. Also add to next month: work on Ridge Road and Fountain Road Lift Stations.

Attorney Snyder discussed a letter sent to the owner of the carwash at 5885 North Main Street Road. The I&I study revealed that an inlet was improperly connected to the sewer system. It was allowing rainwater into the sewer system. Chairman Pro Tem Rains asked Attorney Snyder to work with Engineer Cristy to send a letter to the owner, asking him to attend the June 27, 2024 Trustee's Meeting to discuss remedying the problem.

Attorney Snyder informed the Trustees a council bill was on the Agenda to set a meeting date for the Zoning Commission to meet on Tuesday in the same week as the Board of Trustees Meeting.

COUNCIL BILLS AND RESOLUTIONS

Council Bill 08-24, a council bill **repealing and replacing Section 400.170, Meetings – When, Chapter 400 Planning Administration and Enforcement, Article III Zoning, to set the date for meetings of the Zoning Commission**, was discussed. Trustee Winans motioned to have the first reading of Council Bill 08-24 by title only. Trustee Holmes seconded the motion. Rains; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 08-24 by title only. Trustee Winans motioned to accept the first reading of Council Bill 08-24 by title only and have the second reading of Council Bill 08-24 by title only. Trustee Holmes seconded the motion. Rains; aye, Holmes; aye, Winans; aye. Attorney Snyder read Council Bill 08-24 by title only. Trustee Winans motioned to accept the second and final reading of Council Bill 08-24 by title only, and to adopt Ordinance 08-24. Trustee Holmes seconded the motion. Rains; aye, Holmes; aye, Winans; aye. Ordinance 08-24 was adopted.

OTHER BUSINESS

The **City of Carl Junction** had been discussing **sewer rates** charged to Airport Drive. Engineer Cristy provided a copy of Carl Junction’s Appendix “A” to sewer use charge ordinance. The Trustees wanted to wait until next month to discuss.

A **Request for Authorization for Disposal of Records** was submitted to the Board of Trustees. The records would be shredded by Republic Services. Trustee Holmes motioned to authorize the disposal of records. Trustee Winans seconded the motion. Motion passed unanimously.

A change in office space was discussed. Sgt. Tom Crossley would move his office to the west end of the building near Deputy Henry’s office space. The Clerks would move filing cabinets and shelving to Sgt. Crossley’s old office. Trustee Rains instructed the Clerks to hire someone to help move the filing cabinets and storage shelves. Trustee Holmes motioned to approve Clerks Hirshey and Clark to spend \$500.00 to hire someone to help them move heavy items and to purchase additional cabinets if needed. Trustee Winans seconded the motion. Motion passed unanimously.

Ace Pipe Cleaning submitted a proposal to clean grease out of the **Fountain Estates Lift Station** in the amount of \$2,800.00. Trustee Winans motioned to approve Ace Pipe Cleaning’s proposal in the amount of \$2,800.00 to clean out the Fountain Estates Lift Station. Trustee Holmes seconded the motion. Motion passed unanimously.

SMT Energy emailed Clerk Hirshey about the use of land for a **Transmission Battery Energy Storage System (BESS)** in Airport Drive. SMT hoped to build energy storage units near Liberty Utilities’ Fir Road Substation. Attorney Snyder questioned whether the storage units would be considered commercial. Chairman Pro Tem Rains wanted to wait until Trustees Myers and Bryant were in attendance to discuss further.

The **Joplin HOME Consortium** submitted a letter asking for participation in the consortium by Airport Drive for the fiscal years **2025, 2026, and 2027**. This would make Airport Drive residents eligible to receive funds from the HOME Investment Partnership Program. Trustee Holmes motioned to reapprove the agreement to participate for three more years. Trustee Winans seconded the motion. Motion passed unanimously.

The **easement** to the **Fountain Road Lift Station** was discussed. Chairman Pro Tem Rains stated he would contact the property owner Dale Janssen.

Trustee Holmes thanked the Board for sending her and Trustee Winans to the Newly Elected Official Training Seminar in Springfield Missouri. The conference was offered by Lauber Municipal Law. Trustee Winans added she would have liked more time to learn more information.

CLERK'S REPORT

The Zoning Commission's next meeting would be Tuesday, May 28, 2024, at 6:00 pm. They planned to discuss a rezoning request at 25319 Demott Drive, from R-1 to C-2; sign permit applications from The Human Bean and the Habitat for Humanity Too; and a zoning map in the Comprehensive Plan. Amanda Hampton, Harry S. Truman Coordinating Council was unable to attend.

The property rezoned to R-1, Single Family Residential, on Northeast Street for Matt Paige, was listed for sale. The realtor contacted the office for details about the property.

Spring Clean Up was May 4th. Two residents contacted the office due to items not being picked up. Republic was contacted and the items were removed. Republic Services also picked up the debris from the complaint on Evergreen Road on Monday, April 29th.

Deputy Clerk Clark was about halfway through the online excel classes.

The Clerks were reviewing new average water usage from January, February, and March 2024 to create new monthly averages for sewer billing. They planned to use the new averages for the May 2024 sewer bills.

Residents were notified of the online internet speed test for Optic Communications by an article in the Newsletter, emails were sent out to residents, and it was advertised on the LED road sign. Clerk Hirshey had contacted Optic Communications for the results but did not know anything yet.

The Municipal Building lost partial power on Tuesday, April 16th. Resident Chuck Dudley was contacted for a quote to trim the trees. On May 14th, Courtney with Wright Tree Service called to say the trees were on a list to be trimmed, no definite date offered.

Courtney with Jake's Fireworks was contacted Friday, May 17th to request the lights on the portable sign on Main Street be dimmed or turned down. She promised to work on it.

A verbal complaint was received by the office about a fence at 5015 Evergreen Road. No Fence Permit had been requested or issued. Pictures of the fence and Section Chapter 515, Fences, of the Code were provided. The fence was next to Fountain Road. The fence posts were T posts, and the fence was woven wire. Attorney Snyder stated he could bring a council bill for the Board stating T posts were only allowed in areas zoned agriculture. He also offered to write a letter to the property owner.

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

REMINDERS

The next Board of Trustees Work Session and Regular Meeting were scheduled for Thursday, June 27, 2024, at 6:30 pm and 7:00 pm respectively.

The next Zoning Commission meeting was scheduled for Tuesday, May 28, 2024 at 6:00 pm.

The office would be closed Monday, May 27, 2024, in observance of Memorial Day.

ADJOURNMENT

With no other business to come before the Board, Trustee Winans motioned to adjourn the meeting. Trustee Holmes seconded the motion. Motion passed unanimously. The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Sue Hirshey, MRCC-C
Village Clerk