JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
TUESDAY, JANUARY 18, 2022
5th FLOOR COUNCIL CHAMBERS
602 S. MAIN ST. JOPLIN MO
6:00 P.M.
This meeting can be viewed live on KGCS-TV channel 21 and regional cable television systems including Sparklight in Joplin; or livestream at http://www.joplinmo.org/182/Video-Multimedia

Persons wishing to address the City Council regarding an item on the agenda should complete a Request to Address Council and give it to the City Clerk prior to the start of the meeting. When your name is called, approach the podium, and state your name clearly for the record. If your request pertains to a Public Hearing item, you do not need to submit a request. You will have five (5) minutes to speak.

PLEASE NOTE: No outside electronic devices are allowed to be used on City equipment without prior City approval. If you have handouts, you must provide 12 copies of the material to the City Clerk.

1. **Call To Order**
   Invocation
   Pledge of Allegiance of the United States of America

2. **Roll Call**

3. **Presentations**

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. News From The Public Information Office

6. **Citizen Requests And Petitions**

7. **Public Hearings**

8. **Consent Agenda**

   1. January 3, 2022 City Council Minutes

      Documents:

      JAN. 3, 2022.PDF

   2. January 10, 2022- Special City Council Minutes

      Documents:

      1-10-22 SPECIAL CITY COUNCIL MINUTES.PDF

   3. COUNCIL BILL NO. 2021-294
      AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 1925 W. Junge Blvd and the

Southwest Corner of W. Junge Blvd and S. Adele Ave., City of Joplin, Jasper County, Missouri.

Documents:

CB2021-294.PDF

4. COUNCIL BILL NO. 2021-295
AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3-PD (Apartment House Planned Development) and including in District C-1 (Neighborhood Commercial) property as described below and located 2302 S. Connecticut Ave., City of Joplin, Jasper County, Missouri.

Documents:

CB2021-295.PDF

5. COUNCIL BILL NO. 2021-296
AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single-family Residential) and including in District C-1 (Neighborhood Commercial) property as described below and located at 415 and 421 W 32nd St. City of Joplin, Jasper County, Missouri.

Documents:

CB2021-296.PDF

6. COUNCIL BILL NO. 2021-297
AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 1201 and 1203 E 20th St., City of Joplin, Jasper County, Missouri.

Documents:

CB2021-297.PDF

7. COUNCIL BILL NO. 2021-298
AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 PD (Neighborhood Commercial Planned Development) and including in District R-2 (Two Family Residential) property as described below and located at 1101 E. 20th Street, City of Joplin, Jasper County, Missouri.

Documents:

CB2021-298.PDF

8. COUNCIL BILL NO. 2021-300
AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 7110 W. 20th Street, Joplin, Jasper County, Missouri.

Documents:

CB2021-300.PDF

9. COUNCIL BILL NO. 2021-301
AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District M-2 (Restricted Industrial) property as described below and located at 7110 W. 20th Street, City of Joplin, Jasper County, Missouri.

Documents:

CB2021-301.PDF

10. COUNCIL BILL NO. 2022-600
AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

Documents:

CB2022-600.PDF

11. COUNCIL BILL NO. 2021-601
AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

Documents:

CB2022-601.PDF

9. Resolutions

1. RESOLUTION NO. 2022-001
A RESOLUTION recognizing Sherri McCulloch upon her retirement from active service as Financial Analyst in the Finance Department of the City of Joplin, Missouri.

Documents:

RESOLUTION 2022-001 SHERRI MCCULLOCH RETIREMENT.PDF

2. RESOLUTION NO. 2022-002
   A RESOLUTION of the City of Joplin, Missouri, stating the intent to pursue an Economic Development Administration (EDA) Grant in the amount of approximately $2 million for the Bakers Branch East Sewer Extension; and, committing to the match funding for the remainder of the project, which is estimated to cost an additional nearly $1.1 million.

   Documents:

   RESOLUTION 2022-002 SUMMARY SUPPORT FOR EDA GRANT APPLICATION.PDF
   RESOLUTION 2022-002 SUPPORT FOR EDA GRANT APPLICATION.PDF
   RESOLUTION 2022-002 EDA SLFRF COUNCIL PRESENTATION JANUARY 18 2022.PDF
   RESOLUTION 2022-002 COMMUNITY PROJECT REQUEST LIST JANUARY 2022.PDF

3. RESOLUTION NO. 2022-003
   A RESOLUTION allowing the Joplin Public Works Department to proceed in developing new permits for all permitted industries in the City of Joplin and changes to the City of Joplin's ordinance of Section 118 per the Environmental Protective Agency's (EPA) General Pretreatment Regulations and Streamlining Rule.

   Documents:

   GS 2022-003 RESOLUTION EPAS REVISED STREAMLINE RULE.PDF
   RESOLUTION 2022-003.PDF
   STREAMLINE_FACTSHEET_1.0.PDF
   STREAMLINING RULE REQD CHANGES.PDF

10. Ordinances - Emergency

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2022-102
   AN ORDINANCE approving a construction agreement with Jeff Asbell Excavating and Trucking Inc. for construction of the Lone Elm and Murphy Stormwater Improvements (TS0608).

   Documents:

   AGREEMENT.PDF
   BID SUMMARY.PDF
   EXHIBIT-1-7-22.PDF
   LONE ELM AND MURPHY CB.PDF
   LONE ELM AND MURPHY SUMMARY SHEET.PDF

2. COUNCIL BILL NO. 2022-500
   AN ORDINANCE repealing Section 30-121, License Classifications and Fees,

of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective.

Documents:

CB 2022-500 SUMMARY CHAPTER 30 BUSINESS LICENSE CODE FEE CHANGES.PDF
CB 2022-500 CHAPTER 30 BUSINESS LICENSE FEE CHANGES.PDF

12. **Ordinances - Second Reading And Third Reading**
13. **Unfinished Business**
14. **New Business**

Joplin, built on generations of people with grit and determination, is a regional hub at the crossroads of America. Our diverse people and employers thrive because of our healthy lifestyles, exceptional neighborhoods, lifelong learning opportunities and cultural & recreational amenities.

Ad Omnia Parata

Together we are ready for anything.

Notice posted at 12:00 pm. on this 13th day of January, 2022, (RSMo 610.020)

JOPLIN CITY COUNCIL
JANUARY 3, 2022
MEETING MINUTES

CALL TO ORDER

The January 3, 2022 regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Pro Tem Keenan Cortez.

INVOCATION was read by City Clerk Barbara Gollhofer.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by Mr. Stinnett.

ROLL CALL

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Doug Lawson, Diane Reid Adams, Gary Shaw, Phil Stinnett, and Christina Williams. Absent: Anthony Monteleone and Mayor Ryan Stanley. Motion by Mr. Stinnett, second by Mr. Lawson to excuse Mr. Monteleone and Mayor Stanley. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Also in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

PRESENTATIONS

FINALIZATION OF CONSENT AGENDA

Mr. Stinnett requested to move Council Bill No.2021-408 to Second and Third Reading for further discussion. The Consent Agenda was finalized.

REPORTS AND COMMUNICATIONS

News from the Public Information Office

Connecticut Avenue will have a total street closure just south of 32nd Street starting Tuesday, January 4 to allow crews to install a sanitary sewer pipe under Connecticut Avenue. The closure is expected to last through the end of the week but may change due to weather or other unforeseen circumstances.

The City is currently hiring part-time positions for Crossing Guards. The Parks & Recreation Department is hiring cashiers, recreation instructors, lifeguards, and seasonal laborer positions at the Athletic Complex, the 3 aquatic centers, Schifferdecker Golf Course, and the parks. Applicants must be 16 years or older by the start date, 18 years or older for laborer positions. Applications for all positions are available now and being accepted at Joplin City Hall, 602 South Main Street in the Human Resources Department on the 1st Floor, or online at http://www.joplinmo.org/jobs.

Residential Leaf Pick-up is continuing. The City's two crews are making progress as they canvas all residential streets. The crew from Parks & Rec are working in the P3 area which includes residences from 32nd Street to 20th Street from Range Line Road to west boundaries, and properties south of 32nd Street west of McClelland Boulevard. The P4 area is just north of that and will be the next area. The Streets Crew is working to complete the S2 area that includes properties east of St. Louis Avenue and north of 15th Street. They'll move to S3 next, and this includes neighborhoods north of 15th Street to Joplin's northern boundary between St. Louis Avenue and Main Street. Crews are working from the north end and moving toward 15th street

within the east/west boundaries stated. And if it snows – the crews work on the necessary snow removal. The City will complete a full sweep of the City, regardless of the weather. For updates go to the News section of the City's website Joplinmo.org or the City's Facebook page.

CITIZEN REQUESTS AND PETITIONS

PUBLIC HEARINGS

Public Hearing Procedures were read by City Clerk Barbara Gollhofer

PUBLIC HEARING FOR RESOLUTION NO. 2021-294

Mayor Pro Tem Cortez opened the Public Hearing

Dave Hunt, 23671 Elder Road, Granby, Missouri, spoke in favor on behalf of the owner Charlie Valentines Properties, who intends to build a self-storage facility on the property.

No one spoke in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-294

Mr. Stinnett introduced Council Bill No. 2021-294 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 1925 W. Junge Blvd and the Southwest Corner of W. Junge Blvd and S. Adele Ave., City of Joplin, Jasper County, Missouri. Motion by Mr. Stinnett, second by Mr. Copple that Council Bill No. 2021-294 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Bill was read as **Council Bill No. 2021-294**

PUBLIC HEARING FOR COUNCIL BILL NO. 2021-295

Mayor Pro Tem Cortez opened the Public Hearing.

Dave Hunt, 23671 Elder Road, Granby, Missouri, spoke in favor and on behalf of the Imogene Kelley Trust. He stated the property will be used for future commercial development.

Shawn Beaver, 2218 S. Connecticut, Joplin, spoke in opposition by stating the biggest opposition is not knowing what will go on that property. High traffic is another concern.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-295

Mr. Stinnett introduced Council Bill No.2021-295 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3-PD (Apartment House Planned Development) and including in District C-1 (Neighborhood Commercial) property as described below and located at 2302 S. Connecticut Ave., City of Joplin, Jasper County, Missouri. Motion by Mr. Stinnett, second by Ms. Williams that Council Bill No. 2021-295 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Bill was read as **Council Bill No. 2021-295**

PUBLIC HEARING FOR COUNCIL BILL NO. 2021-296

Mayor Pro Tem Cortez opened the Public Hearing.

Randy Miller, 810 Blackthorn Drive, Carl Junction, spoke in favor of this item and stated he intends to build a coffee shop on the property.

No one spoke in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-296

Mr. Copple introduced Council Bill No.2021-296 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single-family Residential) and including in District C-1 (Neighborhood Commercial) property as described below and located at 415 and 421 W 32nd St. City of Joplin, Jasper County, Missouri. Motion by Mr. Copple, second by Dr. Reid Adams that Council Bill No. 2021-296 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, and Stinnett, 6. Nays: 0. Absent: Monteleone, Stanley, 2. Abstention: Williams, 1. The Bill was read as **Council Bill No. 2021-296.**

PUBLIC HEARING FOR COUNCIL BILL NO. 2021-297

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-297

Mr. Lawson introduced Council Bill No. 2021-297 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 1201 and 1203 E 20th St., City of Joplin, Jasper County, Missouri. Motion by Mr. Lawson, second by Mr. Shaw that Council Bill No. 2021-297 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Bill was read as **Council Bill No. 2021-297**

PUBLIC HEARING FOR COUNCIL BILL NO. 2021-298

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-298

Mr. Lawson introduced Council Bill No. 2021-298 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 PD (Neighborhood Commercial Planned Development) and including in District R-2 (Two Family Residential) property as described below and located at 1101 E. 20th Street, City of Joplin, Jasper County, Missouri. Motion by Mr. Lawson, second by Mr. Shaw that Council Bill No. 2021-298 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Bill was read as **Council Bill No. 2021-298**

PUBLIC HEARING FOR COUNCIL BILL NO. 2021-300

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-300

Dr. Reid Adams introduced Council Bill No.2021-300 - an ordinance approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at 7110 W. 20th Street, Joplin, Jasper County, Missouri. Motion by Dr. Reid Adams, second by Mr. Copple that Council Bill No.2021-300 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Bill was read as **Council Bill No. 2021-300**

PUBLIC HEARING FOR COUNCIL BILL NO. 2021-301

Mayor Pro Tem Cortez opened the Public Hearing.

Logan Ellis, 3701 Ferguson Rd., Joplin, spoke in favor of this item, He stated he works for Anderson Engineering and is representing the owner of this property, Jimmer Pinjuv. He also stated the drainage and retention concerns have been addressed.

No one spoke in opposition to this item.

The Public Hearing was closed.

COUNCIL BILL NO. 2021-301

Mr. Lawson introduced Council Bill No. 2021-301 - an ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District M-2 (Restricted Industrial) property as described below and located at 7110 E. 20th Street, City of Joplin, Jasper County, Missouri. Motion by Mr. Lawson, second by Mr. Shaw that Council Bill No. 2021-301 be placed on First Reading and passed. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Bill was read as **Council Bill No. 2021-301**

PUBLIC HEARING FOR CASE 077-21

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

CASE 077-21:

Mr. Copple introduced Case 077-21 - a request to declare 1215 E. Hill St. surplus property. Motion by Mr. Copple, second by Ms. Williams to approve Case 077-21. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

PUBLIC HEARING FOR CASE 078-21

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

Case 078-21

Mr. Copple introduced Case 078-21 - A request to declare 210 S. Iowa Ave. surplus property. Motion by Mr. Copple, second by Dr. Reid Adams to approve Case 078-21. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

PUBLIC HEARING FOR CASE 079-21

Mayor Pro Tem Cortez opened the Public Hearing

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

CASE 079-21

Mr. Copple introduced Case 079-21 – a request to declare 901 S. Missouri Ave. as surplus property. Motion by Mr. Copple, second by Dr. Reid Adams to approve Case 079-21. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

PUBLIC HEARING FOR CASE 080-21

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

CASE 080-21

Mr. Copple introduced Case 080-21 – a request to declare 807 S. McKinley Ave. as surplus property. Motion by Mr. Copple, second by Dr. Reid Adams to approve Case 080-21. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

PUBLIC HEARING FOR CASE 081-21

Mayor Pro Tem Cortez opened the Public Hearing.

No one spoke in favor or in opposition to this item.

The Public Hearing was closed.

CASE 081-21:

Mr. Copple introduced Case 081-21 - A request to declare 121 N. Schifferdecker Ave. as surplus property. Motion by Mr. Copple, second by Dr. Reid Adams to approve Case 081-21. Voting in favor were Council Members Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

CONSENT AGENDA

Motion by Mr. Stinnett, second by Mr. Lawson to approve the amended Consent Agenda. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

Minutes of December 20, 2021 City Council Meeting

COUNCIL BILL NO.2021-299 - AN ORDINANCE amending Chapter 29-A, the Zoning Code, of the Code of Ordinances of the City of Joplin, Missouri, by amending Sec. 29A-201, Definitions, Article 25, Administration, and Appendix A, Land Use Table, by adding language to permit and regulate short-term rentals in certain districts. **Ordinance No. 2022-001**

COUNCIL BILL NO. 2021-543 - AN ORDINANCE repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of

Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective. **Ordinance No. 2022-003**

RESOLUTIONS

ORDINANCES – EMERGENCY

COUNCIL BILL NO. 2022-101

Mr. Shaw introduced Council Bill No. 2022-101 - AN ORDINANCE authorizing the acceptance of a Missouri Highways and Transportation Commission Public Transit Operating Assistance Grant Agreement for state funds to be used for operating assistance for the Metro Area Public Transit System (MAPS) and containing an emergency clause. Motion by Mr. Shaw, second by Mr. Copple that Council Bill No. 2022-101 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The Council Bill was declared adopted and entitled **Ordinance No. 2022-004**

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2022-600

Mr. Lawson introduced Council Bill No. 2022-600 - an ordinance amending Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof. Motion by Mr. Lawson, second by Mr. Copple to pass Council Bill No. 2022-600 on First Reading and advance to Second and Third Reading. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The bill was read as **Council Bill No. 2022-600.**

COUNCIL BILL NO. 2022-601

Mr. Copple introduced Council Bill No. 2022-601 - an ordinance amending Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor. Motion by Mr. Copple, second by Mr. Lawson to pass Council Bill No. 2022-601 on First Reading and advance to Second and Third Reading. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. The bill was read as **Council Bill No. 2022-601.**

SECOND AND THIRD READING

COUNCIL BILL NO. 2021-408

Mr. Copple introduced Council Bill No. 2021-408 - an ordinance approving a Complete Streets program for the City of Joplin. Motion by Mr. Copple, second by Ms. Williams to amend Council Bill No 2021-408 to add 2 representatives from the general public (At Large) to the Complete Streets Committee. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

AMENDED COUNCIL BILL NO. 2021-408

Mr. Copple introduced Amended Council Bill No. 2021-408. Motion by Mr. Copple, second by Mr. Williams to pass Amended Council Bill No. 2021-408 on Second Reading, advance to Third Reading and pass. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2. **Ordinance No. 2022-002**

UNFINISHED BUSINESS

NEW BUSINESS

Mayor Pro Tem Cortez introduced Holly Nagy, the new city clerk who is replacing retiring City Clerk Barbara Gollhofer.

Vote to go into closed session, which shall pertain to legal action, causes of action, or litigation including a public governmental body and any confidential or privileged communications between a governmental body or its representatives and its attorneys pursuant to state law, and to discuss leasing, purchase or sale of real estate by a governmental body where public knowledge of the transaction might adversely affect the legal consideration thereof, pursuant to state law; as set forth in Section 610.021 (1) (2) RS MO, as amended, 2021. This meeting, record, and vote to be closed to the extent provided by law. The council shall adjourn at the end of the session. Motion by Mr. Shaw, second by Mr. Lawson to adjourn to closed session. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stinnett, and Williams, 7. Nays: 0. Absent: Monteleone, Stanley, 2.

The meeting was adjourned at 7:18 p.m.

Respectfully,

Barbara Gollhofer, City Clerk, MPCC

JOPLIN CITY COUNCIL
SPECIAL MEETING MINUTES
MONDAY, JANUARY 10, 2022

CALL TO ORDER
Mayor Ryan Stanley called the January 10, 2022 Joplin City Council special meeting to order at 5:45p.m.

City Clerk Holly Nagy read the Special Call:

Notice is hereby given that the City Council of the City of Joplin, Missouri, will conduct a Special Meeting at 5:45 p.m. on Monday, January 10, 2022, at Joplin City Hall, 5th Floor Council Chambers, 602 S. Main Street for the purpose of an emergency ordinance for the Emergency Enterprise Railroad Crossing Sewer Repair. The City Council will adjourn to a Work Session after the Special Meeting.

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Doug Lawson, Diane Reid Adams, Gary Shaw, Mayor Ryan Stanley, Phil Stinnett, and Christina Williams. Absent: Anthony Monteleone. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards. Mr. Lawson made a motion to excuse the absence of Mr. Monteleone. Mr. Cortez seconded the motion. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stanley, Stinnett, and Williams, 8. Nays: 0. Absent: 1, Monteleone.

ORDINANCES- EMERGENCY:

Mr. Stinnett introduced Council Bill No. 2022-103- an ordinance authorizing the City of Joplin to enter into an agreement with Goins Enterprises, Inc., in the amount of One Hundred Ninety-five Thousand, Four Hundred Nine and 00/100 Dollars ($195,409.00) for the Emergency Enterprise Railroad Crossing Sewer Repair; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Stinnett, second by Mr. Lawson that Council Bill No. 2022-103 be approved on an emergency basis. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stanley, Stinnett, and Williams, 8. Nays: 0. Absent: 1, Monteleone. The Council Bill was declared adopted and entitled **Ordinance No. 2022-005.**

Adjourn to Work Session- Mr. Copple made a motion to adjourn the meeting into the work session. Second by Mr. Cortez. Voting in favor were Council Members: Copple, Cortez, Lawson, Reid Adams, Shaw, Stanley, Stinnett, and Williams, 8. Nays: 0. Absent: 1, Monteleone. Meeting adjourned at 5:55 PM.

Respectfully,

Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-294 – Rezone C-1 to C-3

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

BACKGROUND:
This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

PLANNING & ZONING COMMISSION TESTIMONY:
Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 069-21.
Planning & Zoning Commission recommends approval for Case 069-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-294, Staff Planning Report, P&Z Commission Minutes

CB 2021-294

Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

Dave Hunt, 23671 Elder Road, Granby, Missouri. I am representing the owner Charlie Valentines Properties. What is proposed is a 100-door self-storage facility. Currently, there is a dilapidated TV Station in place, dangerous building. We have assessed the property and the dangerous building, that will be demolished, and we feel that self-storage facilities will fund the demolition and have done a canvas of the neighborhood, letters were sent out and all good feedback with the one neighbor just asking we don't have light trespass into other properties. We have done that in our design. Strong landscape buffering to the neighbors. Once the facility is full it will generate approximately 10 cars a day. It is approximately a $1 million project, and we are hoping to hire all local contractors.

Mr. Eastman asked if the tower comes down?

Mr. Hunt stated that it does not. That was on a different property.
Mr. Eastman asked the commissioners if they had any questions for Mr. Hunt. They did not. Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MS. PHILLIPS MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 069-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 069-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future mini-storage development

LOCATION 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave.

APPLICANT Dave Hunt

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant Building	Approx. 1.35 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1/M-2	R-1	C-1
Land Use	Cemetery	Vacant	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. Junge Blvd.	Collector	60'
S. Adele Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial. This request would be in line with that. Additionally, the frontage along a collector level street is appropriate for this request.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is suitable for the property in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Uses permitted in the C-3 district are somewhat more intense than those in the C-1 district, however the size of the property limits the likelihood that the most intense uses permitted in C-3 would be able to utilize the subject property.

DISCUSSION

This request to rezone to C-3 is for future mini-storage development. The existing structure would be demolished. The location of the property along a collector-level street is appropriate for C-3 zoning, and the Future Land Use map does indicate future retail commercial uses at this location.

The most intense buffering required in the Zoning Code would be required along all property lines that abut residential zoning. This buffer would be, at a minimum, 20' wide and consist of dense vegetation or landscaping coupled with a fence or berm.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 069-21.

ATTACHMENTS

- Application
- Map

left message 843

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

RECEIVED 10-19-21

For Office Use Only

Case No.: 069-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22 21
Public Hearing Date: 12-13-21

APPLICANT: Dave Hunt PHONE: 417-850-8965
ADDRESS: 23671 Elder Rd Granby MO EMAIL: Davehunte KW.com

OWNER: Kevin Ballentine PHONE: 501-258-7122
ADDRESS: 8324 Leatrice Drive EMAIL: Ballentine.e waste@yahoo.c
Little Rock AR, 72227

LOCATION/ADDRESS OF PROPERTY: SW & SE Corner of Junge & Adele

Present Zoning C-1 Requested Zoning: C-3 Acreage: 1.35 Acres
Present Use of Property: Parking lot / Blight

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North		R-3-PD / R-1
South		R-1
East		R-1
West		C-1

Character of the Neighborhood: Residential, Manufacturing

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Property is blighted and in poor repair. C-3 zoning and a self storage facility produces enough revenue to make demo viable, C-1 does not provide options that would fund the re-purpose

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies?
2. Consistent with Future Land Use Map?

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Junge, S Adele, 14th Street
2. Classification of Street(s):
   Arterial _____ Collector ✓ Local ✓
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? _____
   - Gas? _____
   - Sewers? _____
   - Water? _____
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

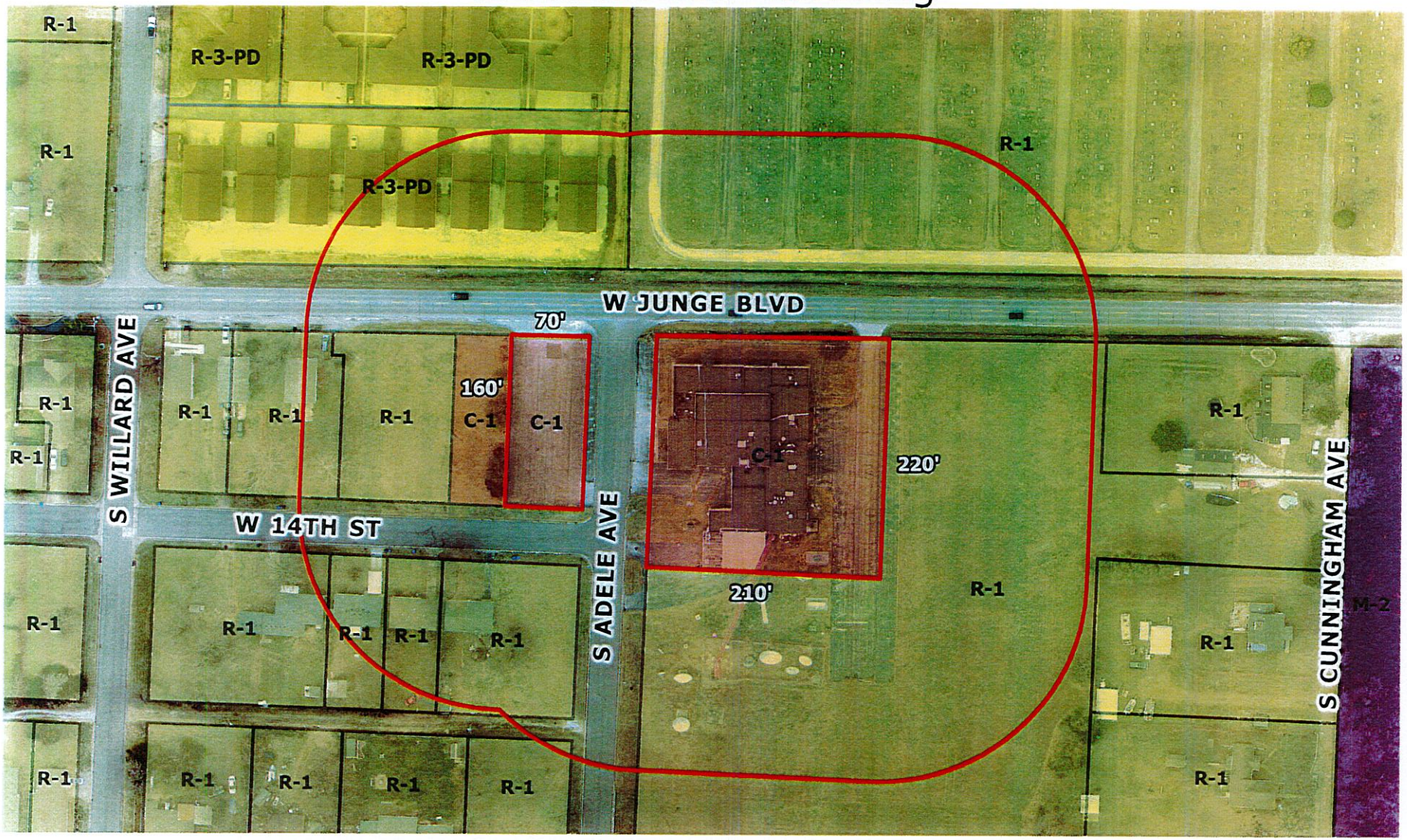
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 10/19/21

TITLE: Owners Rep.

1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - Rezoning



Case 069-21: 1925 W. Junge Blvd. & the Southwest Corner of W. Junge Blvd. and S. Adele Ave. - A request to remove from District C-1 (Neighborhood Commercial) and include in District C-3 (Commercial) for future ministorage development – Dave Hunt

N

0 50 100 200 300 400 Feet

P & Z Case 069-21
Dave Hunt
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-294 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District C-3 (Commercial) property as described below and located at 1925 W. Junge Blvd and the Southwest Corner of W. Junge Blvd and S. Adele Ave., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-3.

Tract 1: Being all of Lot Numbered One (1) in Armil's Mineral Sub-Division of Blocks 3, 4, 5, 6, 11, and 12 in Armil's Minerals Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. Tract 2: Being all of Lot Numbered (3) in Block Two (2) in Armil's Mineral Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the Western 41 feet of Lot Numbered Two (2) in said Block Two (2) (comprising the remainder of asphalt parking lot) and the vacated portion of 14th Street lying South of Lot 3 and the said Western 41 feet of Lot 2, all being further described as follows: Beginning at a point located in the Northwest corner of Lot Numbered Ten (10), in Block Seven (7) in Armil's Mineral Addition, ALSO being the Southeast corner of the intersection of vacated 14th Street and Adele Avenue, thence Running N89°55'20"E 231 feet to a point, thence North 215.19 feet to a point in the Southern margin of the right-of-way of Junge Boulevard, running thence S88°38'W 231 feet to a point in the Eastern line of Adele Avenue, the Northwest corner of Lot Numbered Three (3), in Block Two (2), Armil's Mineral Addition to the City of Joplin, Jasper County, Missouri, running thence South 208.93 feet to the Northwestern corner of Lot 10 and to the point of beginning,

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-295 – Rezone R-3-PD to C-1

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

BACKGROUND:
This request to rezone to C-1 is for future commercial development. The location of the property along a collector-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future retail commercial uses at this location. This continues the transition that this portion of S. Connecticut Ave. has experienced in recent years.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Eastman stepped down from the dais as he was representing the owner. Ms. Steele conducted this case.

Kent Eastman, 619 S. Florida, Joplin, MO. There used to be two (2) sets of four (4) plexuses. Ms. Kelly is in a nursing home now and the highest and best use of this property would be C-1. The property that surrounds this property is all either C-1 with the exception of the C-Store and it is C-3. There isn't currently a use for this property yet but feel economically the best use would be C-1.

PUBLIC COMMENT;
Jason Mayberry, 1016 Joanne Drive, Joplin, Mo. He is representing Mayberry Construction; they own the property behind this property and the property to the south. The biggest opposition is not knowing what will go on that property. Our intentions are building another set of 4-plexes on the property to the south of this property. If it is zoned commercial this could affect our rental intentions. High traffic is our biggest concern.

RECOMMENDATIONS:
Staff recommends approval for Case 070-21.
Planning & Zoning Commission recommends approval for Case 070-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-295, Staff Planning Report, P&Z Commission Minutes

CB 2021-295

Mr. Eastman stepped down from the dais as he was representing the owner. Ms. Steele conducted this case.

Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

Kent Eastman, 619 S. Florida, Joplin, MO. There used to be two (2) sets of four (4) plexuses. Ms. Kelly is in a nursing home now and the highest and best use of this property would be C-1. The property that surrounds this property is all either C-1 with the exception of the C-Store and it is C-3. There isn't currently a use for this property yet but feel economically the best use would be C-1.

Ms. Steele asked the commissioners if they had any questions for Mr. Eastman. They did not. Ms. Steele asked if there was anyone that would speak in favor of this case? There was not. Ms. Steele asked if there was anyone that would speak in opposition to this case?

Jason Mayberry, 1016 Joanne Drive, Joplin, Mo. He is representing Mayberry Construction; they own the property behind this property and the property to the south. The biggest opposition is not knowing what will go on that property. Our intentions are building another set of 4-plexes on the property to the south of this property. If it is zoned commercial this could affect our rental intentions. High traffic is our biggest concern.

Mr. Eastman stated for clarification for Jason Mayberry is this classification is for offices.

Mr. Stanton stated that C-1 would be different from C-O. C-1 would mostly allow for smaller general retail and office spaces. Gas Stations will not be permitted in this district, and buffering would be required.

Ms. Steele asked if there was anyone else to speak in opposition of this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MS. WARREN THAT CASE 070-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE", (4 IN FAVOR, 2 ABSENT, 1 ABSTAIN)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 070-21 A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development

LOCATION 2202 S. Connecticut Ave.

APPLICANT Imogene Kelley Trust

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3-PD	Vacant	Approx. 0.63 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2-PD	C-O/R-1	C-O	C-O
Land Use	Vacant	Religious/Office	Vacant	Multi-family

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Connecticut Ave.	Collector	80'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future commercial opportunity area. This request would be in line with that. Additionally, the frontage along a collector level street is appropriate for this request.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is suitable for the property in this context.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The properties directly abutting the subject property are zoned C-O and C-2-PD and allow similar uses to those in C-1.

DISCUSSION

This request to rezone to C-1 is for future commercial development. The location of the property along a collector-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future retail commercial uses at this location. This continues the transition that this portion of S. Connecticut Ave. has experienced in recent years.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 070-21.

ATTACHMENTS

- Application
- Map

CITY OF JOPLIN, MISSOURI
REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 070-21
Filing Fee: 550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12-13-21

APPLICANT: INOCENE KELLEY TRUST PHONE: 850-0215
ADDRESS: P.O Box 2166 Joplin, Mo ZIP: 64803
OWNER: SAME PHONE:
ADDRESS: ZIP:
LOCATION OF PROPERTY: 2207 S CONNECTICUT
LEGAL DESCRIPTION:
SEE ATTACHED

Present Zoning R-3-PD Requested Zoning: ~~R-T~~ C-1 Acreage: .6291
Present Use of Property: VACANT LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	APARTMENTS	R-3
South	OFFICE OFFICES	C-1
East		C-1
West	APARTMENTS	R-3

CHARACTER OF THE NEIGHBORHOOD: MOSTLY OFFICE + APARTMENTS

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? If yes, explain: Yes LIKELY TO BE USED AS OFFICE

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: CONNECTICUT
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: UNKNOWN
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? 145 X 189
2. Properly Sized Street Right-of-Way? Y
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? AVAILABLE
   Gas? AVAILABLE
   Sewers? AVAILABLE
   Water? AVAILABLE
5. Additional Comments: _____

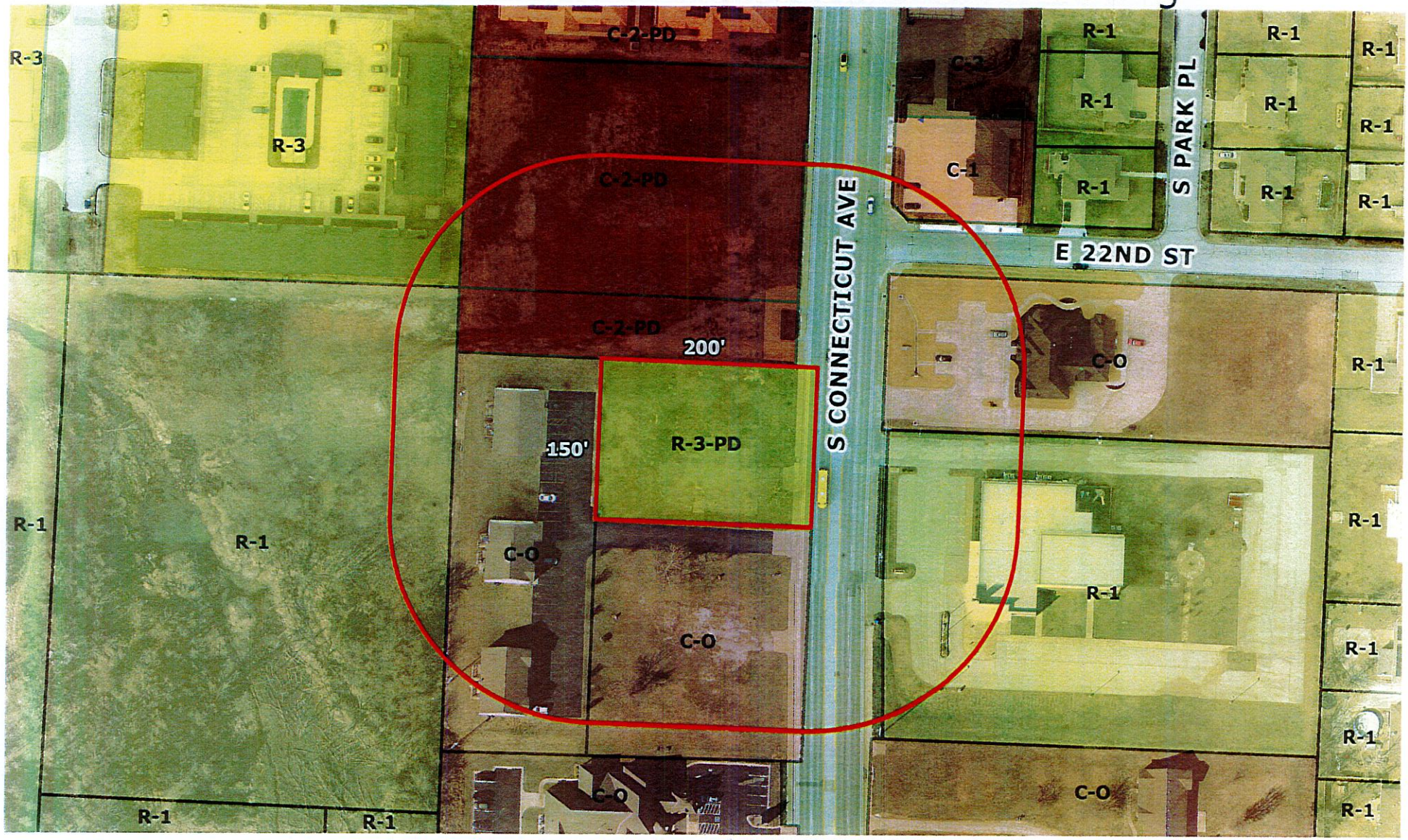
UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

NEARLY TO BUILD ON

SIGNATURE: _____ DATE: 11-5-21
BY: MARTY LOWN
TITLE: _____

(Note: By signing this application you are signifying that you are either the legal owner of the subject property or are a legal representative of the owner or owners of the subject property.)

Case 070-21: 2202 S. Connecticut Ave. - Rezoning



Case 070-21: 2202 S. Connecticut Ave. - A request to remove from District R-3-PD (Apartment House Planned Development) and include in District C-1 (Neighborhood Commercial) for future commercial development – Imogene Kelley Trust

N

0 50 100 200 300 400 Feet

P & Z Case 070-21
Imogene Kelley Trust
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-295 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3-PD (Apartment House Planned Development) and including in District C-1 (Neighborhood Commercial) property as described below and located 2302 S. Connecticut Ave., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-1.

Commencing at the Northeast corner of Lot 90 in Southmorland Acres, a subdivision in the City of Joplin, Jasper County, Missouri. Thence South along the East line of said lot 204.85 feet to the point of beginning. Thence South along the line 40.0 feet. Thence West parallel to the North line of said lot 319.0 feet. Thence North 185.0 feet. Thence East 130.0 feet. Thence South 145.0 feet. Thence East 189.0 feet to the point of beginning. Being subject to all easements, right-of-way, and reservations of record.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-296 – Rezone R-1 to C-1

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 071-21: 415 & 421 W. 32nd St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

BACKGROUND:
This request to rezone to C-1 is for future restaurant development. The location of the property along an arterial-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future other commercial uses at this location. Buffering would be required on the property lines that abut residential property.

PLANNING & ZONING COMMISSION TESTIMONY:
Michael Wishmyer, the Architect for Mr. Randy Miller, who is in the audience along with the engineer for the project. The business address is 716 S. Main Street, Joplin, MO. As mentioned, we are changing the zoning from R-1 to C-1. We had a predevelopment meeting with the City of Joplin. It appeared to us that all along the corridor is being zoned commercial. We felt like this would fit in and we are putting in a coffee shops. The traffic numbers appear that it will not cause detrimental impacts due to traffic. We have landscape buffers which are required by the City of Joplin.

PUBLIC COMMENT;
Mr. Eastman asked if there anyone that would like to speak in favor?

Dave Bodine, Pinnacle Design Consultants, 304 W. Erie St., Springfield, MO. This project sits adjacent to W. 32nd St., which is considered an arterial street, which is made for projects like this. It is currently surrounded by some residential but will have landscape buffers. This project matches with neighborhood commercial on an arterial street. Traffic and stormwater are not problems.

Mr. Eastman asked if there was anyone to speak in opposition of this case?

Mark Callihan, 106 S. Moffet, Joplin, MO. I own property located at 423 W 31st Street. His concern is not that there will be commercial property, but it his strong hesitation is if he understands the drawings correctly, it runs about 240 feet deep off 32nd Street. He feels that the

impact on the residential neighborhood is going to be severe at this point.

Brianna Boise, 426 W. 31st Street, Joplin, MO. She owns the house right behind this property. Her concern is that there has been a bit of a rise in crime in that area and having more business there is not going to help the situation. The other concern is how much light is going to be in her backyard? What would the berm look like specifically behind our house?

Mr. Stanton stated that the city ordinance does require that light on commercial property end at the property line. They won't be able to shine any lights onto your property.

RECOMMENDATIONS:
Staff recommends approval for Case 071-21.
Planning & Zoning Commission recommends approval for Case 071-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-296, Staff Planning Report, P&Z Commission Minutes

Case 071-21: 415 & 421 W. 32nd St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

Mr. Eastman stated that they were adding 3116 Pearl to the title, with verification from Mr. Stanton, staff. Mr. Stanton stated that was correct.

Michael Wishmyer, the Architect for Mr. Randy Miller, who is in the audience along with the engineer for the project. The business address is 716 S. Main Street, Joplin, MO. As mentioned, we are changing the zoning from R-1 to C-1. We had a predevelopment meeting with the City of Joplin. It appeared to us that all along the corridor is being zoned commercial. We felt like this would fit in and we are putting in a coffee shops. The traffic numbers appear that it will not cause detrimental impacts due to traffic. We have landscape buffers which are required by the City of Joplin.

Mr. Eastman asked if the commissioners had any questions? They did not. Is there anyone that would like to speak in favor?

Dave Bodine, Pinnacle Design Consultants, 304 W. Erie St., Springfield, MO. This project sits adjacent to W. 32nd St., which is considered an arterial street, which is made for projects like this. It is currently surrounded by some residential but will have landscape buffers. This project matches with neighborhood commercial on an arterial street. Traffic and stormwater are not problems.

Mr. Eastman asked if there was anyone to speak in opposition of this case?

Mark Callihan, 106 S. Moffet, Joplin, MO. I own property located at 423 W 31st Street. His concern is not that there will be commercial property, but it his strong hesitation is if he understands the drawings correctly, it runs about 240 feet deep off 32nd Street. He feels that the impact on the residential neighborhood is going to be severe at this point.

Mr. Eastman asked if commissioners had any questions for Mr. Callihan? They did not. Mr. Eastman asked if there is anyone else to speak in opposition?

Brianna Boise, 426 W. 31st Street, Joplin, MO. She owns the house right behind this property. Her concern is that there has been a bit of a rise in crime in that area and having more business there is not going to help the situation. The other concern is how much light is going to be in her backyard? What would the berm look like specifically behind our house?

Mr. Stanton stated that the city ordinance does require that light on commercial property end at the property line. They won't be able to shine any lights onto your property.

Ms. Boise stated so if the lights do come on our property can we make a complaint, and if so who with?

Mr. Stanton stated yes you can make a complaint and it would be with the Planning Department.

Mr. Eastman asked if commissioners had any questions for Ms. Boise? They did not. Mr. Eastman asked if there was anyone else to speak in opposition? There was not.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 071-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, MS. PHILLIPS "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 071-21 A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development

LOCATION 415 & 421 W. 32nd St.

APPLICANT Randall Miller

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 1 acre

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Office/Institutional.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Arterial	100'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future office/institutional, however, the frontage along an arterial-level street is appropriate for this request. Additionally, this request fulfills infill goals of the comprehensive plan.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of R-1 is not suitable for the property in this context. Single-family residential is not appropriate along an arterial corridor.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. Uses permitted in the C-1 district are meant to complement neighborhoods. Uses such as small retail, restaurants, and offices are commonly found in C-1 districts. Buffers would be required where the subject property abuts residential zoning districts.

DISCUSSION

This request to rezone to C-1 is for future restaurant development. The location of the property along an arterial-level street is appropriate for C-1 zoning, and the Future Land Use map does indicate future other commercial uses at this location. Buffering would be required on the property lines that abut residential property.

Future development of this property as single-family residential would not be appropriate considering the context. Single-family homes along an arterial level street are not desirable nor the highest or best use.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 071-21.

ATTACHMENTS

- Application
- Map

Left message 11/1

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 071-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12/13-21

APPLICANT: Randall Miller PHONE: 417-540-7999
ADDRESS: 810 Blackthorn Drive, Carl Junction, MO 64834 EMAIL: rsccc.miller@gmail.com

OWNER: Randall Miller PHONE: 417-540-7999
ADDRESS: 810 Blackthorn Drive, Carl Junction, MO 64834 EMAIL: rsccc.miller@gmail.com

LOCATION/ADDRESS OF PROPERTY: 415-421 W. 32nd ST., JOPLIN, MO

Present Zoning R1 Requested Zoning: C1 Acreage: 1.0
Present Use of Property: VACANT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	RES	R1
South	RES	R1
East	RES	R1
West	RES	R1

Character of the Neighborhood: SINGLE FAM RES. ON AN ARTERIAL ST.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   YES
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? YES
   If yes, explain: REQUESTED USE IS COMMERCIAL

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES
2. Consistent with Future Land Use Map? YES

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: W. 32ND ST. & ALLEY TO EAST
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local _____
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? NO
3. Drainage Easements? NO
4. Utility Easements:
   - Electricity? NO
   - Gas? NO
   - Sewers? NO
   - Water? NO
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

PROPERTY IS LOCATED ON AN ARTERIAL STREET AND THE PROJECT IS WELL SUITED FOR NEIGHBORHOOD COMMERCIAL USE WITH EXIST. COMMERCIAL USES TO THE WEST & SE.

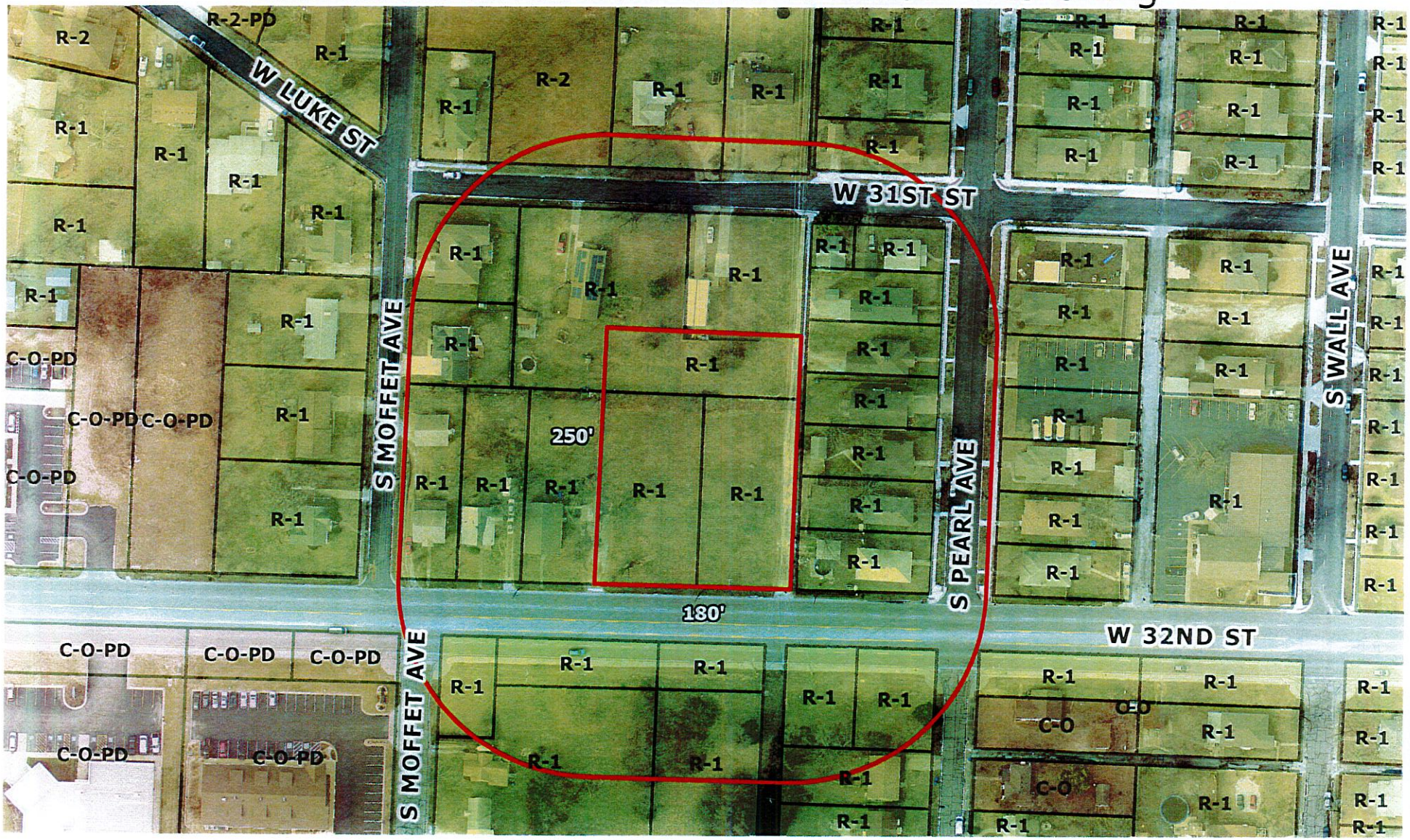
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 11/4/2021

TITLE: President

Case 071-21: 415 & 421 W. 32nd St. - Rezoning



Case 071-21: 415 & 421 W. 32nd St. - A request to remove from District R-1 (Single-family Residential) and include in District C-1 (Neighborhood Commercial) for future commercial development – Randall Miller

P & Z Case 071-21
Randall Millert
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-296 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single-family Residential) and including in District C-1 (Neighborhood Commercial) property as described below and located at 415 and 421 W 32nd St. City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-1.

All of the West 99 feet of Lot Numbered Twenty-four (24) in Mohaska Subdivision to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the South 60 feet of Lot Numbered Twenty-three (23) in Mohaska Sub-division to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, and all of the East one-half (E ½) of Lot Numbered Twenty-four (24) except the West 9 feet thereof, in Mohaska Subdivision to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-297 – Rezone C-1 to R-2

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 072-21: 1201 and 1203 E. 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) – City of Joplin

BACKGROUND:
This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S. Main St., Joplin, MO. This piece of property is triangular. The city is requesting that it be rezoned, we are the current owners and rezoning to R-2 will match the existing zoning in this neighborhood.

PUBLIC COMMENT;
None.

RECOMMENDATIONS:
Staff recommends approval for Case 072-21.
Planning & Zoning Commission recommends approval for Case 072-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-297, Staff Planning Report, P&Z Commission Minutes

Case 072-21: 1201 and 1203 E. 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) – City of Joplin

Keegan Stanton, 602 S. Main St., Joplin, MO. This piece of property is triangular. The city is requesting that it be rezoned, we are the current owners and rezoning to R-2 will match the existing zoning in this neighborhood. We do intend to declare it surplus in the future, so we wanted to get it rezoned before doing that.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MS. WARREN THAT CASE 072-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 072-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential)

LOCATION 1201 & 1203 E. 20th St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approx. 0.48 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Single-family Residential	Single-family Residential	Vacant	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Office/Institutional.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Wisconsin Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial; however, this designation was given prior to the construction of the 20th St. viaduct. Without access to 20th St. or another collector or arterial street, it is no longer appropriate for this property to retain commercial zoning with access only through an existing residential neighborhood.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-3 is unsuitable for the subject property. There is no access to a collector or arterial street, and any traffic generated will traverse through an existing residential neighborhood.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning conforms to the zoning of the existing residential neighborhood and uses.

DISCUSSION

This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

The request is found to be consistent with the comprehensive plan.

Staff recommends approval of Case 072-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 072-21
Filing Fee: ~~$550.00~~
Date Advertised:
Date Notices Sent
Public Hearing Date: 1-3-2022

APPLICANT: City of Joplin PHONE: 417-624-0820 x 1511
ADDRESS: 602 S. Main St. EMAIL: kstanton@joplinmo.org

OWNER: Same as above. PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1101 E 20th St.

Present Zoning C-1 Requested Zoning: R-2 Acreage: ~0.22
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Single-Family Residential	R-2
South	Vacant	R-1
East	Vacant	R-2
West	Restaurant	C1-PD

Character of the Neighborhood: Fringe commercial transitioning to residential.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: Current property is too small for any realistic commercial use after considering space taken up for setbacks, parking, landscaping, etc.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes.
2. Consistent with Future Land Use Map? Yes.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Illinois Ave.
2. Classification of Street(s):
   Arterial____ Collector____ Local X
3. Right-of-Way Width: 60'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No.

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots?____
2. Properly Sized Street Right-of-Way?____
3. Drainage Easements?____
4. Utility Easements:
   - Electricity?____
   - Gas?____
   - Sewers?____
   - Water?____
5. Additional Comments:____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

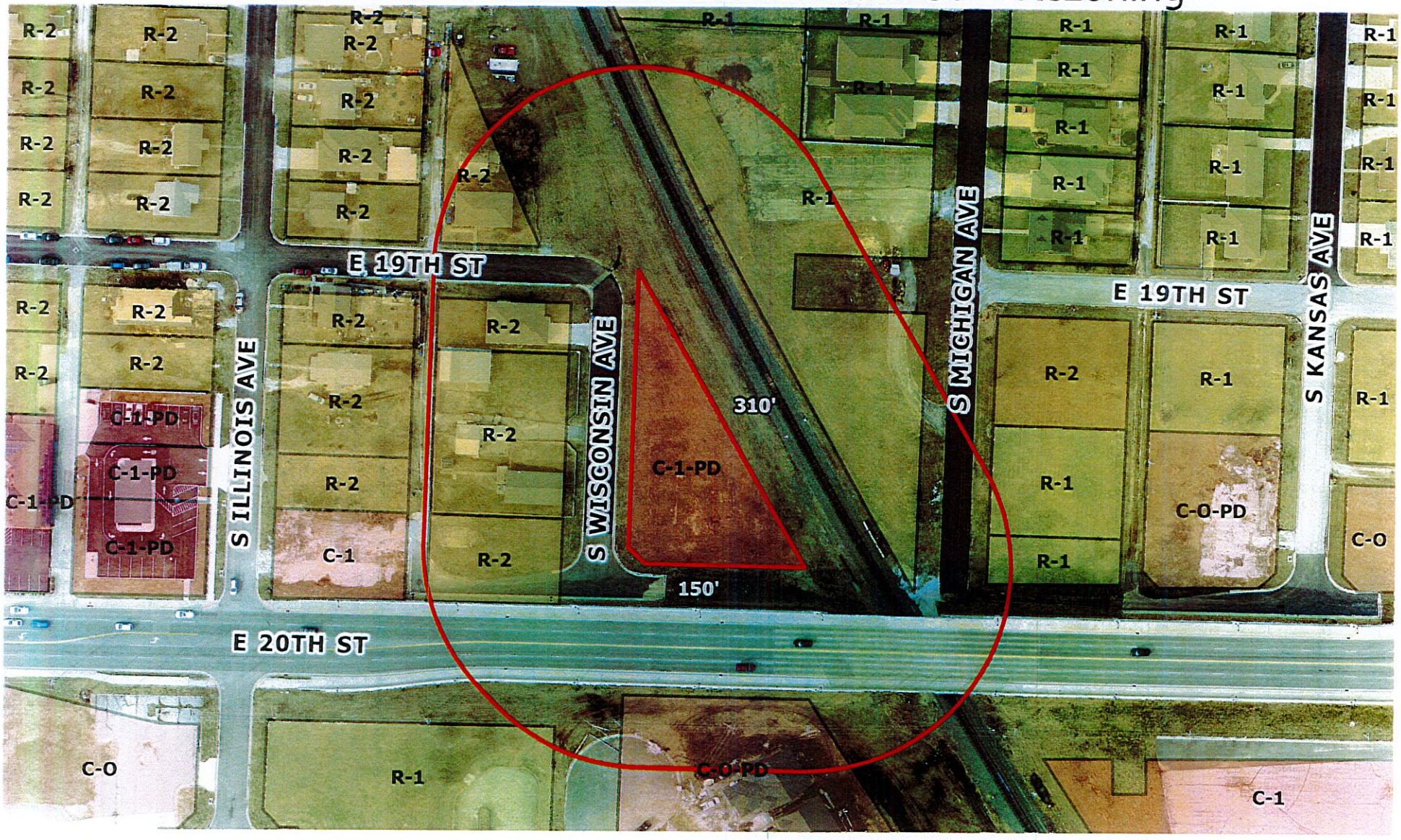
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: ____ DATE: 12/8/21

TITLE: Planner.

Case 072-21: 1201 and 1203 E. 20th St. - Rezoning



Case 072-21: 1201 and 1203 E. 20th St. - A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential) – City of Joplin

N

0 50 100 200 300 400 Feet

P & Z Case 072-21
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-297 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 (Neighborhood Commercial) and including in District R-2 (Two-family Residential) property as described below and located at 1201 and 1203 E 20th St., City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District R-2.

All of the following described tract in the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 11, Township 27 North, Range 33 West, City of Joplin, Jasper County, Missouri: Commencing at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence S88°55'35"E, 795.84 feet along the South line of said Southwest Quarter of the Southeast Quarter; thence N02°01'01"E, 29.89 feet to a point on the current North right-of-way line of 20th Street, said point being the Southwest corner of said Lot 205; thence continuing N02°01'01"E, 53.51 feet along the East right-of-way of Wisconsin Avenue to the Point of Beginning; thence continuing N02°01'01"E, 234.46 feet along the East right-of-way of Wisconsin Avenue to a point on a non-tangent curve to the left having a radius of 5854.58 feet and a chord bearing and distance of S29°29'02"E, 268.90 feet; thence along said curve, being the East line of said Lot 205, and arc distance of 268.93 feet; thence N88°47'06"W, 134.99 feet to the point of beginning. Subject to any easements or restrictions of record. Containing 17530 square feet more or less.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-298 – Rezone C-1-PD to R-2

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin

BACKGROUND:
This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

PLANNING & ZONING COMMISSION TESTIMONY:
Keegan Stanton, 602 S Main St., Joplin, MO. Similar case here, city currently owns the property and intends to declare surplus property in the future. The property does have access to 20th Street, but still not ideal.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 073-21.
Planning & Zoning Commission recommends approval for Case 073-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-298, Staff Planning Report, P&Z Commission Minutes

CB 2021-298

Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin.

Keegan Stanton, 602 S Main St., Joplin, MO. Similar case here, city currently owns the property and intends to declare surplus property in the future. The property does have access to 20th Street, but still not ideal. It is small and we didn't want to give someone the impression they could do commercial, but with buffers, detentions, etc. there really isn't enough land to do all that.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case? There was not.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 073-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, AND MS. WARREN, MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 073-21 A request to remove from District C-1 (Neighborhood Commercial) and include in District R-2 (Two-family Residential)

LOCATION 1101 E. 20th St.

APPLICANT City of Joplin

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Vacant	Approx. 0.22 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	R-2	R-1	C-1-PD
Land Use	Single-family Residential	Vacant	Vacant	Restaurant

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Retail Commercial.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Illinois Ave.	Local	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future retail commercial; however, this designation was given prior to the construction of the 20th St. viaduct. Without access to 20th St. or another collector or arterial street, it is no longer appropriate for this property to retain commercial zoning with access only through an existing residential neighborhood.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of C-1 is unsuitable for the subject property. There is no access to a collector or arterial street, and any traffic generated will traverse through an existing residential neighborhood. Furthermore, this property is likely too small to accommodate a commercial use once setbacks, landscaping, and other provisions of the zoning code are taken into account.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning conforms to the zoning of the existing residential neighborhood and uses.

DISCUSSION

This request to rezone to R-2 is to bring this property into compatibility with the surrounding neighborhood. The City currently owns this property and plans to declare it surplus in the coming months. Prior to that, staff is recommending that the property be rezoned to a more appropriate district given the change in access to 20th St. in order to protect the existing neighborhood from a commercial intrusion.

The property is also too small for the vast majority of commercial development. With the City intending to declare it surplus, staff would like to avoid misleading potential buyers of the possibility of commercial development on a site that is too small.

The request is found to be consistent with the comprehensive plan.

Staff recommends approval of Case 073-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 073-21
Filing Fee: ~~$550.00~~
Date Advertised:
Date Notices Sent
Public Hearing Date: 1-3-22

APPLICANT: City of Joplin PHONE: 417-624-0820 x 1511
ADDRESS: 602 S. Main St. EMAIL: kstanton@joplinmo.org

OWNER: Same as above PHONE:
ADDRESS: EMAIL:

LOCATION/ADDRESS OF PROPERTY: 1201 and 1203 E 20th St.

Present Zoning C-1-PD Requested Zoning: R-2 Acreage: 0.48
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Vacant	R-1
South	Duplexes	C-6-PD
East	Vacant	R-1
West	Single-Family	R-2

Character of the Neighborhood: Residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   NO
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: No longer has access to collector or arterial street with construction of 20th St. Viaduct.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes.
2. Consistent with Future Land Use Map? Yes.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: S. Wisconsin Ave.
2. Classification of Street(s):
   Arterial____ Collector____ Local X
3. Right-of-Way Width: 66'
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No.

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots?____
2. Properly Sized Street Right-of-Way?____
3. Drainage Easements?____
4. Utility Easements:
   - Electricity?____
   - Gas?____
   - Sewers?____
   - Water?____
5. Additional Comments:____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

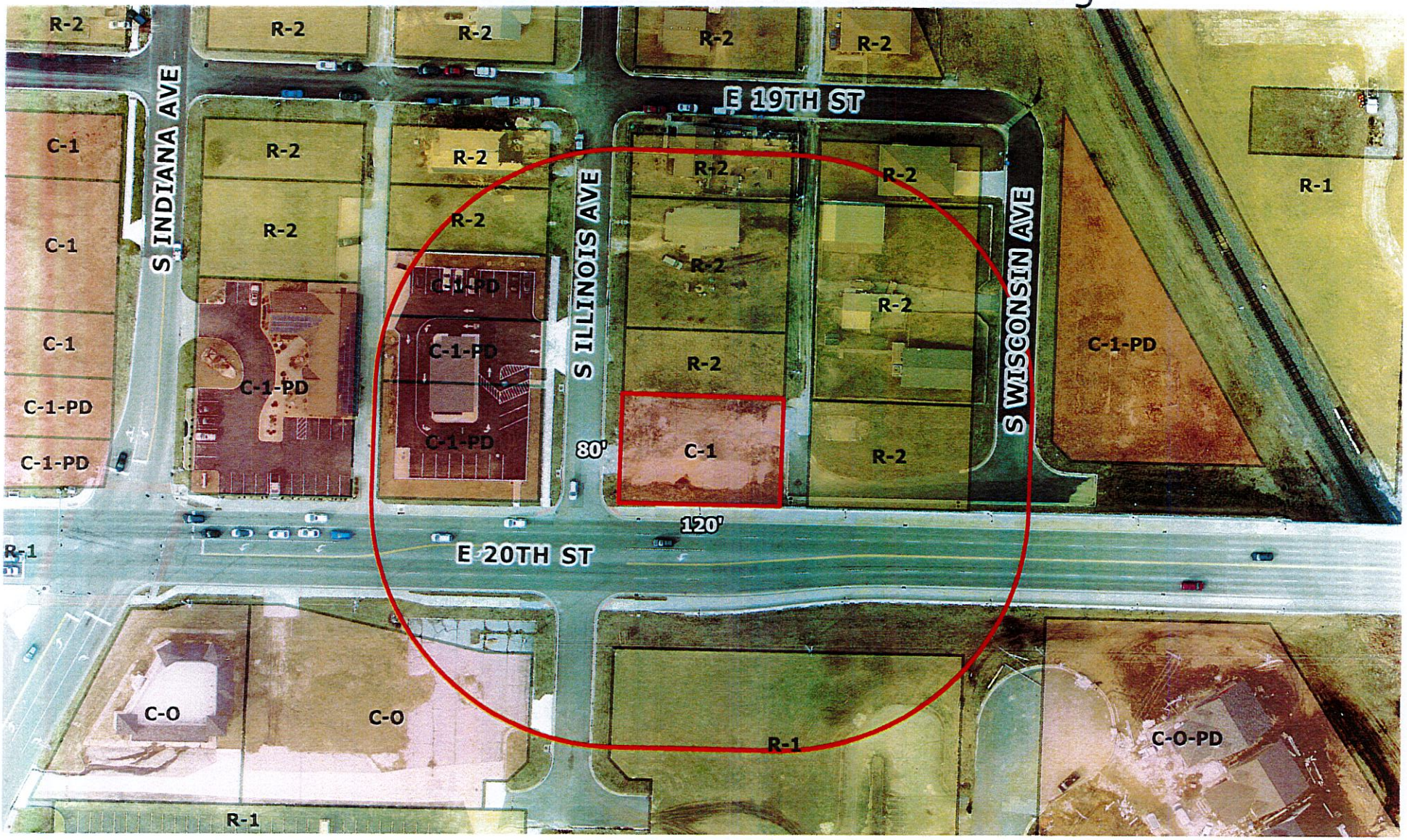
THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: ____ DATE: 12/8/21

TITLE: Planner

Case 073-21: 1101 E. 20th St. - Rezoning



Case 073-21: 1101 E. 20th St. - A request to remove from District C-1-PD (Neighborhood Commercial Planned Development) and include in District R-2 (Two-family Residential) – City of Joplin

0 40 80 160 240 320 Feet

N

P & Z Case 073-21
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-298 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 PD (Neighborhood Commercial Planned Development) and including in District R-2 (Two Family Residential) property as described below and located at 1101 E. 20th Street, City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District C-1.

All of Lots numbered one hundred eighty-four (184) and one hundred eighty-five (185) in Campbell's 6th Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof. EXCEPT the South Thirty-eight and a half feet (38.50') of said Lots deeded as right-of-way for 20th St.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2021-300 - Annexation

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

BACKGROUND:
James Pinjuv is requesting the voluntary annexation of just over 6 acres of property at 7110 W. 7th St. for future industrial development. Utilities already service the area.

PLANNING & ZONING COMMISSION TESTIMONY:
Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors.

PUBLIC COMMENT:
Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Mr. Bolander stated that these comments are for the next case. This is just for the annexation.

RECOMMENDATIONS:
Staff recommends approval for Case 075-21.
Planning & Zoning Commission recommends approval for Case 075-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
CB 2021-300, Staff Planning Report, P&Z Commission Minutes

CB 2021-300

Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors.

Mr. Eastman asked if commissioners had any questions for Mr. Pinjuv?

Mr. McCullough asked if services were available, sewer, water, etc.?

Mr. Pinjuv stated there was.

Mr. Eastman asked if there was anyone that would speak in favor of this case? There were not. Mr. Eastman asked if there was anyone that would speak in opposition to this case?

Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Mr. Bolander stated that these comments are for the next case. This is just for the annexation.

Mr. Eastman asked if there was anyone else in opposition for the annexation? There were not.

MS. STEELE MOVED, SECONDED BY MS. WARREN THAT CASE 075-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED WITH MR. EASTMAN, MR. MCCULLOUGH, MS. STEELE, MS. WARREN, AND MS. PHILLIPS "AYE" (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2021

STAFF PLANNING REPORT
Voluntary Annexation

CASE 075-21 A request to voluntarily annex property into the City of Joplin

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approximately 6.18 acres

DISCUSSION

James Pinjuv is requesting for the voluntary annexation of just over 6 acres of property at 7110 W. 7th St. for future industrial development. Utilities already service the area. The proposed industrial use is followed by a separate case for rezoning the property from the default R-1 designation but is found to be compatible with the existing uses.

Staff recommends approval of Case 075-21.

ENCLOSURES

- Map of area to be annexed
- Application

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

For: Wildwood Ranch L.L.C.

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 16th day of November 2021, before me appeared James Ringer, to me known to be the Managing Member of Wildwood Ranch L.L.C., and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said he acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

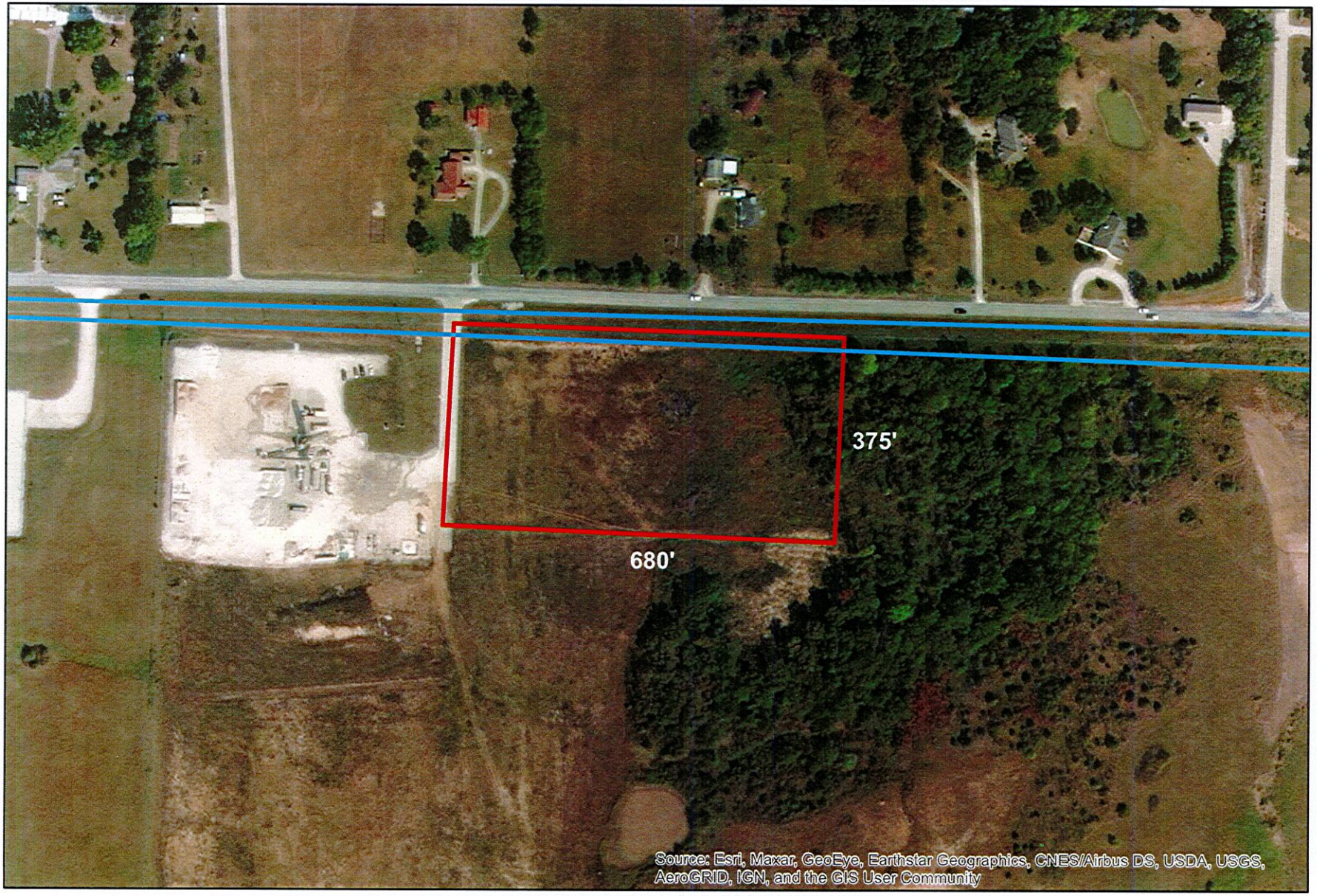
My commission expires: 6-29-2024.

Lindsay J. Dunn
LINDSAY J. DUNN.

Notary Public

LINDSAY J. DUNN
NOTARY PUBLIC NOTARY SEAL #12380334
MY COMMISSION EXPIRES 6-29-2024
JASPER COUNTY
STATE OF MISSOURI

Case 075-21: 7110 W. 20th St. - Annexation



Case 075-21: 7110 W. 20th St. - A request to voluntarily annex property into the City of Joplin – James Pinjuv

Subject Property City Limit Line

0 105 210 420 630 840
Feet

N

P & Z Case 075-21
James Pinjuv
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-300 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located 7110 W. 20th Street, Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

Part of a Tract of Land described in Book 1962, Page 1457 in the Recorder of Deeds Office in Jasper County, Missouri, being part of the Northeast Quarter of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, described as: Beginning at the Northwest Corner of the Northeast Quarter of Section 14, aforesaid, thence South 88°24'16" East along the North line thereof, 1208.00 feet; thence departing said section line, South 1°50'09" West, 30.00 feet to a point on the South right-of-way line of 20th Street; thence South 88°24'16" West, 586.00 feet; thence North 1°50'09" East, 470.00 feet to the Point of Beginning. Contains 6.33 acres more or less, subject to existing easements, restrictions, or reservations of record of fact.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-301 – Rezone R-1 to M-1

MEETING DATE:
January 3, 2022

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

BACKGROUND:
This request to rezone to M-1 is for future development of the property. It is compatible with the existing heavy industrial uses in the area. No buffers would be required in the instance as the abutting property is presently outside of the city limits and thus has no zoning.

PLANNING & ZONING COMMISSION TESTIMONY:
Jimmer Pinjuv, Wildwood Development. This is a portion of the 503-acre BSNF certified site that we went through the process with the city over the last couple of years. This is just a small project to get people interested in that side of the property. This is small lots to put small buildings in for startup businesses and small contractors. Mr. Pinjuv stated that he would like to answer any questions anyone may have.

PUBLIC COMMENT;
Danny Sluder, 6889 W 20th, Joplin, MO. I am not opposing this venture, I have questions. We were not deeply informed on what was going on that property. Specifically, addressing stormwater issues that are current and have escalated in the last few years. An engineering firm came out and rebuilt a whistle on the north part of Malang. We have a concern of changing the environment, water flow specifically. We have still had overflow on 20th Street.

Carrie Sluder, 6889 W 20th St., Joplin, MO. We just have some questions and concerns about the rezoning into industrial. She does have medical problems with her lungs and to have these corporations move across the street from her, she would like to know what that does to her health and the environment. Also, the traffic is already fierce out there and now that there is a cement factory out there, we are having so much trouble with the cement trucks going well over the speed limit and the semi's going well over the speed limit. At that pace and not covering their load it throws rocks everywhere. I am also concern because she has 5 teenagers and a lot of people come in and out of our driveway. What is that going to do to the traffic?

Mr. Pinjuv stated that the traffic is an issue, it has grown out there the last several years. He has been working with staff for several years to get 20th Street improved with the new industrial

factories. Our design for the north tract has always been industrial zoned. There are issues with the water issues, but we are in the process of building 38 acres of detention ponds immediate east of the site. Unfortunately, we were not done with the ponds when we had those big rains. What really cause the overflow was Empire. They had built a road through the property on their easement, bootlegged in there, it was about 5 foot tall and it back up 10 or 12 acres, which was supposed to hold water. The water over topped it and blew that road out and went straight into our ponds. Our engineers went and spoke to them, and that problem has been resolved.

Mr. Bolander stated M zoning is the heavy industrial zoning, that was the plan that was adopted for that area. It was a mixed-use development. We do have in Joplin stormwater detention requirements, not in the county. The requirement is whatever stormwater they generate they must detain it on site and release it slowly, so it doesn't cause any flooding downstream. As far as any emissions of any type of industrial use., they must follow the state regulations.

RECOMMENDATIONS:
Staff recommends approval for Case 076-21.
Planning & Zoning Commission recommends approval for Case 076-21 (5 Favor, 2 Absent)

ATTACHMENTS
CB 2021-301, Staff Planning Report, P&Z Commission Minutes

P & Z Case 076-21
James Pinjuv
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-301 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District M-2 (Restricted Industrial) property as described below and located at 7110 E. 20th Street, City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District M-2.

Part of a Tract of Land described in Book 1962, Page 1457 in the Recorder of Deeds Office in Jasper County, Missouri, being part of the Northeast Quarter of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, described as: Beginning at the Northwest Corner of the Northeast Quarter of Section 14, aforesaid, thence South 88°24'16" East along the North line thereof, 1208.00 feet; thence departing said section line, South 1°50'09" West, 30.00 feet to a point on the South right-of-way line of 20th Street; thence South 88°24'16" West, 586.00 feet; thence North 1°50'09" East, 470.00 feet to the Point of Beginning. Contains 6.33 acres more or less, subject to existing easements, restrictions, or reservations of record of fact.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Z&P Meeting: December 13, 2021
City Council Meeting: January 3, 2022

STAFF PLANNING REPORT
Rezoning

CASE 076-21 A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial)

LOCATION 7110 W. 20th St.

APPLICANT James Pinjuv

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 6.18 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside City Limits	R-1	Outside City Limits	Outside City Limits
Land Use	Single-family Residential	Vacant	Vacant	Industrial

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future Residential/Commercial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 20th St.	Arterial	60'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in a flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. The future land use map does indicate future residential/commercial opportunity area; however, the area-specific land use plan for Wildwood Ranch development calls for future commercial.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

The current zoning of R-1 is unsuitable for the subject property. The existing nearby uses of industrial operations are not compatible with residential uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in zoning will not be detrimental to nearby property. The requested zoning is in line with the existing land uses in the area.

DISCUSSION

This request to rezone to M-1 is for future development of the property. It is compatible with the existing heavy industrial uses in the area. No buffers would be required in the instance as the abutting property is presently outside of the city limits and thus has no zoning.

The request is found to be consistent with the comprehensive plan and future land use map.

Staff recommends approval of Case 076-21.

ATTACHMENTS

- Application
- Map

REZONING APPLICATION FORM

Left message 8:50 AM

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
FAX 417-625-4738

For Office Use Only

Case No.: 076-21
Filing Fee: $550.00
Date Advertised: 11-27-21
Date Notices Sent 11-22-21
Public Hearing Date: 12-13-21

APPLICANT: James Pinjuv PHONE: 417-627-9675
ADDRESS: 1032 Antelope Rd. EMAIL: jimmerpinjuv@yahoo.com

OWNER: James Pinjuv PHONE: 417-529-6440
ADDRESS: 1032 Antelope Rd. EMAIL: jimmerpinjuv@yahoo.com

LOCATION/ADDRESS OF PROPERTY: 7110 W. 20th St. See attached legal description

Present Zoning R1 Requested Zoning: M1 Acreage: 6.18
Present Use of Property: Undeveloped land

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential, not in city limits	N/A
South	Undeveloped land not in city limits	N/A
East	Currently zoned R1 but is undeveloped	R1
West	Concrete Batch plant shares the road.	N/A

Character of the Neighborhood: This land sits mostly undeveloped with 4 houses that reside just across the street The only other activity around is a concrete batch plant.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Land is currently zoned R1 (due to being annexed in). It needs to be re-zoned M1 for manufacturing purposes.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 20th
2. Classification of Street(s):
   Arterial _____ Collector X _____ Local _____
3. Right-of-Way Width: 50ft
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED IN ORDER TO PROVIDE FOR:

1. Appropriately Sized Lots? Yes
2. Properly Sized Street Right-of-Way? Yes
3. Drainage Easements? Yes
4. Utility Easements:
   - Electricity? Yes
   - Gas? Yes
   - Sewers? Yes
   - Water? Yes
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND/OR ADDITIONAL COMMENT:

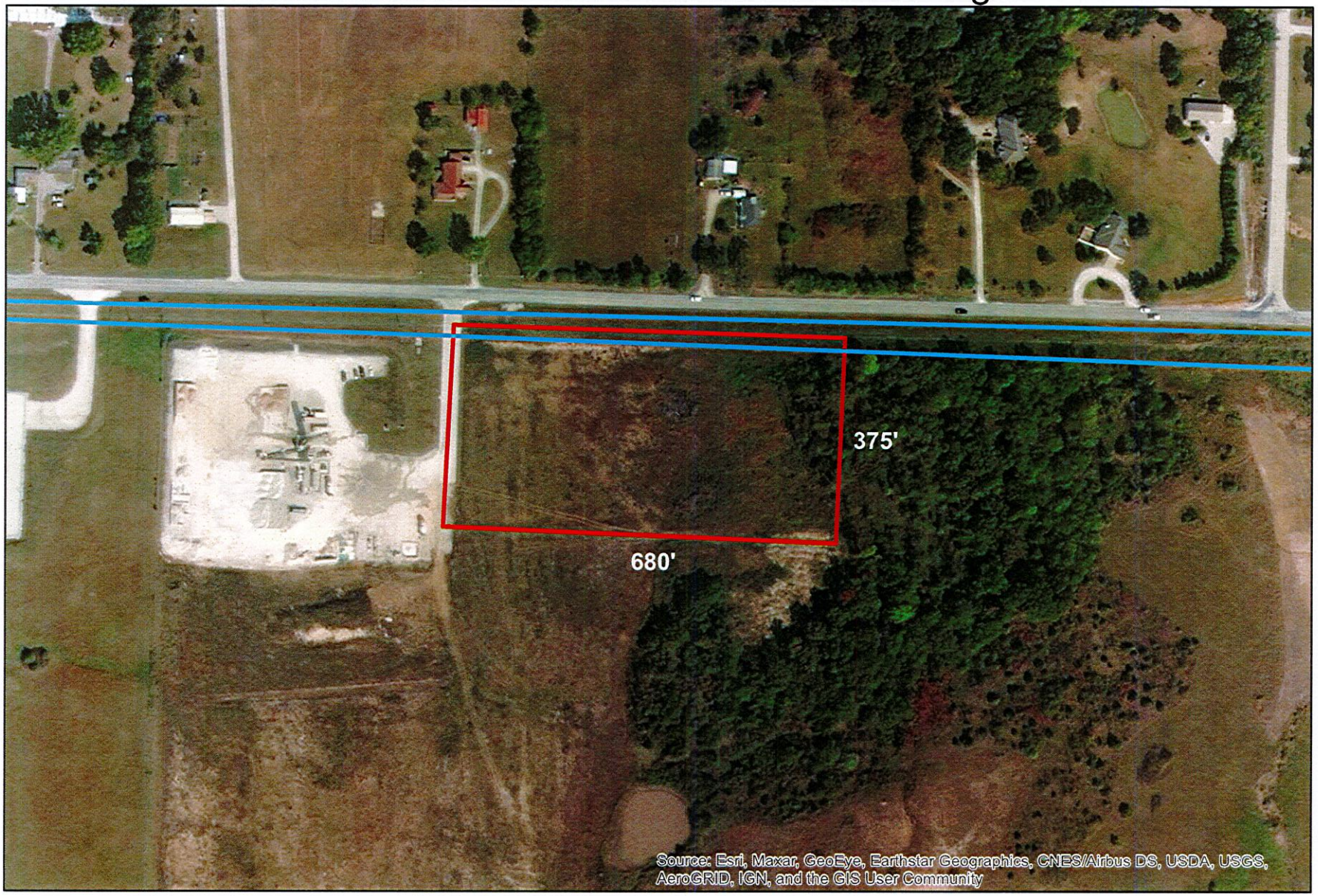
THE FOLLOWING **MUST** ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

SIGNATURE: _____ DATE: 11/16/21

TITLE: Manager

Case 076-21: 7110 W. 20th St. - Rezoning



Case 076-21: 7110 W. 20th St. - A request to remove from District R-1 (Single-family Residential) and include in District M-1 (Restricted Industrial) – James Pinjuv

Subject Property City Limit Line

0 105 210 420 630 840 Feet

N

P & Z Case 076-21
James Pinjuv
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-301 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District M-2 (Restricted Industrial) property as described below and located at 7110 E. 20th Street, City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District M-2.

Part of a Tract of Land described in Book 1962, Page 1457 in the Recorder of Deeds Office in Jasper County, Missouri, being part of the Northeast Quarter of Section 14, Township 27 North, Range 34 West, Jasper County, Missouri, described as: Beginning at the Northwest Corner of the Northeast Quarter of Section 14, aforesaid, thence South 88°24'16" East along the North line thereof, 1208.00 feet; thence departing said section line, South 1°50'09" West, 30.00 feet to a point on the South right-of-way line of 20th Street; thence South 88°24'16" West, 586.00 feet; thence North 1°50'09" East, 470.00 feet to the Point of Beginning. Contains 6.33 acres more or less, subject to existing easements, restrictions, or reservations of record of fact.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-600: AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

MEETING DATE
January 3, 2022

ORIGINATING DEPT
Police Dept.

ATTACHMENTS
Council Bill 2022-600

REVIEWED BY
Police Chief: Sloan Rowland; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill amends Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

BACKGROUND
The General Assembly has historically restricted the hours of sale for alcoholic beverages for days other than Sunday to between 6:00 a.m. and 1:30 a.m. Sunday sales have been restricted to between 9:00 a.m. and 12:00 a.m. The General Assembly recently amended Section 311.293, RSMo. to make Sunday sales consistent with the other days of the week. Council Bill 2022-600 and Council Bill 2022-601 amend the City Code to mirror state statute.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends adoption of this Council Bill on first reading.

COUNCIL BILL NO. 2022-600 ORDINANCE NO.

AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-3 Hours of sale generally, and enacting a new Section 10-3 Hours of sale generally in lieu thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Chapter 10 Alcoholic Beverages, Section 10-3 Hours of sale generally is repealed, and a new Section 10-3 Hours of sale generally is enacted in lieu thereof, as follows:

"**Sec. 10-3 Hours of sale generally.**

No person having a license under this chapter, and no employee of such person, shall sell, give away or allow the consumption of or otherwise dispose of any intoxicating liquor in any quantity, or suffer the such acts to be done upon or about his premises, between the hours of 1:30 a.m. and 6:00 a.m."

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-601: AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

MEETING DATE
January 3, 2022

ORIGINATING DEPT
Police Dept.

ATTACHMENTS
Council Bill 2022-601

REVIEWED BY
Police Chief: Sloan Rowland; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill amends Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

BACKGROUND
The General Assembly has historically restricted the hours of sale for alcoholic beverages for days other than Sunday to between 6:00 a.m. and 1:30 a.m. Sunday sales have been restricted to between 9:00 a.m. and 12:00 a.m. The General Assembly recently amended Section 311.293, RSMo. to make Sunday sales consistent with the other days of the week. Council Bill 2022-600 and Council Bill 2022-601 amend the City Code to mirror state statute.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends adoption of this Council Bill on first reading.

COUNCIL BILL NO. 2022-601 ORDINANCE NO.

AN ORDINANCE amending Chapter 10 Alcoholic Beverages, by repealing Section 10-4 Sunday sales of packaged liquor.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Chapter 10 Alcoholic Beverages, Section 10-4 Sunday sales of packaged liquor is repealed.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

RESOLUTION NO. 2022-001

A RESOLUTION recognizing Sherri McCulloch upon her retirement from active service as Financial Analyst in the Finance Department of the City of Joplin, Missouri.

WHEREAS, on Tuesday, February 1, 2022, Sherri M. McCulloch will retire as Financial Analyst for the City of Joplin, Missouri after 21 years and 6 months of dedicated service and outstanding contributions; and,

WHEREAS, Sherri began her illustrious career at the City of Joplin in the Finance Department on July 10, 2000; and,

WHEREAS, Sherri has served the Joplin community as financial analyst and budget expert in a superior manner over the last two (2) decades; and,

WHEREAS, Sherri has shown exemplary governmental accounting expertise and customer service within the City organization on behalf of the residential and business community of the City; and,

WHEREAS, throughout her career, she has won the utmost respect and admiration of co-workers, businesses and citizens of the City of Joplin, Missouri; and,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. The City of Joplin does hereby honor and recognize Sherri M. McCulloch for her dedicated service of Twenty-One (21) years and Six (6) months.

Section 2. That the people of Joplin, Missouri do hereby extend our heartfelt wishes for a happy and well deserved retirement.

Section 3. That this Resolution shall be in full force and effect from and after the date of its passage and approval.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Joplin, Missouri to be affixed this 18th day of January 2022.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2022-002 – Approval for the support of the intent to apply for an approximate $2 million Economic Development Administration (EDA) Grant and committing to the matching portion for the remainder of the project

MEETING DATE
January 18, 2022

ORIGINATING DEPT
Finance

ATTACHMENTS
Resolution 2022-002

REVIEWED BY
Department Head: Leslie Haase; Planning, Development and Neighborhood Services Director: Troy Bolander; Public Works Director: David Hertzberg; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Resolution grants approval for the support of the City's intent to apply for an approximate $2 million Economic Development Administration (EDA) Grant and committing to the matching portion of the Bakers Branch East Sewer Extension Project.

BACKGROUND
The American Rescue Plan Act (ARPA) was passed by the Federal Government to support the response and recovery from the COVID-19 public health emergency. Various federal agencies, such as EDA, are accepting grant applications for the ARPA funds. The City engaged Baker Tilly to assist with this grant application process. After reviewing the different EDA programs for this grant process, the Bakers Branch East Sewer Extension Project meets all of the criteria outlined. It is estimated this project has a total cost of nearly $3.1 million and the EDA grant will be approximately $2 million. If the City is awarded this grant, the Sewer Fund will fund the balance of the project.

With this resolution, Council is committing to the EDA that upon grant award, the City will construct the project, provide the matching funds to complete the project and be the owner of the project.

FUNDING SOURCE
The Sewer Fund will provide the grant match for this project, if awarded.

RECOMMENDATION
Staff recommends approval of this resolution.

RESOLUTION NO. 2022-002

A RESOLUTION of the City of Joplin, Missouri, stating the intent to pursue an Economic Development Administration (EDA) Grant in the amount of approximately $2 million for the Bakers Branch East Sewer Extension; and, committing to the match funding for the remainder of the project, which is estimated to cost an additional nearly $1.1 million.

WHEREAS, the American Rescue Plan Act (ARPA) was passed by the Federal Government to support the response and recovery from the COVID-19 public health emergency; and,

WHEREAS, various Federal agencies are accepting grant applications for the ARPA funds; and,

WHEREAS, the City is pursuing an approximately $2 million EDA grant for the Bakers Branch East Sewer Extension project; and,

WHEREAS, in order to comply with the EDA grant, the City shall be the owner of this project; and,

WHEREAS, the EDA grant requires a grant funding assurance resolution; and,

WHEREAS, the City Council of Joplin, Missouri, desires to participate with the Economic Development Administration in the improvement and job enhancement or job creation of our community through the Bakers Branch East Sewer Extension.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. The City of Joplin, Missouri is committed to funding the matching portion of the Bakers Branch East Sewer Extension Project, if the Economic Development Administration (EDA) Grant is awarded to the City.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, hereby is authorized to prepare and submit documents which are necessary in applying for the EDA grant funding.

Section 3. That this Resolution shall be in full force and effect from and after the date of its passage and approval.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Joplin, Missouri to be affixed this 18th day of January 2022.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

AMERICAN RESCUE PLAN ACT: CORONAVIRUS STATE & LOCAL FISCAL RECOVERY FUNDS (SLFRF) – ECONOMIC DEVELOPMENT ADMNISTRATION (EDA) GRANT OPPORTUNITY

City Council, January 18, 2022

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- First available funding was the Coronavirus Aid, Relief, & Economic Security (CARES) Act distributed to the Counties and passed through to various eligible agencies such as the City of Joplin
- CARES expenditures covered the time period between March 1, 2020 and December 31, 2020
- City incurred various expenditures such as Personal Protective Equipment (PPE), masks for the public, equipment to aid virtual meetings, labor costs directly related to COVID-related response activities, and emergency sick leave
- City spent $1,621,372.00 and was reimbursed $1,557,135.00 from Jasper County and Newton County combined

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- Passed on March 10, 2021, the American Rescue Plan Act (ARPA) grants additional economic relief to various agencies
- Coronavirus State & Local Fiscal Recovery Funds (SLFRF), a component of ARPA, delivered $350 billion to state, local and Tribal governments to support the response and recovery from the COVID-19 public health emergency
- The City of Joplin will receive $13,779,739.00 over a two-year period from the SLFRF allocation
- The final rule detailing how these funds must be spent was released January 6, 2022

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- The final rule for SLFRF takes effect on April 1, 2022
- These funds must be obligated by December 31, 2024 and expended by December 31, 2026
- A full presentation on the SLFRF allocation will be provided once staff has researched the final rule that was just released
- Along with the SLFRF, various federal and state agencies received direct allocations from ARPA which will be awarded through grant application processes

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- The State of Missouri has yet to release the details for the application process of these funds
- City staff is working closely with State legislators to prepare for this process
- It is anticipated that various Federal agencies will also be releasing grant application processes to further augment the COVID-19 pandemic response and recovery
- The City has engaged Baker Tilly US, LLP to assist the City in identifying any such available Federal and State grant opportunities and make application for these funds

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- The first grant application funding opportunity is through the Economic Development Administration (EDA)
- The deadline for this grant application is March 31, 2022
- There are six programs applicable for the EDA Grant opportunity, of which Joplin is only eligible for the first four programs:
  - (1) Economic Adjustment Assistance (2) Good Jobs Challenge (3) Travel, Tourism and Outdoor Recreation (4) Statewide Planning, Research and Networks (5) Indigenous Communities and (6) Build Back Better Regional Challenge

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

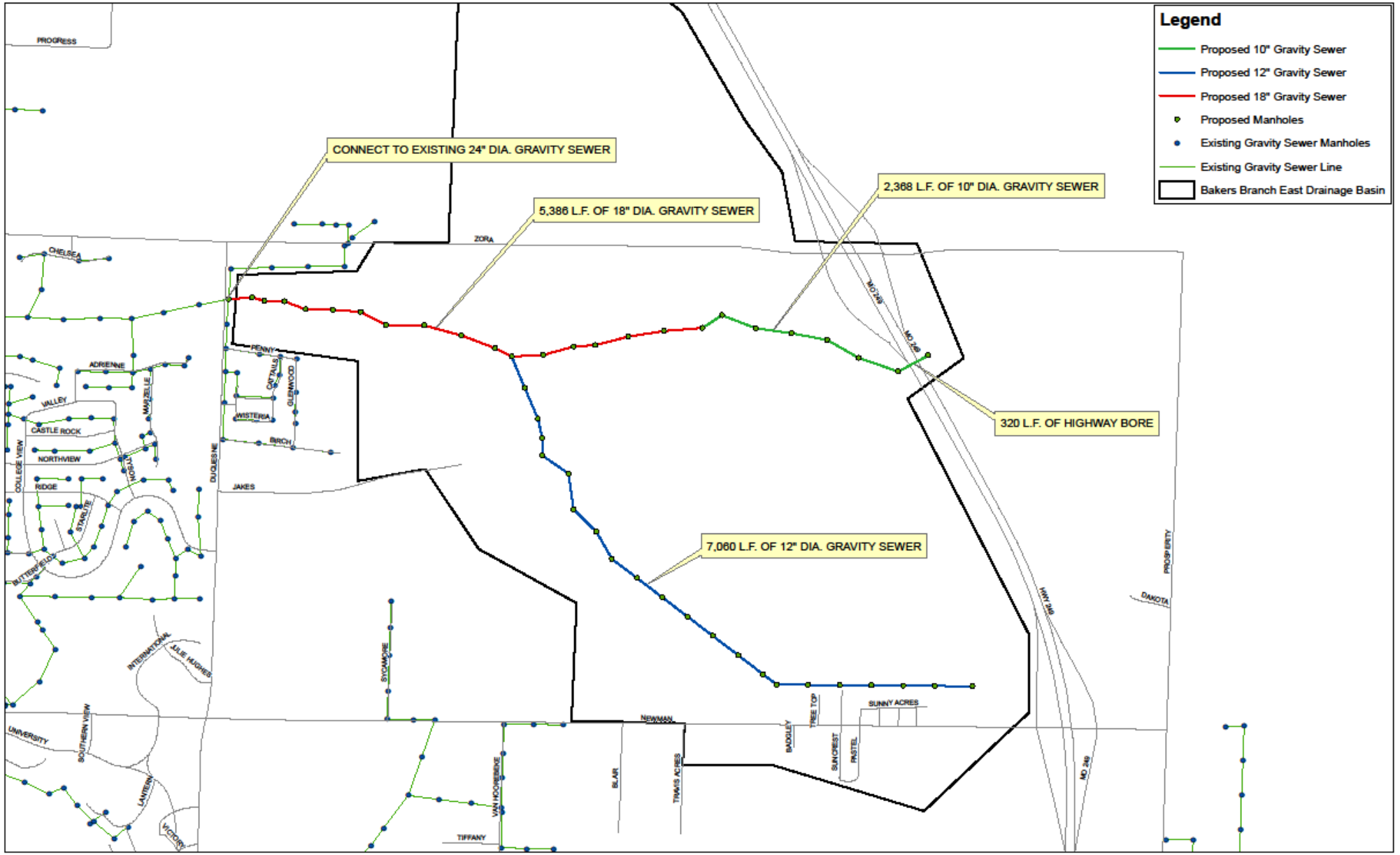
- Based upon the types of projects allowed for this grant funding as outlined by Baker Tilly, various possible projects were identified for this grant as follows:
  - Broadband, Bakers Branch East Sewer Extension, Project Launchpad, Empire Market, Workforce Development with Joplin Chamber, Dover Outdoor Recreation Area Project, Tin Cup and Grand Falls Trails, Stormwater Projects, Central Corridor Beautification, Discovery Center, Visitor's Center, or Update to the current EDA Plan

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- After reviewing the grant requirements with Baker Tilly, the possible projects were further narrowed based on the following:
  - Projects must already be designed with environmental assessments underway
  - City must be the owner of the Project
  - City must have matching funds of at least 20%
  - The Travel, Tourism and Outdoor Recreation Projects should be already existing projects and the grant request should be an addition to the existing project
  - Needs to be a “Typical EDA” Project such as an infrastructure project that enables or enhances job creation

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- City of Joplin is in the EDA Denver Regional Office
- EDA Denver Regional Office was awarded a total of just over $59 million to grant for their entire region
- As such, Baker Tilly recommends our grant application should be in the range of approximately $2 million to optimize our likelihood of grant award
- After the required analysis, the recommended project to request through the EDA grant process is the Bakers Branch East Sewer Extension


Legend
Proposed 10" Gravity Sewer
Proposed 12" Gravity Sewer
Proposed 18" Gravity Sewer
Proposed Manholes
Existing Gravity Sewer Manholes
Existing Gravity Sewer Line
Bakers Branch East Drainage Basin
CONNECT TO EXISTING 24" DIA. GRAVITY SEWER
5,386 L.F. OF 18" DIA. GRAVITY SEWER
2,368 L.F. OF 10" DIA. GRAVITY SEWER
320 L.F. OF HIGHWAY BORE
7,060 L.F. OF 12" DIA. GRAVITY SEWER
PROGRESS
CHELSEA
ZORA
ADRIENNE
VALLEY
CASTLE ROCK
NORTHVIEW
RIDGE
COLLEGE VIEW
MARBELLE
HOBART
DUQUESNE
PENNY
CATTAILS
GLENWOOD
WISTERIA
BIRCH
JAKES
STARLITE
BUTTERFIELD
INTERNATIONAL
JULIE HUGHES
SYCAMORE
UNIVERSITY
SOUTHERN VIEW
LANTERN
VICTORY
TIFFANY
VAN HOOSEBEKE
BLAIR
TWAIS ACRES
NEWMAN
BADGLEY
TREE TOP
SUNCREST
PASTEL
SUNNY ACRES
MO 249
HWY 249
PROSPERITY
DAKOTA

Bakers Branch East Wastewater Extension

- The proposed Wastewater Extension includes the installation of approximately 14,800 L.F. of gravity sewer, 320 L.F. of highway bore, 44 manholes, and all related appurtenances for a complete and functioning sanitary sewer system.
- This sewer extension will serve a drainage area of approximately 978 acres that does not currently have available sanitary sewer service. The proposed area to be served lies along State Highway 249 and two interchanges serving Zora Street and Newman Road, major roads in Joplin that are primed for commercial and industrial development.
- With acceptance of the grant the project will be advertised to contractors in 6 month with construction following and taking up to 12 months.

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- City Staff is working with Baker Tilly to assemble the required information for the grant application in order to submit a well-written application as quickly as possible in advance of the March 31, 2022 deadline
- Finally, there will be additional possible funding opportunities through the Infrastructure Investment and Jobs Act of 2021
- In the near future, City staff will be releasing an RFP for outside assistance with the Infrastructure Act

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- The response to and recovery from the COVID-19 Pandemic has created historic funding opportunities for State and Local Governments
- City Staff is working methodically and diligently to capitalize on these opportunities on behalf of the City Council, the community, our citizens and visitors
- Here's a look at the current identified possible Community Project Requests

CORONAVIRUS STATE & LOCAL FUNDING OPPORTUNITIES

- Questions???
- Thank You!

COMMUNITY PROJECT FUNDING REQUESTS

JANUARY 2022

CITY OF JOPLIN

602 S. Main Street, Joplin, Missouri 64801

Phone: 417-624-0820 Ext. 1201 Fax: 417-625-4707

City of Joplin, Missouri

Community Project Funding Requests

January 2022

Transportation

Page #

In Order of Priority by Type:

1. Zora St Widening/Improvements from Range Line (Loop 49) to MO249 - $12 Million 5
2. Grade Separation Funding for KCS RR Tracks at 32nd/Hwy FF – $18 Million 6
3. Tin Cup Trail - $4.8 Million 7
4. Streetscape along Main Street From 8th to 15th Street - $15 Million 8
5. Downtown SMART Technology-Traffic Signals - $5.7 Million 9
6. Pennsylvania Ave Viaduct Removal & At-Grade Rd Replacement - $2.3 Million 10
7. East Town Infrastructure & Revitalization - $5.4 Million 11
8. I-44 Culvert Addition – $9.5 Million 12
9. Joplin West Corridor / Bypass Phase I - $92 Million 13
10. Murphy Boulevard Bridge over Joplin Creek - $28.8 Million 14
11. Joplin East Industrial Park Culvert Replacements - $2.8 Million 15

Sewer/Water

1. East Baker's Branch Sewer Extension Phase 1 and 2 - $4.25 Million 17
2. 7th St. & 249 Sanitary Sewer Extension Phase 2 - $2 Million 18
3. East 20th Street Sanitary Sewer Extension - $5 Million 19
4. Zora Street Water Main Installation - $4 Million 20
5. 7th Street Water Main Installation - $2.5 Million 21
6. County Road 180 Water Main Installation - $4.5 Million 22
7. Wastewater Treatment-Activated Sludge Facilities- $15.5 Million 23
8. Wastewater Treatment-Trickling Filter Replacement-$7.7 Million 24
9. Crane Road & Arbor Hills Lift Station Elimination - $2 Million 25
10. Tin Cup Parallel Force Main and Life Station Improvements - $4.75 Million 26
11. Glendale Parallel Replacement Phase I. - $2.5 Million 27
12. Shoal Creek WWTF Drying Bed Covers - $1.4 Million 28

City of Joplin, Missouri

Community Project Funding Requests

January 2022

Airport

1. Design & Construction of new ARFF Building - $2.6 Million 29
2. Design & Construction of new SRE Building - $1 Million 30
3. Mill & Overlay Runway 13-31 - $6 Million 31

Broadband

1. Construct Joplin Fiber Backbone Network - $17 Million 32

Transit

1. Construct Public Transit Transfer Station - $4.5 Million 36

Justice/Public Safety

1. MOSWIN Interoperability Radio System (Broadband) - $600,000 37
2. Sallyport for Justice Center/Jail - $600,000 38
3. Public Safety Records Management Upgrade - $750,000 39

EDA

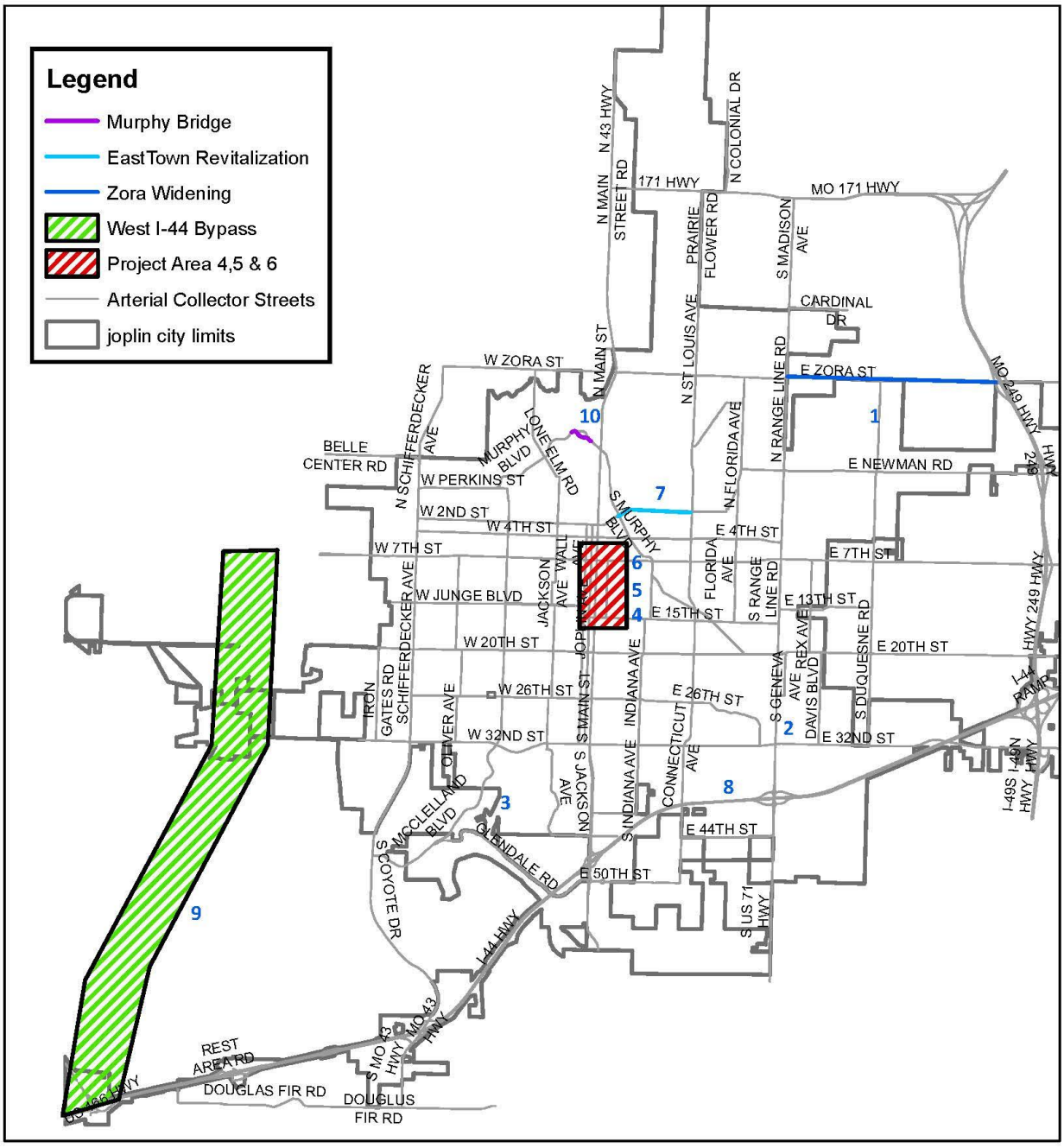
1. Renovate Downtown Library to MSSU Downtown Campus/ED Center - $10 Million 40
2. Renovation and Expansion of Memorial Hall - $30 Million 41

City of Joplin, Missouri

Community Project Funding Requests

January 2022

Federal Highway/MODOT



City of Joplin, Missouri

Community Project Funding Requests

January 2022

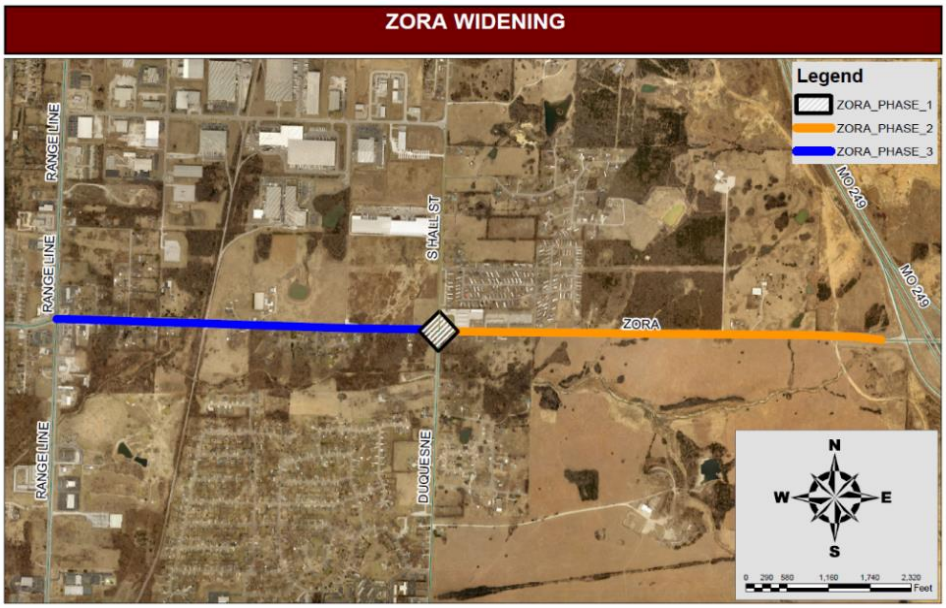
Zora Street Widening and Improvements from Rangeline Road (Loop 49) to MO-249

Goal: Widen and improve Zora Street from Rangeline Road to MO-249, including the construction of a roundabout at the intersection of Zora St. and Duquesne Road. Project will provide for additional capacity, address current deficiencies in the roadway, reduce driver dissatisfaction and improve safety along this corridor. Also, this project will serve to stimulate economic development as this route from MO-249 west is a main access route for the Joplin/Webb City Industrial Park.

- **Cost:** $12 million

- **Background:** This project was approved by the voters of the City of Joplin in the City's current Capital Improvements Sales Tax program. Design plans are currently in development for a new roundabout at the intersection of Zora St. and Duquesne Road (Phase 1). Conceptual designs are being developed for improvements on Zora St. from Duquesne Rd to MO-249 (Phase 2), and from Rangeline Road to Duquesne Rd (Phase 3).

- **Schedule of Construction:**
  Construction tentatively scheduled for 2022-2023.



Grade Separation for KCS RR Tracks at 32ND Street/Hwy FF

Goal: Grade Separation for the KCS Railroad intersection of 32nd Street and Davis Boulevard in the City of Joplin would eliminate the at-grade intersection, improving safety, traffic circulation and emergency services at a Major Street crossing. This project will help to improve industrial and commercial capacity as this area is experiencing rapid construction and growth.

- **Cost:** $18 Million

- **Background:** The KCS Railroad crosses 32nd Street (Route FF).

- **Schedule of Construction:** Design and right of way in 2022 – construction starting in Spring 2023 with completion in Winter 2024.

Figure 2: Aerial Representation of Existing Traffic Conditions at 32nd Street Rail Crossing

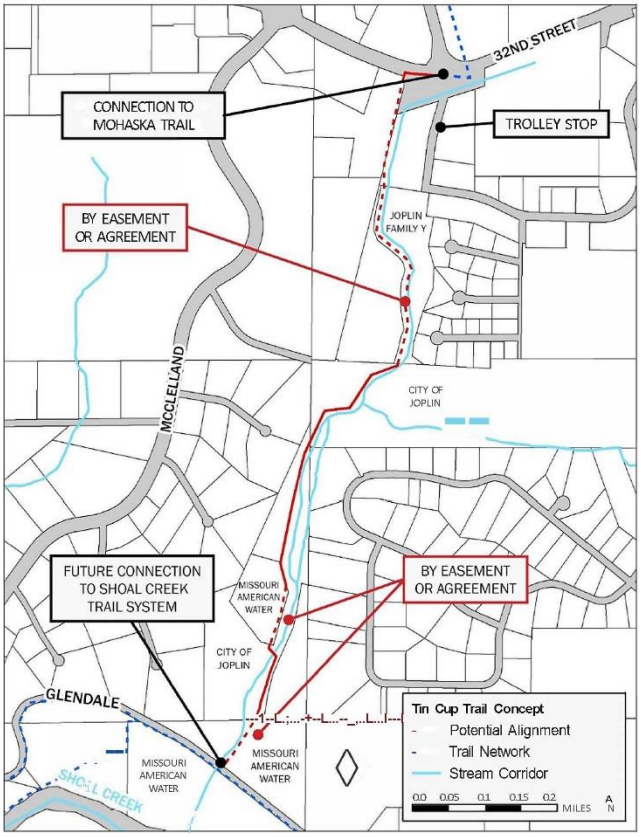


Tin Cup Trail

Goal: Construct a multi-use trail beginning at the intersection of 32nd Street and St. John's Boulevard and ending at Grand Falls. This trail would connect two existing trail systems and connect to a popular recreation area at Grand Falls. The trail would also include a tunnel under 32nd Street to allow an unimpeded and safe crossing for pedestrians and cyclists.

- **Cost:** $4.8 Million

- **Background:** The Mohaska Trail connects two city parks, a medical school, an elementary school, the Joplin Senior Center, and single- and multi-family residential housing within the Mohaska neighborhood. The Tin Cup trail would extend this connection to Freeman Hospital and the Shoal Creek trail system, ending at the Grand Falls. The Tin Cup trail would link residential, recreational, medical, and educational centers across the south side of the City.
- **Schedule of Construction:** Design and ROW acquisition finished 2022 with Project out to construction 2023.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

Streetscape along Main Street from 8th Street to 15th Street

Goal: This project would close the gap in between Streetscape projects that has already been completed. The Streetscape would alleviate existing ADA issues and improve the overall quality of the downtown corridor leading to increased pedestrian traffic and increased commercial redevelopment on Main Street.

- **Cost:** $15 million

- **Background:** From 2005 to 2012 the City completed four Streetscape projects along Main Street from 1st to 8th Street. The improvements to public infrastructure have resulted in commercial growth along Main Street. The project used a variety of funding including State grants and City funds. Recently the City completed another phase of streetscape along Main Street from 15th to 32nd. This project would be the final portion of the Main Street Streetscaping and will also include streetscape enhancements and improvements to the side streets for one block in each direction from Main Street.

- **Schedule of Construction:**
    - Design and right of way in 2022-23 **–** construction starting in Fall 2023 with completion in Spring 2024.



Downtown SMART Technology for Traffic Signals

Goal: Revitalize the downtown area with improvements to public parking, addition of a Smart City fiber loop to all downtown signals, and the addition of security cameras to downtown signals and parking lot lights.

- **Cost:** $5.7 million

- **Background:** The downtown Joplin area currently has multiple vacant buildings and City owned parking lots in need of refurbishing as this area is the hub for various City events, including Third Thursdays. Also, the Cornell Arts and Entertainment Complex is currently under construction in the downtown area, which will further emphasize the need for improvements and revitalization in the area. This project will serve to decrease the number of vacancies in existing buildings, and additionally, this refurbishment and revitalization will reduce the blight in the area as well as increase property tax values.

- **Schedule of Construction:**
    - Design complete in 2022 – construction in 2023.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

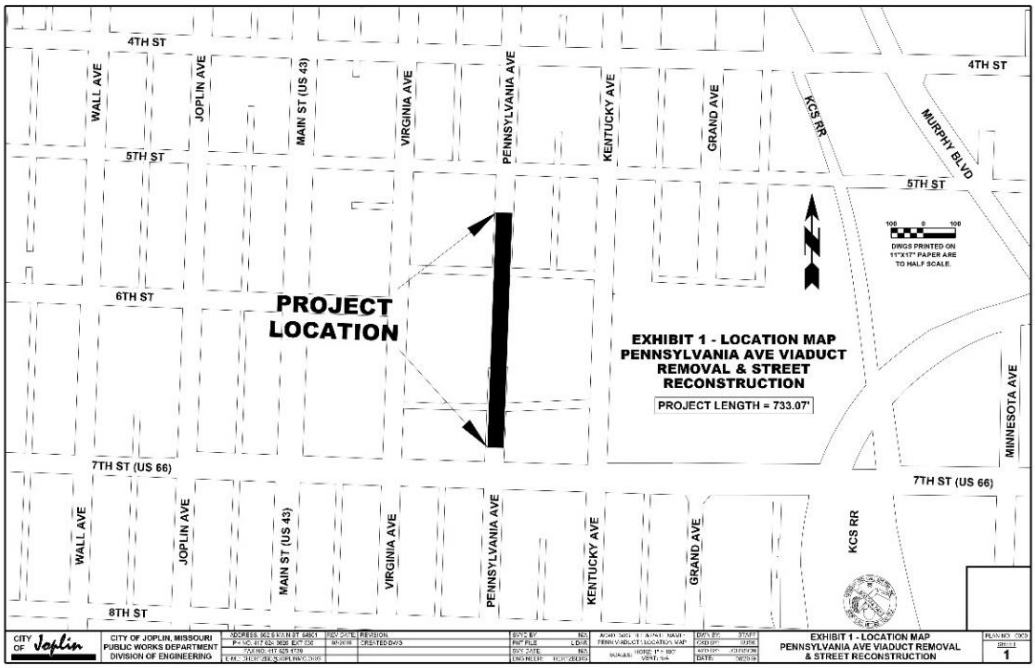
Pennsylvania Avenue Viaduct Removal & At-Grade Road Replacement

Goal: Remove the existing viaduct on Pennsylvania Avenue that was inspected by MODOT and deemed unsafe to traffic and subsequently closed. The railroad that was originally under the viaduct has long since been removed so the current plan after removing the unsafe viaduct is to build an at grade road to serve as its replacement. Reopening Pennsylvania Avenue will allow easier access to the businesses which have had restricted access since the viaduct was closed.

- **Cost:** $2.3 million

- **Background:** Requests for Qualifications for the design of demolition plans were received by the City of Joplin and a consultant was chosen in April 2021. Along with preparing the demolition plans, the consultant will assist in acquiring ROW for the future at-grade road replacement.

- **Schedule of Construction:**
  Demolition plans and ROW acquisition scheduled for 2022 and construction to proceed when funding is made available.



East Town Infrastructure and Revitalization

Goal: Revitalization of the historic Joplin East Town area and stimulation of that neighborhood's economy by promoting commercial development on Broadway through infrastructure enhancements including sidewalk installation, street resurfacing, and stormwater improvements.

- **Cost:** $5.4 million

- **Background:** The historic Joplin East town area is currently identified as the subject area for the Neighborhood Improvement District for the Community Development Block Grant (CDBG) which provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities for low and moderate persons.

- **Schedule of Construction:**
    - Design and right of way in 2022-23 **–** construction starting in Spring 2023 with completion in Spring 2024.



I-44 Culvert Addition

Goal: Promote commercial growth along Richard Joseph Boulevard by implementing flood control channel improvements downstream of I-44. Installing two 7' x 7' box culverts under I-44 will also virtually eliminate headwater backing up to the upstream neighborhood of Sunnyvale. Utilize the proposed culverts to create a trail from 36th street to 44th street along Silver Creek Tributary II and Silver Creek and under I-44. The trail would connect to sidewalks from the 44th street widening project currently under construction improving connectivity between Joplin and Leawood.

- **Cost:** $9.5 Million

- **Schedule of Construction:**
  - Design and right of way in 2022-23 **–** construction starting in Fall 2023 with completion in summer 2024.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

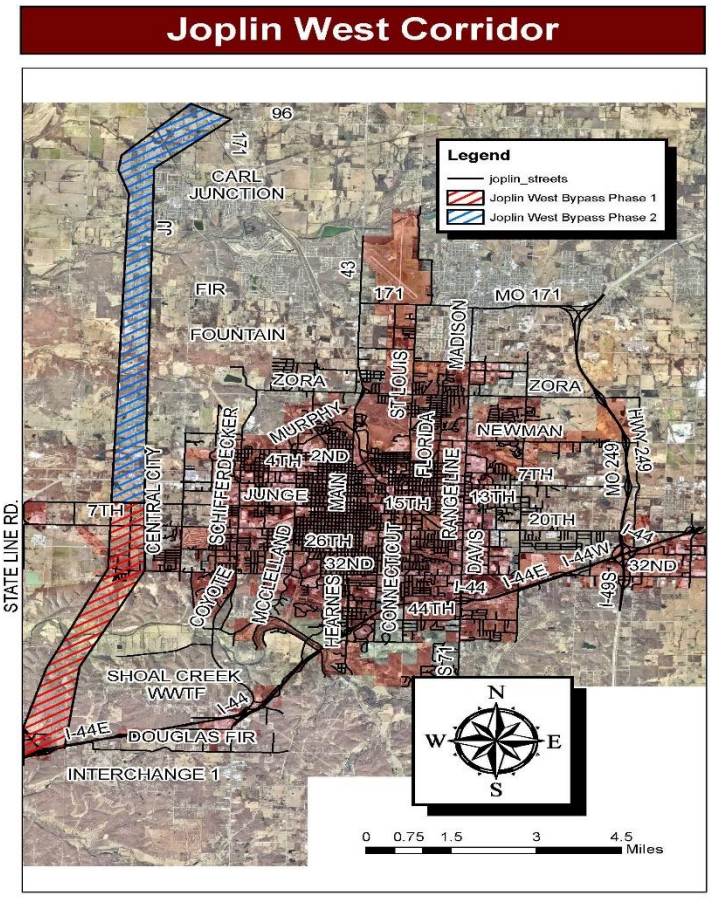
Joplin West Corridor / Bypass Phase I

Goal: Creating a new highway from I-44 to Route 66.

- **Cost:** $92 million, (3 Lane Roadway $58.8 million; Rte. 400 Interchange $3 Million; Rte. 66 Interchange $3 Million; Railroad Viaduct $4 Million; Shoal Creek Bridge $4.2 Million; Engineering and R.O.W. $19 Million)

- **Background:** The Construction of a West Bypass or corridor has been identified as a key element for future growth in the metropolitan area surrounding Joplin. There is an existing industry that would benefit from the improved access to I-44 and there is a large area of land suitable for industrial development that would also benefit.

- **Schedule of Construction:**
  - Design and right of way in 2022-24 – construction starting in Fall 2024 with completion in Spring 2026.



City of Joplin, Missouri

Community Project Funding Requests

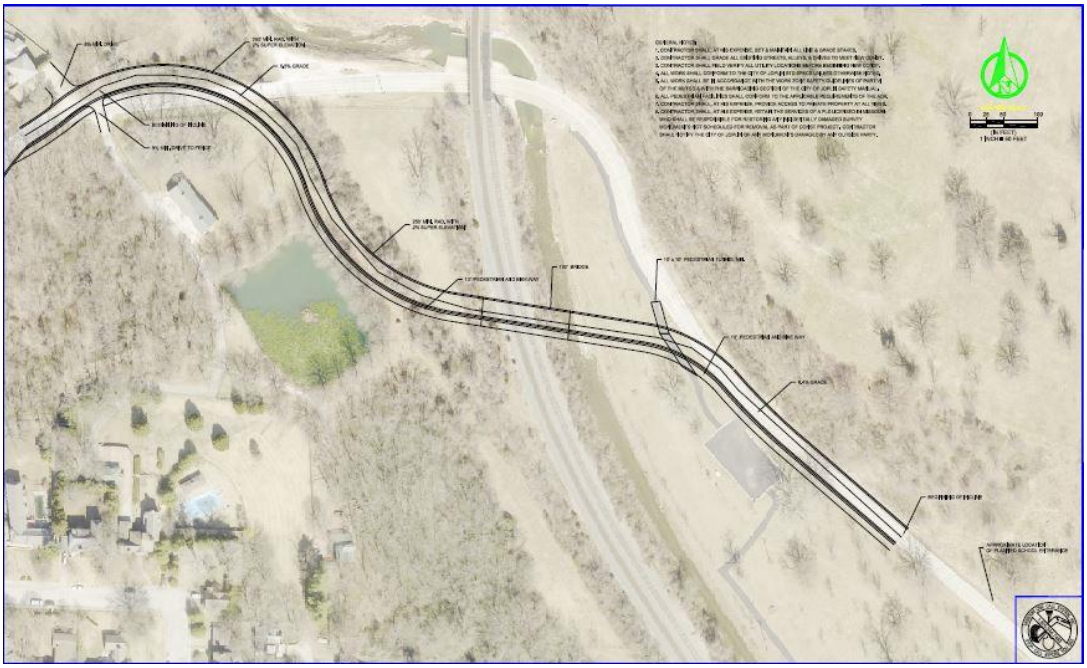
January 2022

Murphy Boulevard Bridge over Joplin Creek

Goal: Provide a direct corridor for the northwest part of Joplin to access Main Street Joplin and stimulate downtown Joplin commerce. The bridge would also eliminate the existing public safety issue presented by the Murphy boulevard low water bridge overtopping during rain events. Additionally, the bridge would incorporate shared use paths for both pedestrian and cycling transit and connect to the trail system at Landreth park.

- **Cost:** $28.8 Million

- **Schedule of Construction:**
  - Design and right of way in 2022-23 – construction starting in Winter 2022 with completion in Spring 2024.



Joplin East Industrial Park Culvert Replacements

Goal: Stimulate further economic development of the Joplin East Industrial park by addressing the overtopping of 26th street which impedes commerce and transport of goods for the industrial entities within the park. Additionally, re-evaluate and improve the current capacity of the existing regional detention basin serving this watershed. Improving the capacity of the regional detention basin will allow for continued growth in the undeveloped portions of the Industrial Park in this watershed. Industrial growth for this watershed has exceeded initial estimates used in the original basin design.

- **Cost:** $2.8 Million

- **Background:** The Crossroads Industrial Park has grown steadily since its inception. Two recent facilities are the Casey's distribution center and the Ajinomoto Foods facility. At the west end of East Alliance Parkway, there is over 100 acres of industrial property that has restricted access due to the overtopping of East Alliance Parkway. Replacing the existing culverts and improving the road will enhance the viability of that industrial land.

- **Schedule of Construction:**
    - Design and right of way in 2022-23 – construction starting in Fall 2023 with completion in Summer 2024.

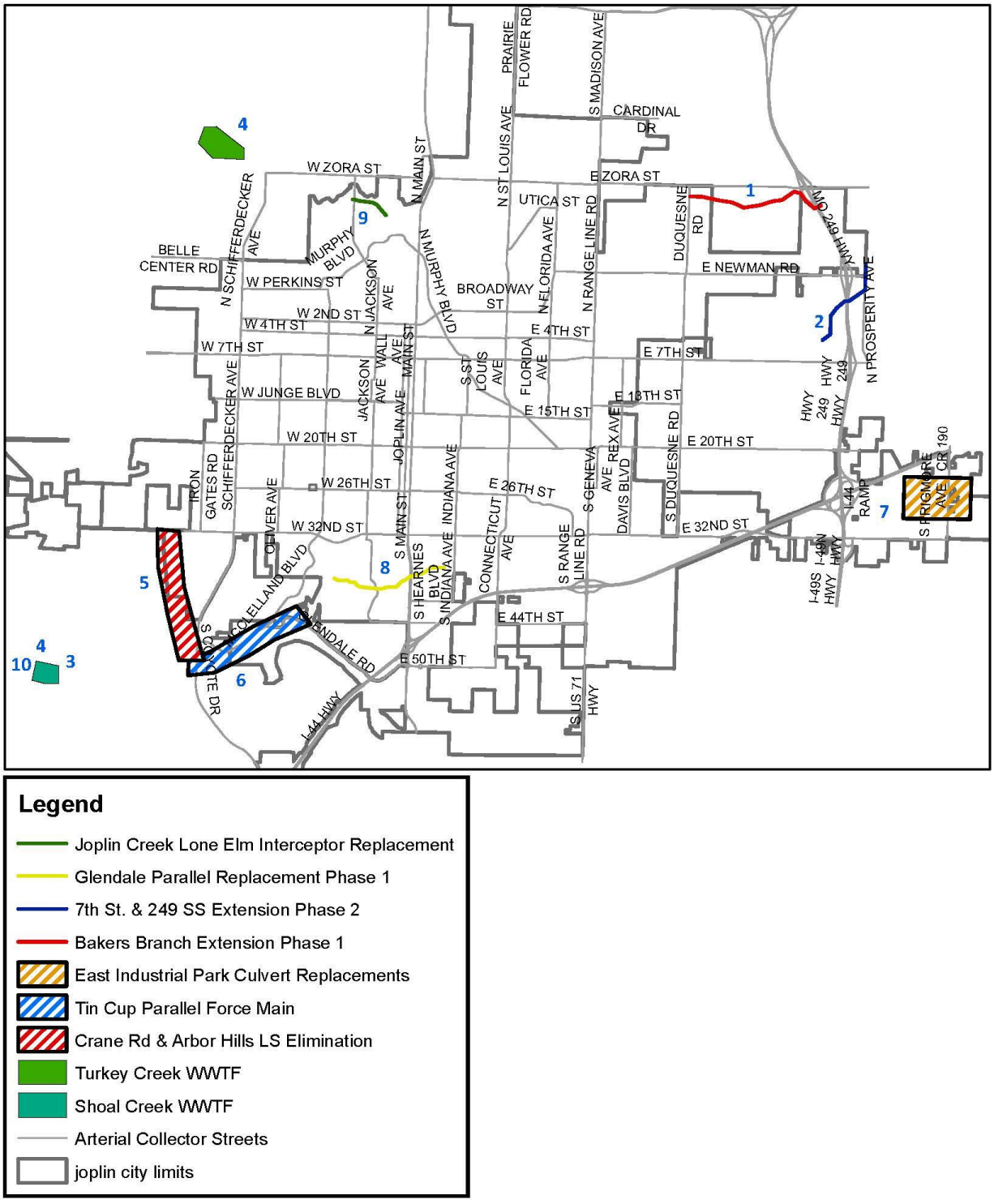


City of Joplin, Missouri

Community Project Funding Requests

January 2022

EPA/DNR



Legend

- Joplin Creek Lone Elm Interceptor Replacement
- Glendale Parallel Replacement Phase 1
- 7th St. & 249 SS Extension Phase 2
- Bakers Branch Extension Phase 1
- East Industrial Park Culvert Replacements
- Tin Cup Parallel Force Main
- Crane Rd & Arbor Hills LS Elimination
- Turkey Creek WWTF
- Shoal Creek WWTF
- Arterial Collector Streets
- joplin city limits

City of Joplin, Missouri

Community Project Funding Requests

January 2022

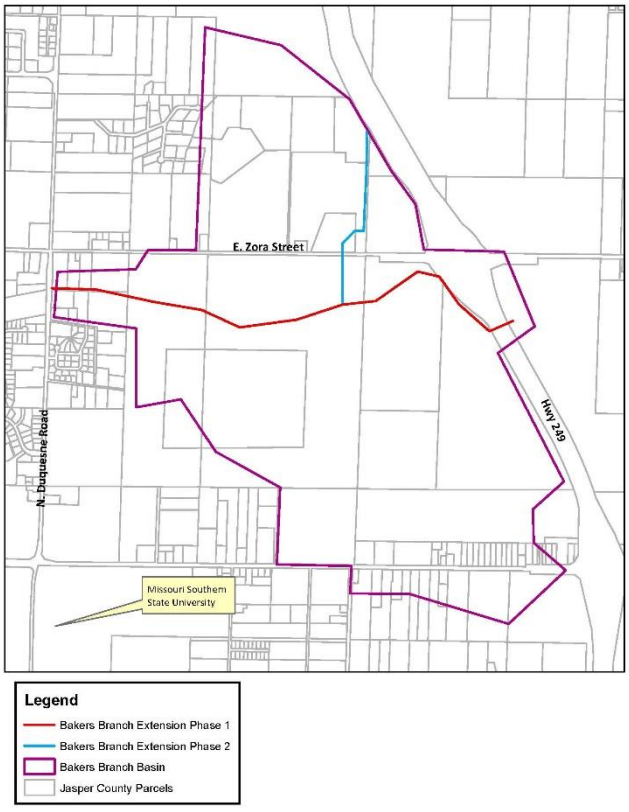
East Baker's Branch Sewer Extension Phase I & II

Goal: Stimulate economic growth through construction of the **East Baker's Branch Sewer Extension (Phases 1 and 2).**

- **Cost:** $4.25 Million

- **Background:** This project's ultimate goal is to extend sanitary sewer service to the Highway 249 corridor to spur economic growth in the unsewered area south of East Zora Street.

- **Schedule of Construction:**
  - Design is 75% complete. Easement negotiations are 50% complete.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

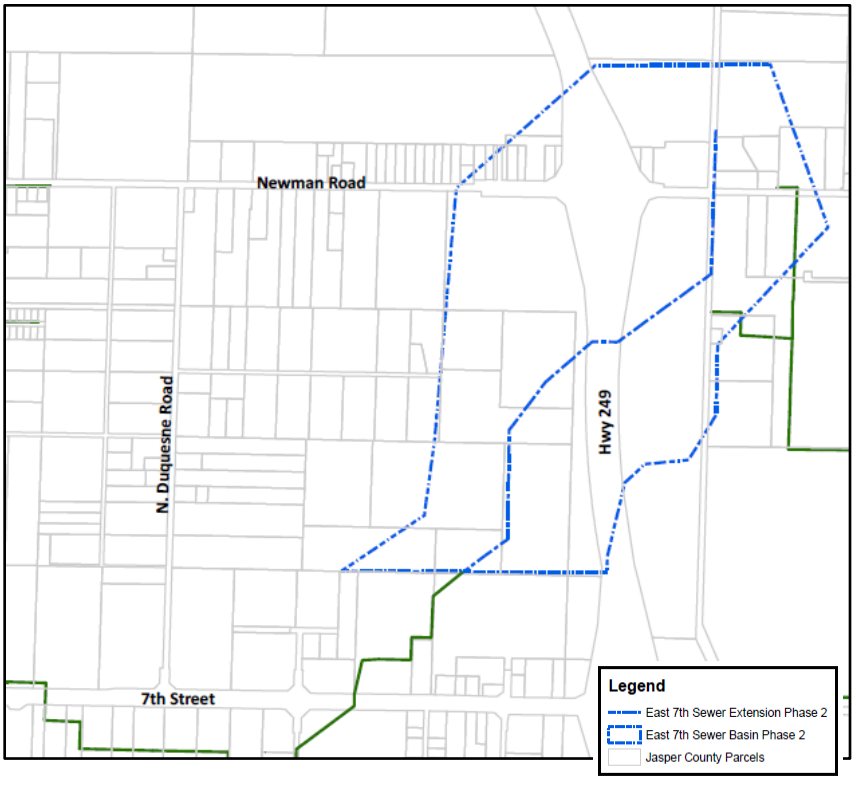
7th Street & 249 Sanitary Sewer Extension (Phase II)

Goal: Stimulate economic growth through construction of the **7th Street & 249 Sanitary Sewer Extension (Phase 2)** project

- **Cost:** $2 Million

- **Background:** Between East 7th Street (I-44 BL/Hwy. 66) and the Highway 249 corridor lies a largely undeveloped area. By installing approximately 5,000 feet of sanitary sewer mains, about 330 acres of land could be developed into commercial, industrial and residential sites, generating jobs and economic growth.

- **Schedule of Construction:**
  - Designed in 2021; easements negotiations are 50% complete.
  - Construction starting by late 2022.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

East 20th Street Sanitary Sewer Extension

Goal: Stimulate economic growth through construction of the **E. 20th St. Sanitary Sewer Extension** project. This project will provide reliable sewer service in currently unserved areas near the Joplin Industrial Park.

- **Cost:** $5 Million

- **Background:** East of Prigmor and North of I-44 lies a largely undeveloped area. By installing approximately 3,400 feet of gravity sewer, a new lift station, 12,000 feet of pressure pipe and expansion of an existing lift station, about 360 acres of land can be developed into commercial, industrial, and residential sites, generating jobs and economic growth. The project cost, above, does not incorporate the "alternate route" infrastructure.

- **Schedule of Construction:**
  - Design in 2022; easements are slated for the last half of 2022.
  - Construction starting by 2024.



Zora Street Water Main Installation

- **Goal:** This project will help serve economic development in the Joplin/Webb City Industrial Park. It will give the availability to sustain high quality, reliable water in areas that is known for contamination due to lead and other organic substances due to mining.

- **Cost: $4 Million**

- **Background:** Install 10,000' of 12" water main on Zora St to East of Hwy. 249.There is currently not a sizable water main to provide a safe reliable source of water in this area.

- **Schedule of Construction:**
  Construction tentatively scheduled for 2022-2023.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

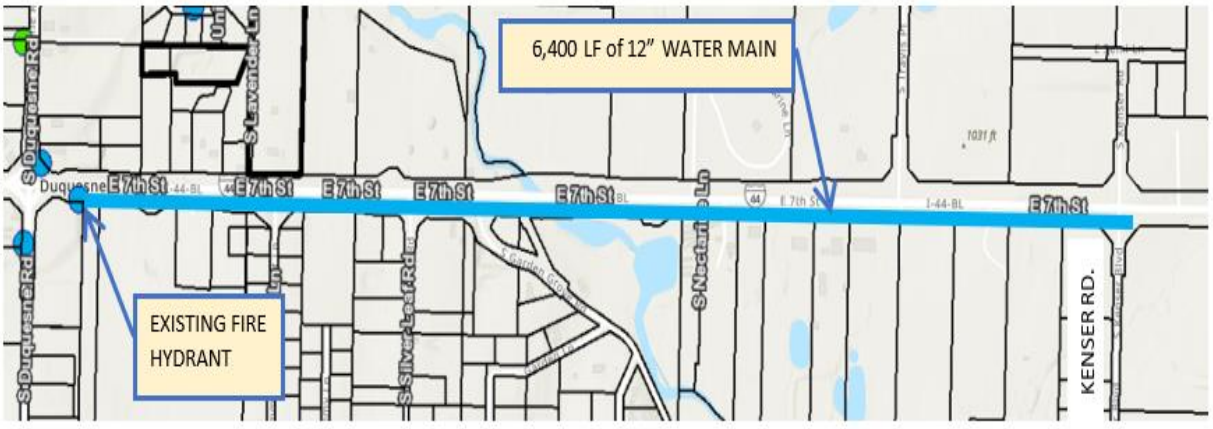
7th Street Water Main Installation

- **Goal:** This project will help serve economic development in the Joplin Industrial Park. It will give the availability to sustain high quality, reliable water in areas that is known for contamination due to lead and other organic substances due to mining.

- **Cost: $2.5 Million**

- **Background:** Install 6,400' of 12" water main on 7th Street from Duquense Rd. To Kinser Rd. There is currently not a sizable water main to provide a safe reliable source of water in this area.

- **Schedule of Construction:**
  Construction tentatively scheduled for 2022-2023



County Road 180 Water Main Installation

- **Goal:** This project will help serve economic development in the Joplin Industrial Park. It will give the availability to sustain high quality, reliable water in areas that is known for contamination due to lead and other organic substances due to mining.

- **Cost: $4.5 Million**

- **Background:** Install 9,000’ of 12” water main on County Road 180, north of Apple Road. There is currently not a sizable water main to provide a safe reliable source of water in this area.

- **Schedule of Construction:** Construction tentatively scheduled for 2022-2023.



Wastewater Treatment – Activated Sludge Facilities

Goal: Maintain affordability to utility users within our community by improving treatment of wastewater through an **Activated Sludge Facilities** project. This project ensures environmental justice for decades to come by renewing a significant aspect of the treatment facility's ability to biologically treat wastewater.

- **Cost:** $15.5 million

- **Background:** The Turkey Creek (WWTF) must increase its ability to meet future loadings of sludge, BOD and TSS levels, as identified in the City's 2020 Wastewater Facility Plan. This project preserves environmental justice by increasing the treatment facility's ability to accommodate anticipated growth in the sewer shed.

- **Schedule of Construction:**
  - Design is 85% complete.



Wastewater Treatment – Trickling Filter Replacement

Goal: Maintain affordability to utility users within our community by replacing all Trickling Filter Media at both treatment facilities through the **Trickling Filter Media Replacements** project. This project ensures environmental justice for decades to come by renewing a significant aspect of the treatment facility's ability to biologically treat wastewater.

- **Cost:** $7.7 million

- **Background:** The City's two Wastewater Treatment Facilities benefit from the biological treatment of wastewater provided by a combined six (6) towers. Even though all towers are at or beyond their design life, and thus, need to be replaced, only one tower was included in the 5-year Rate Study, as a means of managing the financial impact to rate payers. One of the towers at Shoal Creek has had the media replaced within the last five (5) years with the other five (5) being over 20 years old.

- **Schedule of Construction:**
    - Ready for Bids; design is 100% complete.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

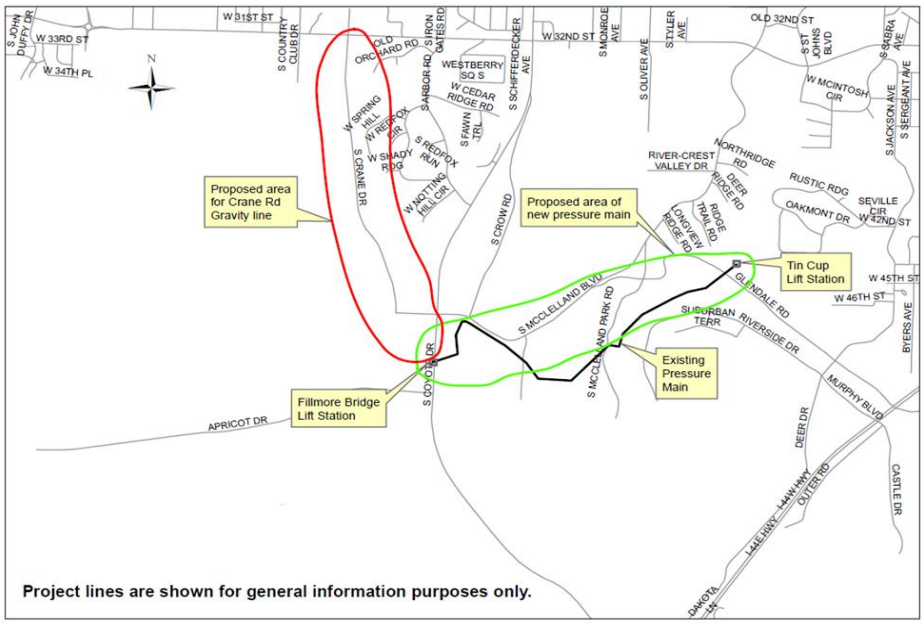
Crane Road & Arbor Hills Lift Station Elimination

Goal: Stimulate economic growth through construction of the **Crane Road & Arbor Hills Lift Station Elimination** project, which will accommodate future growth in the service area and allow adjacent properties to connect to City sewer. The goal of maintaining affordability to utility users within our community is enhanced by this project, reducing the number of lift stations to power and to maintain the system. Additionally, the goal of environmental justice is met by replacing electricity-powered pump stations with gravity sewers.

- **Cost:** $2 Million

- **Background:** The existing lift stations and their force mains were put in service prior to the West 32nd Street corridor developed to the point where it now needs to be widened. Because that street widening project involves the elimination of another lift station, resulting in an under capacity set of lift stations downstream, these two lift stations can also be eliminated by extending gravity sewers. This project will incorporate the gravity flows from the 3 lift stations.

- **Schedule of Construction:**
    - Design is 60% complete, with a handful of both permanent and temporary easements needed.



Tin Cup Parallel Force Main and Lift Station Improvements

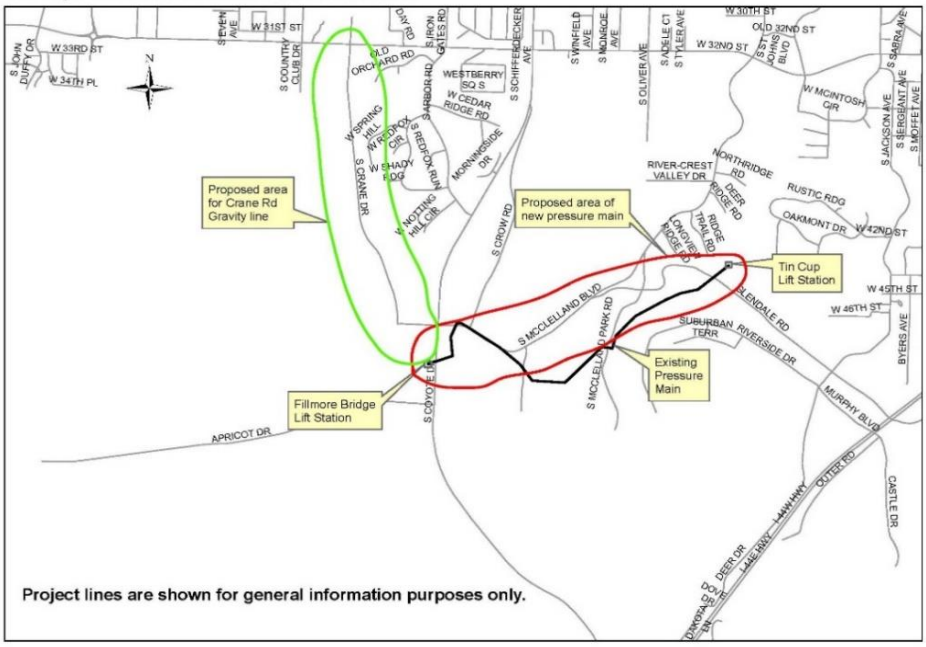
Goal: Improve the reliability and pumping capacity of the pressurized system downstream of the City's largest and most important lift station by installing a parallel pipeline through the **Tin Cup Parallel Force Main and Lift Station** project. This project ensures environmental justice for decades to come by replacing a deteriorated force main with new piping. The project also lays the groundwork for reconditioning the existing force main after construction of the new one. Both strategies improve the reliability of the pressurized system downstream of the City's largest and most important lift station.

- **Cost:** $4.75 Million

- **Background:** The existing force main was placed in service in the late 1980's and was made of materials that deteriorate in the presence of wastewater gases. This project will utilize non-corrosive piping materials to renew the service life of the pressure main. Also, additional pumps will be placed at the Tin Cup Lift Station in anticipation of pumping excess flows through the reconstructed existing force main, as part of a separate project.

- **Schedule of Construction:**
    - Design is 60% complete, with a handful of both permanent and temporary easements needed.

Map 4-2
Tin Cup Parallel Force Main - CONSTRUCTION



Glendale Parallel Replacement Phase I

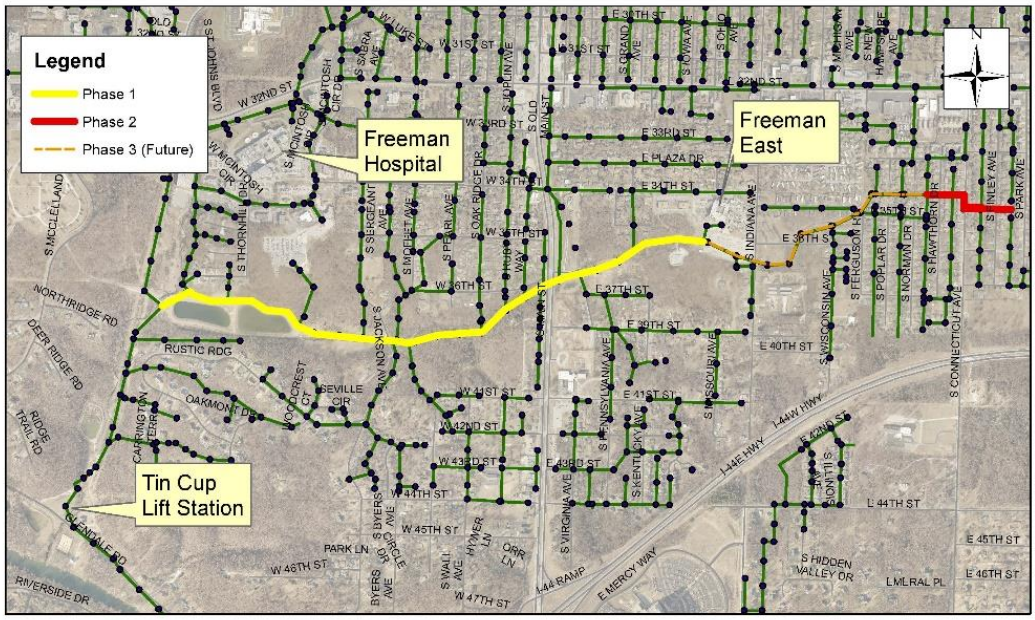
Goal: Maintain affordability to utility users within our community by replacing an old and defective parallel sewer main system through the **Glendale Parallel Replacement, Phase I** project. This project ensures environmental justice for decades to come by renewing the reliability of the sewer system to nearby users.

- **Cost:** $2.5 Million

- **Background:** The old mains allow excess inflow and infiltration into the sewer system, thereby reducing available capacity for users to such an extent that sanitary sewer overflows occur.

- **Schedule of Construction:**
  - Design is 90% complete, with a handful of temporary easements needed for construction, along with one (1) permanent easement.

Map 3-1
Glendale Parallel Replacement Phase I & II - CONSTRUCTION



Shoal Creek WWTF Drying Bed Covers

Goal: Maintain affordability to utility users within our community by installing the **Shoal Creek WWTF Drying Bed Covers** project. This project provides environmental justice for decades to come by expanding the treatment facility's ability to produce dry sludge as part of its land application strategy for sludge handling.

- **Cost:** $1.4 Million

- **Background:** The Shoal Creek WWTF utilizes a press filter and drying beds to prepare treated sludge for land application. Without a cover, the sludge tends to remain too moist, which increases the amount of wet sludge on-site. This project will enhance the WWTF's ability to properly dispose of biosolids. The project provides an element of environmental justice and sustainability by providing natural fertilizer for local farmers.

- **Schedule of Construction:**
    - Design is 80% complete. No easements are needed.



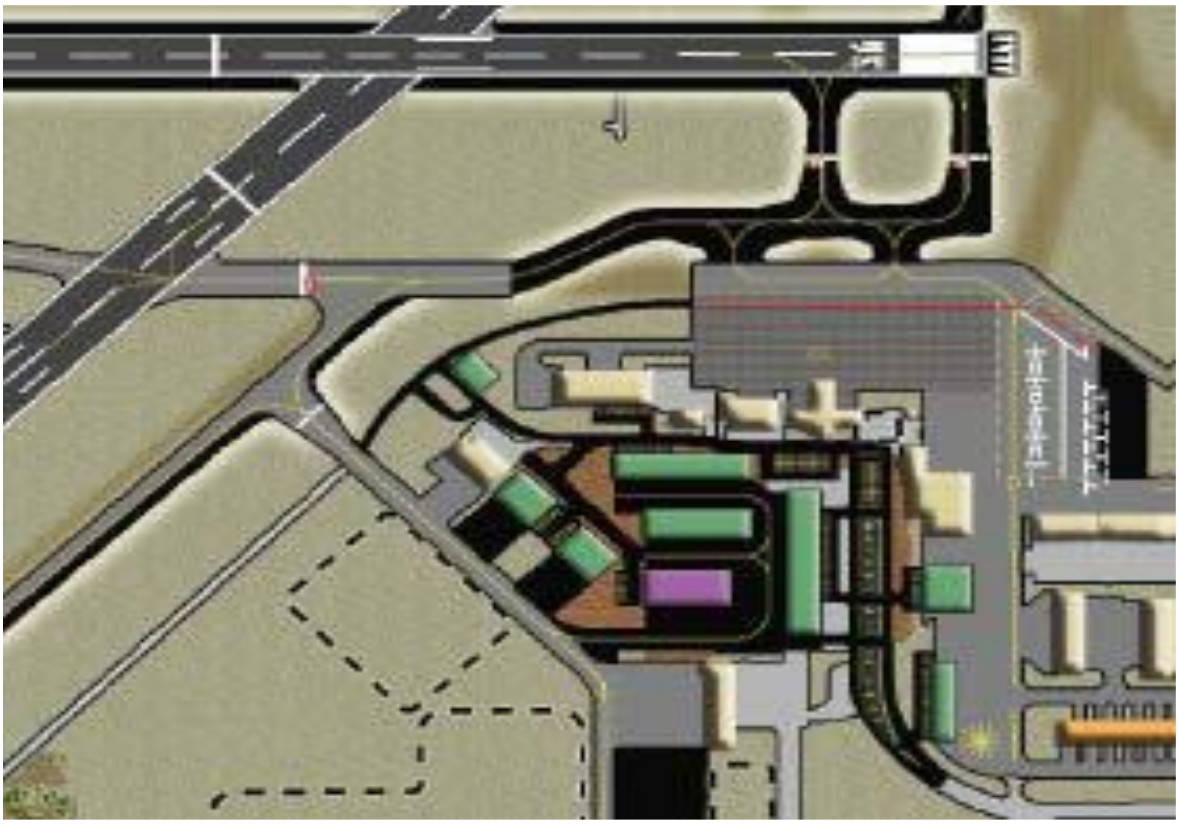
Airport-Design & Construction of new ARFF Building

Goal: A new ARFF facility at Joplin will serve the Airport's emergency needs. The facility will increase safety for the Airport with additional firefighting apparatus, manpower and 24-hour staffing. The date of the approved ALP is 1/24/2013.

- **Cost:** $2.6 Million

- **Background:** The Airport's increased passengers resulted in larger aircraft utilizing the Joplin Regional Airport. In turn, the requirements for the ARFF capabilities changed resulting in the need for a new facility.

- **Schedule of Construction:**
  - Design is scheduled for 2022 with construction occurring in 2023.



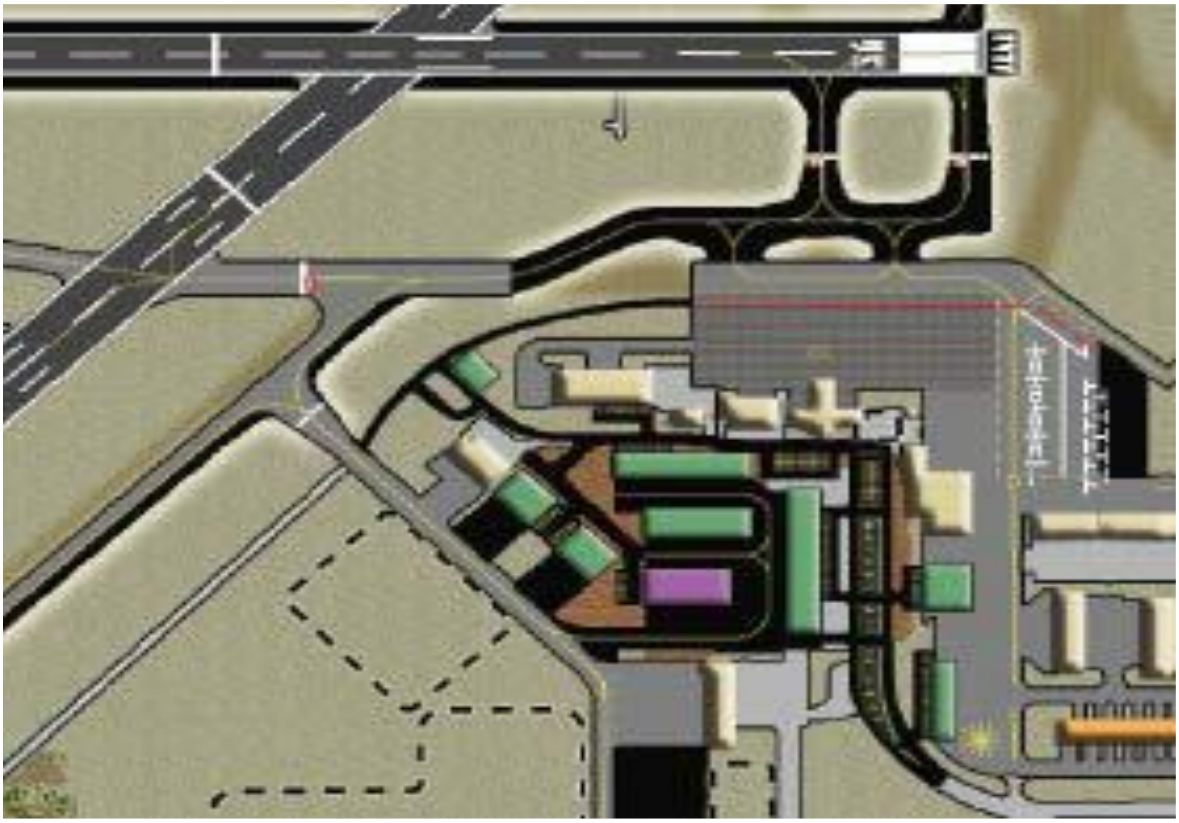
Airport-Design & Construction of new SRE Building

Goal: A new SRE facility at Joplin will serve the Airport's emergency needs. The facility will increase the Airport's snow removal capability. The date of the approved ALP is 1/24/2013.

- **Cost:** $1 Million

- **Background:** The Airport's increased passengers resulted in larger aircraft utilizing the Joplin Regional Airport. In turn, the requirements for the SRE capabilities changed resulting in the need for a new facility.

- **Schedule of Construction:**
  - Design is scheduled for 2022 with construction occurring in 2023.



City of Joplin, Missouri

Community Project Funding Requests

January 2022

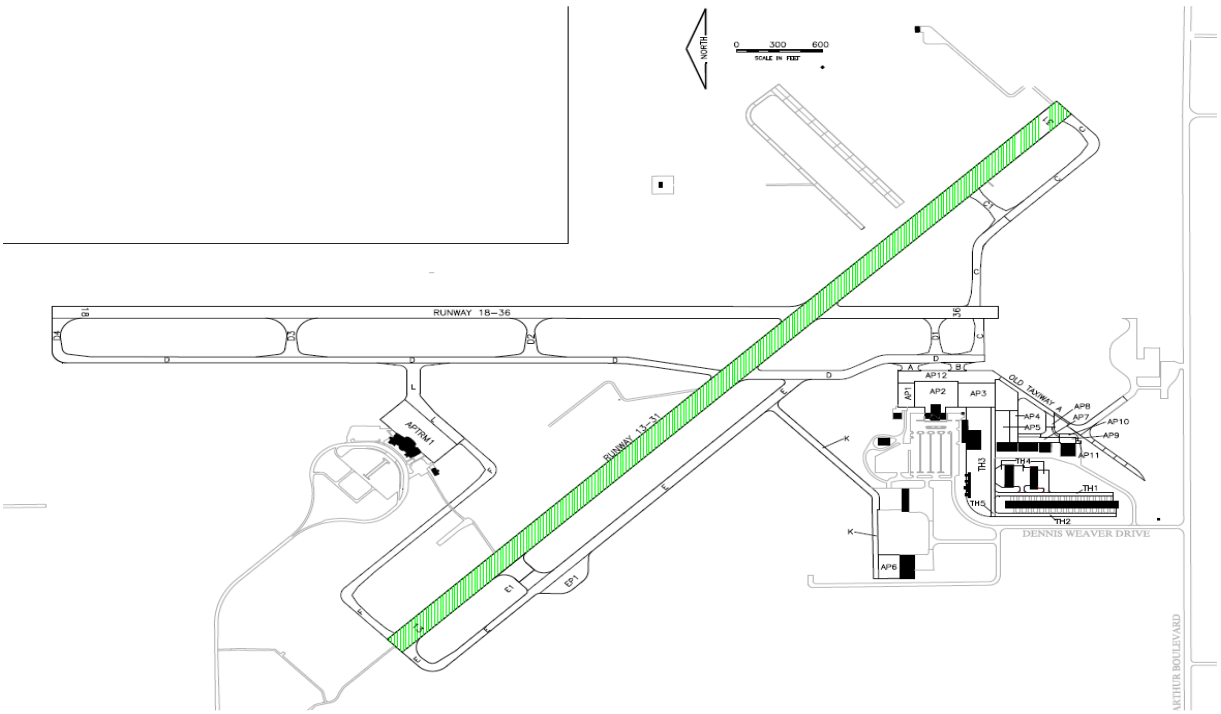
Airport-Mill & Overlay Runway 13-31

Goal: Mill and Overlay Runway 13/31 in order to address the need for surface rehabilitation and transverse crack repair as identified in the January 2019 Master Plan Addendum. The most recent Pavement Management Plan is dated 8/6/2018. Current pavement PCI: 60.36. The reconstruction will be designed to meet the existing surface dimensions (6,500' x 150'). The date of the approved ALP is 1/24/2013.

- **Cost:** $6 Million

- **Background:** Runway 13/31 must remain in good repair in order for airplanes to continue to utilize the Joplin Regional Airport.

- **Schedule of Construction:**
  - Design is scheduled for 2024 with construction occurring in 2025.



City of Joplin Fiber Backbone Network

Connectivity Goal

Provide a fiber network that will provide a foundation that will support, in partnership with other Internet Service Providers (ISPs), critically needed connectivity to key parts of Joplin. The network, consisting of 1-2 fiber backbone loops (the East Ring and West Ring) and approximately ten (10) proposed extensions, would connect key business districts, the Crossroad Industrial Park, the Joplin Regional Airport, hospitals, Missouri Southern State University, and City facilities. This backbone will provide significant opportunities to use fiber broadband to promote and support resilient economic development and enhance the quality of life for Joplin residents via access to education, health care and public services. The fiber network runs close to the residential neighborhoods in the City that are most underserved by broadband and, working with ISPs, can be the starting point for bringing affordable broadband to those in need of connectivity. The network also creates an intranet that connects City buildings and key anchor institutions that can be used to eliminate significant external communications expenditures by the City. Furthermore, the network can also provide critically needed resilient communications and data service following a post-disaster event.

- **Cost:** $17 Million
- **Background:** Lack of resiliency and connectivity became sorely evident during the pandemic. Establishing the backbone network will allow neighborhoods and businesses to experience reliable, affordable connectivity which will benefit the city, educational institutions, health centers, business and industry, and reach the unserved and underserved population.
- **Schedule of Construction:**
    - Design and right-of-way will occur in 2022, with construction in 2023.

Proposed Project Details

The project will consist of two (2) main fiber loops, the East Ring and the West Ring, which will serve as the fiber backbone for continued connectivity throughout the City. One or both rings would be constructed first, followed by prioritized extensions. By providing this fiber backbone, the City will have positioned itself for private ISPs to build-off of the backbone to further the goal of improving connectivity and resiliency within the City. These two (2) main loops will also serve as the foundation for fiber extensions to connect the City to key resources such as the Airport, Hospital(s), Industrial Park(s), as well as Health Care and Educational Facilities.

City of Joplin, Missouri

Community Project Funding Requests

January 2022

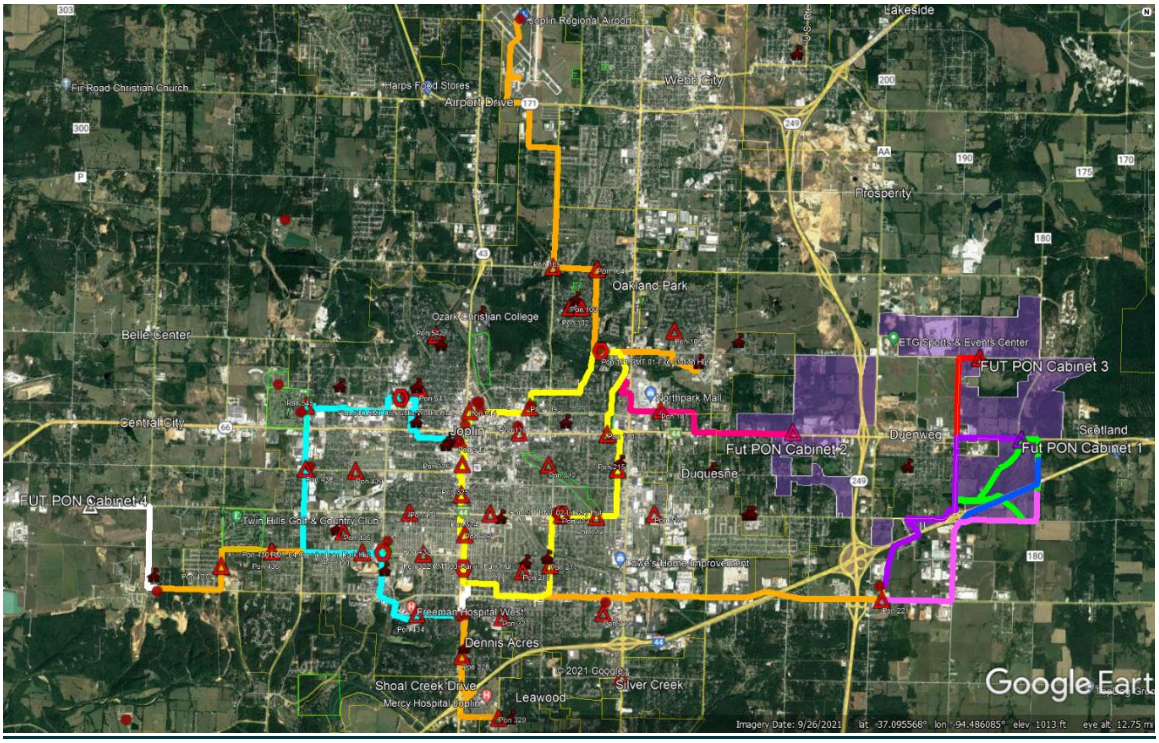
Network Transport Details

Network equipment, carrier grade Dense Wave Division Multiplexing (DWDM), capable of supporting 40Gb and expandable to 100Gb of total network capacity. Also supports the delivery of redundant, resilient, and unique 1Gb or 10Gb broadband network connections to critical community network points and between critical community networks. It is proposed that (5) five nodes of DWDM equipment be installed at the (5) five Point of Presence (POP) building proposed in the fiber ring.

Core Routing Network Details

Network equipment, carrier grade Internet Core Routers, capable of supporting 100Gb of broadband internet and internal network traffic originating and terminating to critical community network points. It is proposed that (2) two core internet routers are utilized and will be placed in (2) geo-diverse and storm rated Point of Presence (POP) buildings located on the proposed fiber ring.

Fiber Network Map



Joplin Fiber Backbone Network Budget Breakdown

FIBER SEGMENT	COST	MAP INDICATOR
East Ring	**$ 5,640,778.28**	Yellow
Industrial Park Extension	$ 1,116,246.12	Orange
Annex - (Area South of I-44)	$ 1,057,885.62	Light Purple
Annex PON1 - (East of Duenweg)	$ 889,640.00	Dark Purple
Annex PON 2 - (West of Duenweg)	$ 916,150.40	Pink
Annex PON 3 - (North of Duenweg)	$ 292,118.40	Red
MSSU Extension	$ 201,392.16	Orange
Airport Extension	$ 1,374,216.66	Orange
West Ring	**$ 3,810,479.02**	Light Blue
Mercy / West Ring Connector	$ 132,899.76	White
Mercy Extension	$ 509,077.44	Orange
West 32nd Extension	$ 567,579.86	Orange
Wildwood Ranch Industrial Park Extension	$ 469,528.00	White
Total:	**16,977,991.72**	

Joplin Fiber Backbone Network Sections & Selected Extensions

East Ring

The East Ring, highlighted in yellow on the map, connects underserved neighborhoods and key business districts in the heart of Joplin. The East Ring also serves as the foundation for additional fiber extensions to further connect the City to key resources, including the Crossroad, Industrial Park, MMS, the Airport, and future development areas.

West Ring

The West Ring, highlighted in blue on the map, connects underserved neighborhoods and businesses in the western portion of the City. The West Ring will also serve as the foundation

for additional fiber extension with the ability to connect the City's health care partners (Freeman Hospital, Mercy Hospital and the medical/dental schools).

Crossroad Industrial Park Extension

Extending east from the East Ring and following 32nd Street, the Crossroads Industrial Park Extension will connect the Crossroads Industrial Park to the City's fiber network. This extension will spur economic growth and future job creation by improving connectivity along east 32nd Street, as well as within the Industrial Park.

MSSU Extension

Extending east from the East Ring and following Newman Road, the MSSU extension will connect the Missouri Southern State University campus to the City's fiber network. This is the least expensive extension which could also be pursued in partnership with Missouri Southern State University.

Airport Extension

Extending north from the East Ring, the Airport Extension will connect the Joplin Regional Airport to the City's fiber network as well as serve the surrounding communities and businesses.

Construct Public Transit Transfer Station

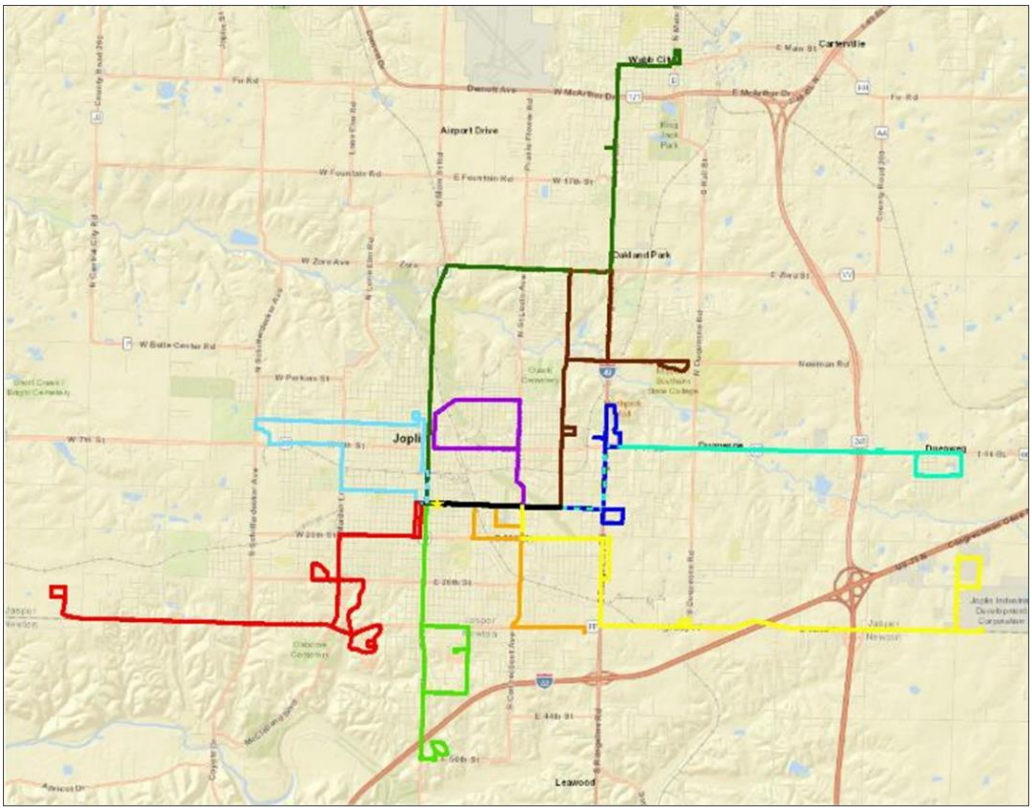
Goal: Increasing ridership by improving connectivity for riders in Joplin who use Joplin's Sunshine Lamp Trolley for access to shopping, medical trips, and visiting friends.

- **Cost:** $4.5 Million

- **Background:** The Construction of new transfer station for the City's trolley service will create more efficient trolley routes. With improved routes the ridership will continue to grow and improve the economic impact of riders as well as improved access to medical services.

- **Schedule of Construction:**
  - Design and right-of-way will occur in 2022, with construction starting in 2023 through 2025.

Proposed Transit Routes with New Centrally Located Transfer Station



MOSWIN Interoperability Radio System

Goal: Provide interoperability for the Joplin Police and Fire Departments with all other participating Missouri Public Safety Departments through an upgrade of the current radio system.

- **Cost:** $600,000

- **Background:** The Joplin Police and Fire Departments are currently unable to communicate through the radio system with all other agencies across the State of Missouri. It is critical that all agencies have the ability to communicate with each other as agencies respond across jurisdictions in mutual aid situations. The ability to communicate effectively is also imperative following disasters.

- **Schedule of Purchase:**
    - Purchase and installation in 2022.

Sallyport for Justice Center and Jail

Goal: Provide safe facility for intake and transfer of inmates, as well as for public safety officers by constructing a sallyport at the current Justice Center.

- **Cost:** $600,000

- **Background:** The Joplin Police Department does not currently have a facility for the intake and transfer of inmates from arrest to the jail. The construction of a sallyport at the current Justice Center will address this officer and inmate safety situation.

- **Schedule of Construction:**
    - Design is complete, construction bids have been received. Construction is pending funding.

Public Safety Records Management Upgrade

Goal: Upgrade the current public safety records management system that has reached its end-of-life.

- **Cost:** $750,000

- **Background:** The current public safety records management system has reached its end-of-life and must be replaced. Proper recording, maintenance and storage of public safety records is imperative in these safety-sensitive fields. Upgrading the system will ensure the proper maintenance of these records.

- **Schedule of Purchase:**
    - Bid will occur in 2022, followed by the purchase and installation of the upgraded system.

Renovation of the Former Downtown Library into an MSSU Downtown Campus and Economic Development Talent Training Facility

Goal: Renovate the former downtown Library building into a facility that will provide an opportunity to form a joint partnership between Missouri Southern State University (MSSU), Joplin R-VIII School District, the Joplin Chamber of Commerce Foundation/Joplin Economic Development Council and the City of Joplin.

- **Cost:** $10 Million

- **Background:** In order for our local businesses to compete in the tight labor market, Joplin needs to enhance talent attraction and retention, improve livability and create placemaking. Project Launchpad is the proposed facility that will offer the programs to launch careers by connecting high school and college students with Joplin area professionals to demonstrate career opportunities in Joplin; launch entrepreneurs; launch culinary start-ups; launch digital workforce reskilling opportunities; and launch access to opportunities.

- **Schedule of Construction:**
    - Design is scheduled for 2022 with possible construction in 2023.



Renovation and Expansion of Memorial Hall

Goal: Renovate and expand Memorial Hall. The renovation and expansion of Memorial Hall will create indoor space that is as flexible as possible. It will create opportunities for indoor recreation programs, meetings and events, and concerts as well as a place to continue to honor and support our Veterans. This project will augment Connect2Culture's Cornell Complex just to the North and continuing to create and build synergy in Downtown Joplin.

- **Cost:** $30 Million

- **Background:** Memorial Hall was built nearly 100 years ago to recognize and support our Veterans, as well as provide indoor space for the community for a variety of uses and events. The building has fallen in disrepair and a partial roof collapse closed the building to the public in June of 2020. In 2020, the City Council authorized a study to make a recommendation on the future use of Memorial Hall. After public input through meetings and surveys, the recommendation is to complete a full renovation, along with an 8,500 square foot addition on the west side of the Hall.

- **Schedule of Construction:**
    - Design is scheduled for 2022 with construction potentially starting in 2023.



CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM

Resolution 2022-003 – A RESOLUTION allowing the Joplin Public Works Department to proceed in developing new permits for all permitted industries in the City of Joplin and changes to the City of Joplin's ordinance of Section 118 per the Environmental Protective Agency's (EPA) General Pretreatment Regulations and Streamlining Rule.

MEETING DATE

January 18, 2022

ORIGINATING DEPT

Public Works - Operations

ATTACHMENTS

Resolution 2022-003, Streamlining Facts Sheet and Streamlining Rules for Required Changes

REVIEWED BY

Director of Public Works: David Hertzberg; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicolas Edwards

SUMMARY

This Resolution provides authorization to proceed in sending proposed changes to Missouri Department Natural Resources (MDNR) for Public Comment or questions as per the EPA's Streamlining Regulations and Program to adopt the EPA's Revised Streamlining Rule.

BACKGROUND

The Rule revises several provisions of Environmental Protection Agency's (EPA) General Pretreatment Regulations. The objective of the Rule is to reduce the overall regulatory burden on industrial users and the Control Authority (in this case, the City of Joplin). The Rule gives the City flexibility to reduce the burden of technical and administrative requirements while still meeting the environmental objectives of the General Pretreatment Program. The EPA has identified 13 changes contained in the Rule that are more stringent than the original provisions of the General Pretreatment Regulations. The City's existing pretreatment ordinance must be reviewed, and a determination made as to which of these 13 changes apply to Joplin. It may be that not all 13 changes will be necessary, but undoubtedly a number of changes will be required. If the ordinance is not updated to incorporate the appropriate changes, the City will not be able to take advantage of the reduced regulatory burden the Rule affords. Additionally, it is a condition of the new Shoal Creek and Turkey Creek operating permits that the Streamlining Rule changes be adopted.

FUNDING SOURCE

Wastewater

RECOMMENDATION

Staff recommends adoption of this Resolution.

RESOLUTION NO. 2022-003

A RESOLUTION allowing the Joplin Public Works Department to proceed in developing new permits for all permitted industries in the City of Joplin and changes to the City of Joplin's ordinance of Section 118 per the Environmental Protective Agency's (EPA) General Pretreatment Regulations and Streamlining Rule.

WHEREAS, City Council provides authorization to proceed in sending proposed changes to the Missouri Department of Natural Resources (MDNR) for public comment or questions as per these streamlining regulations. and

WHEREAS, the Rule revises several provisions of Environmental Protection Agency's (EPA) General Pretreatment Regulations and the objective of the Rule is to reduce the overall regulatory burden on industrial users and the Control Authority; and

WHEREAS, the EPA Streamlining Rule gives the City flexibility to reduce the burden of technical and administrative requirements while still meeting the environmental objectives; and

WHEREAS, the City's existing pretreatment ordinance must be reviewed, and a determination made as to which of these 13 changes apply to Joplin; and

WHEREAS, the authorization allows for the acceptance of the tentative permits for permitted industries and the ordinance changes as per the EPA's new Streamlining Rules and procedures.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That this approval and proposed ordinance changes and permitting changes be sent to MDNR for the review and Public Notice.

Section 2. That the City Manager of the City of Joplin is hereby authorized and directed, upon recommendation and approval of the City Council, to submit a resolution of authorization as part of Department of Natural Resources review and approval after a Public Notice period.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____2022 by a vote of

Ryan D. Stanley, Mayor

ATTEST:

Holly Nagy, City Clerk

National Pretreatment Program

(40 CFR 403)

Fact Sheet 1.0: Pretreatment Streamlining Rule Summary of Changes Made Under the Streamlining Rule

What is the Streamlining Rule?

The Streamlining Rule revises several provisions of the General Pretreatment Regulations (40 CFR Part 403). The Pretreatment Program requires industrial dischargers to use treatment techniques and management practices to reduce or eliminate the discharge of harmful pollutants to sanitary sewers. The Streamlining Rule was designed to reduce the overall regulatory burden on both Industrial Users (IUs) and Control Authorities without adversely affecting environmental protection.

How does the Streamlining Rule reduce the burden on the Control Authority?

The Streamlining Rule provides the Control Authority with the flexibility to reduce the burden of technical and administrative requirements without undermining the environmental objectives of the Pretreatment Program. These changes, listed below, allow the Control Authority to focus oversight resources on IUs with the greatest potential for affecting Publicly Owned Treatment Works (POTW) operations or the environment.

- Control Authorities may authorize an IU subject to categorical Pretreatment Standards to reduce sampling of a pollutant if the IU demonstrates that a given pollutant is neither present nor expected to be present in the discharge. [§§ 403.8(f)(2)(v) and 403.12]
- Control Authorities may authorize the use of equivalent concentration limits in lieu of mass limits for Categorical Industrial Users (CIUs) in certain industrial categories. [§ 403.6(c)(6)]
- Control Authorities may issue general control mechanisms to groups of Significant Industrial Users (SIUs) that are substantially similar. [§ 403.8(f)(1)(iii)]
- Control Authorities may reduce oversight of certain Categorical Industrial Users based on percentage of contribution to the POTW.
- Control Authorities may reduce oversight of certain Industrial Users that may be reclassified as Non-Significant Categorical Industrial Users (NCSIUs).

What other significant changes were made under the Streamlining Rule?

In finalizing the Streamlining Rule, EPA is also working to improve the effectiveness of the Pretreatment Program. The Rule:

- Provides greater flexibility in the use of certain sampling techniques.
- Allows in certain circumstances Control Authorities to express CIUs' concentration-based categorical Pretreatment Standards as equivalent mass limits. [§ 403.6(c)(5)]

- Clarifies that POTWs may use Best Management Practices (BMPs) as alternatives to numeric limits that are developed to protect the POTW, water quality, and sewage sludge.
- Clarifies the definition of significant noncompliance (SNC) as it applies to violations of instantaneous and narrative requirements, and late reports.
- Makes other miscellaneous changes designed to maintain consistency with the NPDES regulations or to correct typographical errors.

Are any of the changes in the Streamlining Rule required?

Yes, there are required changes in the Streamlining Rule. The majority of the regulatory changes, however, are not required. As a general rule, those streamlining changes which are considered less stringent than the current regulations do not need to be adopted. If a State wishes to implement these requirements, it will need to formally revise its own regulations to provide the appropriate legal authority for such implementation.

Which changes are required changes?

EPA has identified the 13 rule changes that are more stringent than existing provisions in 40 CFR Part 403, and therefore may require changes to the appropriate State or POTW authorities. These required changes are outlined in the Pretreatment Streamlining Rule Fact Sheet 2.0: Required Changes. Available at: http://www.epa.gov/npdes/pubs/pretreatment_streamlining_required_changes.pdf.

How do Control Authorities and IUs implement these changes?

In order to implement any of the changes made under the Streamlining Rule, Control Authorities must submit a program modification to their Approval Authority in accordance with 40 C.F.R. § 403.18. In some cases, State laws must be changed before the Control Authority can incorporate streamlining changes. Industries must comply with requirements from the Streamlining Rule that are more stringent than existing requirements, but may not implement changes that result in less stringent requirements (e.g., reduced monitoring) unless the Control Authority has modified its individually approved pretreatment program and any associated control mechanisms to include the less stringent requirement.

Where can I get more information?

The Streamlining Rule was published in the Federal Register on October 15, 2005 (70 Fed. Reg. 60134). You can get a copy of the rule at EPA's Pretreatment Web site, http://cfpub.epa.gov/npdes/home.cfm?program_id=3 Information is also available from your State or from EPA.

WHERE TO FIND REQUIRED CHANGES IN CWEP DRAFT PRETREATMENT ORDINANCE	
PRETREATMENT STREAMLINING RULE CHANGES THAT ARE REQUIRED	**SECTION OF CWEP DRAFT PRETREATMENT ORDINANCE**
Updated Removal Credits Provisions for CSOs [SS403.7(h)]	NA
Slug Control Requirements Included in SIU Control Mechanisms [SS403.8 (f)(1)(iii)(B)(6)	Section 4.9.A.6
Evaluate SIUs for Need For Plan or Other Action to Control Slug Discharges w/in Year of Rule [SS403.8(f)(2)(vi)	NA
SIUs to Notify POTW Immediately of Facility Changes Affecting Potential for Slug Discharge [SS403.8(f)(2)(vi)]	Section 4.15.5.C
Expanded Definition of Significant Noncompliance [SS403.8(f)(2)(viii)(A-C)]	Section 4.23.A. - C.
SIU Reports Must Include BMP Compliance Information [SS403.12(b), (e), (h)]	Section 4.15.4.A
SIU Control Mechanisms Must Contain BMPs Req'd by Pretreatment Std, Local Limits, etc. [SS403.8(f)(1)(iii)(B)(3)]	Section 4.9.A.3
Documentation of Compliance w/BMP Reqmts to be Maintained as Part of SIU and POTW Record Keeping Reqmts [SS403.12(o)]	Section 4.15.8
Control Authorities Performing SIU Sampling Must Perform Req'd Repeat Sampling & Analysis w/in 30 Days [SS403.12(g)(12)]	Section 4.15.4.E
Sampling Reqmts for Periodic Compliance Reports, etc. [SS403.12(g)(3), (4), (6)]	Section 4.21.A., C.
Non-Categorical SIUs Req'd to Provide Representative Samples in Periodic Monitoring Reports [SS403.12(g)(3)]	Section 4.15.4.D
Require Notification of Changed Discharge to Control Authority & POTW, When POTW is not the Control Authority [SS403.12(j)]	NA
How, When POTW can Designate a "Duly Authorized Employee" to Sign POTW Reports [SS403.12(m)]	NA

AGREEMENT
BETWEEN
CITY OF JOPLIN AND JEFF ASBELL EXCAVATING AND TRUCKING INC.

CITY		CONTRACTOR	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: Jeff Asbell Excavating & Trucking Inc. Address: 9400 State Highway 171 Carl Junction, MO 64834	
Attention: David K. Hertzberg P.E Public Works Director		Attention: Jacob Asbell	
Department: Public Works - Engineering		Phone: 417-649-1269	Fax: 417-649-1900
Phone: 417-624-0820 , ext 1553	Fax: 417-625-4738	Murphy Boulevard and Lone Elm Stormwater Improvements (TS0608)	

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

Murphy Boulevard and Lone Elm Stormwater Improvements (TS0608)

The City and Contractor agree to the following:

1. Manner and Time for Completion. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws within 180 calendar days from the date Contractor is ordered to proceed, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. Prevailing Wages. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri. At any time the contractor is found to not have paid prevailing wages, the contractor shall forfeit as a penalty to the city one hundred dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract.

3. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the contractor to maintain adequate insurance coverage at all times during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City within ten (10) days after the date of the receipt of Notice of Award of the Contract to the Contractor and prior to the start of work. All insurance policies shall require that the insurance company in question provide thirty (30) days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main Street, Joplin, MO 64801

Such policies shall name the City as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, http://insurance.mo.gov/industry/sovimmunity.php)

As of January 1, 2021, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation.... Statutory coverage per RSMo 287.010 et seq

Employer's Liability..... $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Two Million Nine Hundred Forty Thousand Eight Hundred Sixty-eight and no/100 Dollars ($2,940,868.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Forty-one Thousand One Hundred Thirty and no/100 Dollars ($441,130.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorneys' fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Two Million Nine Hundred Forty Thousand Eight Hundred Sixty-eight and no/100 Dollars ($2,940,868.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Forty-one Thousand One Hundred Thirty and no/100 Dollars ($441,130.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Owner's and Contractor's Protective Liability Insurance to protect the City, its agents, servants and employees from claims which may arise from the performance of this Contract, with limits of at least Two Million Nine Hundred Forty Thousand Eight Hundred Sixty-Eight and no/100 Dollars ($2,940,868.00 for all claims arising out of a single accident or occurrence and at least Four Hundred Forty-One Thousand One Hundred Thirty and no/100 Dollars ($441,130.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

The Owner's and Contractor's Protective Liability Insurance must:

(1) Be a separate policy with the named insured being: The City of Joplin, and

(2) Contain an endorsement that disclaims coverage for any claim barred by the doctrines of sovereign immunity or official immunity, except attorney's fees and other litigation costs incurred in defending a claim. Nothing contained in this policy (or this endorsement thereto) shall constitute any waiver of whatever kind of these defenses or sovereign immunity or official immunity for any monetary amount whatsoever.

e. Builders Risk Insurance for contracts involving unoccupied structures. The Contractor shall secure All Risk Builder's Risk Insurance. Unless specifically authorized by the City, the amount of such insurance shall not be less than the total contract price.

f. Subcontracts. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

g. Notice. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

h. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

4. Performance, Labor, and Materials Payment Bond: The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount of Three Hundred Seven Thousand Four Hundred Eighteen and 43/100 Dollars ($307,418.43) conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

5. Certification Regarding Disbarment, Eligibility, Indictments, Convictions or Civil Judgements for all Federal Aid Projects: By signing and submitting the bid, the president or authorized official of the bidder, under penalty of perjury under the laws of the USA, shall certify that, except as noted in the exceptions, the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investor, project director, manager, auditor or any position involving the administration of federal funds:
(Reference can be made to "The System for Award Management" website as a helpful resource).

a. Is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency.

b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years.

c. Does not have a proposed debarment or suspension pending.

d. Has not been indicted, convicted or had a civil judgment rendered against any of the listed parties by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.

5.1 If there are any exceptions, the bidder shall submit the exceptions on company letterhead, signed by the bidder and inserted inside the bid submitted. Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, the bidder shall indicate to whom it applies, the initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

5.2 By signing the contract, the contractor shall further certify that all related subcontracts of $25,000 shall comply with this requirement. This includes all subcontractors, material suppliers and vendors.

6. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

7. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to complete the work within the time specified in the contract, or within such extra time as may be allowed in accordance with City of Joplin Standard Specifications, Division 0000, General Requirements and Provisions, Section 0400.19, (http://mo-joplin.civicplus.com/DocumentCenter/View/3460) Contractor (or surety) shall be liable to the City in the amount of $500.00 per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

9. Termination. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

10. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

11. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate

to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelledportions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

12. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

13. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Works Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. Such compensation will be paid in progress payments (less five (5) percent retainage), as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract. If the City or the architect or engineer determines that a higher rate of retainage is required to ensure performance of the contract, the City may withhold up to ten (10) percent retainage until the work is fully completed and accepted by the City.

16. Contract Documents. The contract documents shall consist of the following:

a. This Contract
b. All Change Orders
c. Bid Plans and Specifications
d. City of Joplin Standard Specifications (Latest Revised Edition)
e. Invitation to bid
f. Instruction to bidders
g. Bid
h. Contractor's Statement of Qualifications
i. Anti-Collusion Statement
j. Agreement
k. Notice of Award
l. Notice to Proceed
m. Performance Bond
n. Payment Bond (Labor and Materials)
o. General Conditions of Contract
p. Supplemental General Conditions
q. All Addenda

Notice to Contractors: This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein. The Contractor agrees to perform all of the work described in the contract documents and to comply with the terms and conditions defined therein for a total sum of Three Hundred Seven Thousand Four Hundred Eighteen and 43/100 ($307,418.43) dollars, said amount being subject to any approved addenda or change order.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable. Contractor acknowledges and agrees that it shall not be entitled to any adjustment in the Contract Sum or Contract Times for any concealed condition of any nature, including but not limited to unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, in addition to the information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey. Contractor recognizes that it has assumed the risks of concealed conditions and is being compensated for assuming these risks.

18. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Joplin, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of R.S.Mo. Section 105.450 et seq. shall not be violated.

19. Assignment. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

20. Nondiscrimination. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a)ii and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

21. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 R.S.Mo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

22. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

23. Records and Audits. The Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the City to assure proper accounting for all project funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Contract.

24. Authorized Employees. Contractor acknowledges that Section285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that is not knowingly in violation of subsection 1 or Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully to work in the United States.

25. Interest of Contractor and Employees. The Contractor covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract, no person having any such interest shall be employed.

26. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

27. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

28. Affidavit for Contracts Over $5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

29. City Benefits. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

30. Occupational License: The Contractor shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

31. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project. Contractors and subcontractors in violation of this provision will forfeit to the public body $2,500 plus $100 a day for each employee who is employed without training. Public bodies and contractors may withhold/assess these penalties from the payment due to those contractors and subcontractors if found to be in non-compliance.

32. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

33. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

34. Remedies. Except as may be otherwise found in the contract documents, all claims, disputes, counter-claims, and other matters in question between the Owner and Contractor arising out of or related to this agreement or the breech thereof, will be decided by arbitration if the parties hereto mutually agree, or in a court of competent jurisdiction within the state in which the Owner is located.

35. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

_____

Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____

Peter Edwards, City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

Title: _____

CITY OF JOPLIN, MISSOURI

By: _____

David Hertzberg, Public Works Director

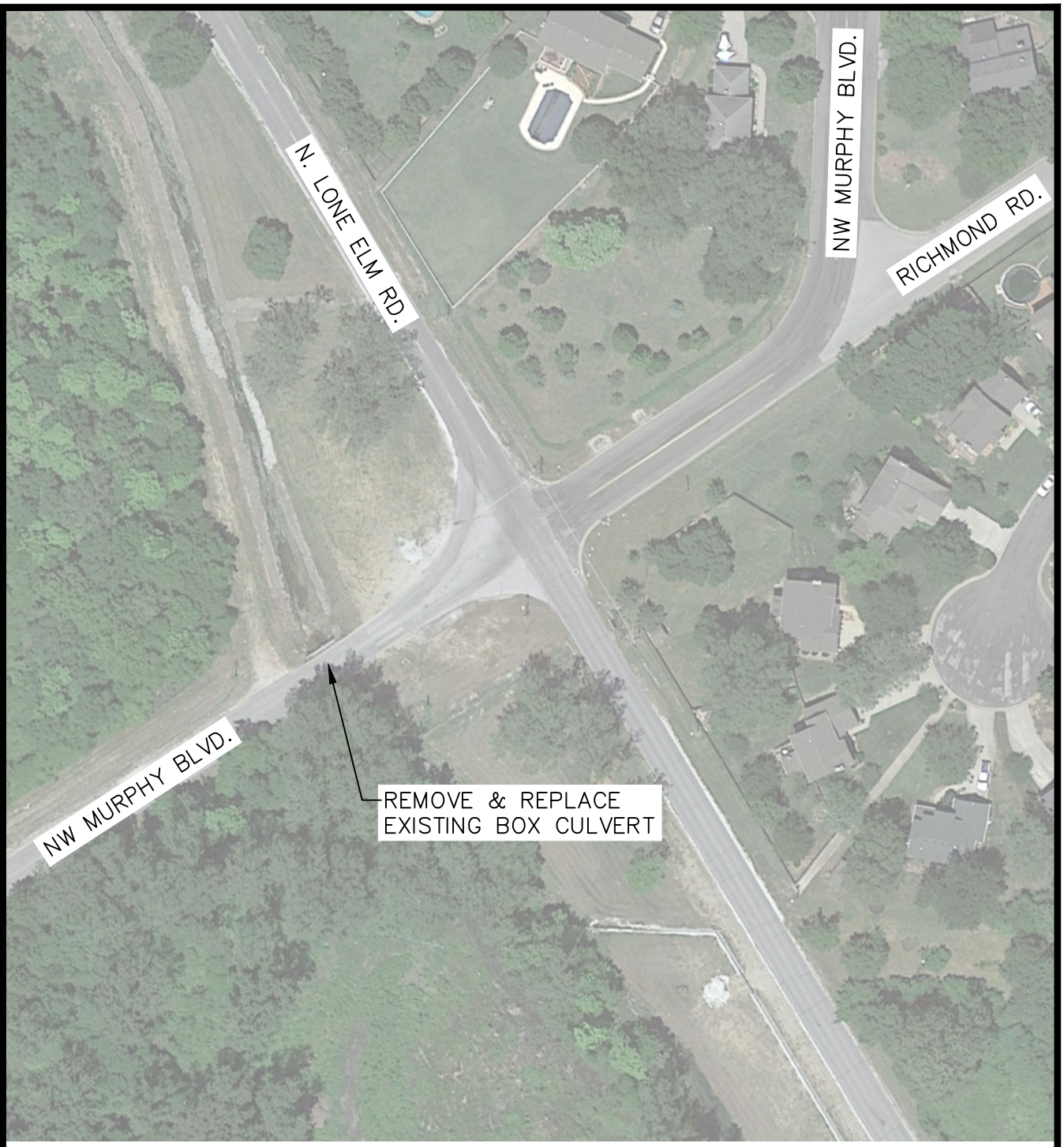
BID SUMMARY

PROJECT: Lone Elm & Murphy Stormwater Improvements (TS0608)

DATE OF BID OPENING: January 6, 2022 2:00 P.M.

Contractor	Bid
Engineer's Estimate	$422,682.00
Jeff Asbell Excavating & Trucking, Inc.	**$307,418.43**
D&E Plumbing and Heating, Inc.	$326,680.00
B3 Contractors, LLC	$375,701.00
Sprouls Construction, Inc.	$480,684.00

Z:\JOPLIN MO\CITY OF JOPLIN\STORMWATER\MURPHY BLVD. STORMWATER 2020\DRAWINGS\EXHIBIT.DWG



PLAN

N

100' 0 50' 100'

STORMWATER IMPROVEMENTS
MURPHY BOULEVARD & LONE ELM

JOPLIN, MISSOURI
1/7/2022

ALLGEIER, MARTIN and ASSOCIATES, INC
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200

COUNCIL BILL NO. 2022-102 ORDINANCE NO

AN ORDINANCE approving the City of Joplin to enter into a construction agreement with Jeff Asbell Excavating and Trucking Inc., in the amount of Three Hundred Seven Thousand Four Hundred Eighteen and 43/100 Dollars ($307,418.43) for construction of the Lone Elm and Murphy Stormwater Improvements project; and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, as follows:

Section 1. That the said construction agreement by and between the City of Joplin and Jeff Asbell Excavating and Trucking Inc., in the amount of Three Hundred Seven Thousand Four Hundred Eighteen and 43/100 Dollars ($307,418.43) for construction of the Lone Elm and Murphy Stormwater Improvements project (TS0608) funded through the Parks and Stormwater Sales Tax, in the City of Joplin, Jasper County, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin.

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached agreement, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid from the Parks and Stormwater Sales Tax fund.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2022 by a _____ vote.

_____

ATTEST: Ryan D. Stanley, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

COUNCIL BILL 2022-102

I hereby certify that a sufficient amount is available in the Parks and Stormwater Sales Tax fund to pay the amounts called for on the basis of the bids received by the City Engineer.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-102 – approving a construction agreement with Jeff Asbell Excavating and Trucking Inc. for construction of the Lone Elm and Murphy Stormwater Improvements (TS0608).

MEETING DATE
January 18, 2022

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
Location Map, Bid Summary, Agreement, CB2022-102

REVIEWED BY
Director of Public Works: David K. Hertzberg; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards.

SUMMARY
This Council Bill authorizes the City Manager or his designee to enter into an agreement with Jeff Asbell Excavating and Trucking Inc., in the amount of Three Hundred Seven Thousand Four Hundred Eighteen and 43/100 Dollars ($307,418.43) for construction of the Lone Elm and Murphy Stormwater Improvements (TS0608) project.

BACKGROUND
The Parks and Storm Water Sales Tax was approved by voters in 2011. A capital improvement project recommendation list was developed for the utilization of the 2012-2022 Parks and Storm Water Sales Tax funds which was approved by voters. Included in the list of approved projects was a project to reduce flooding at the intersection of Lone Elm and Murphy Boulevard. The existing double 10’ x 4’ Reinforced Concrete Box culvert under Murphy Boulevard is undersized with only slightly more capacity than a 2-year storm discharge. At the northwest corner of the Lone Elm and Murphy Boulevard intersection, water currently ponds on the edge of the roadway and adjacent to the existing culvert in the Lone Elm Hollow ditch. The Lone Elm and Murphy culvert improvements will replace the existing culvert with a triple cell 10’ x 5’ Reinforced Concrete box culvert. The replacement will increase the current capacity from a 20% Annual Exceedance Probability (AEP) peak flowrate level of service for the existing culvert to a 10% AEP peak flowrate level of service with the new box culvert. This improvement will decrease the number of times the roadway will be inundated, as well as reduce the depth of inundation from more intense rain events, with overtopping of less than one inch for the 4% AEP peak flow rate (i.e. 25-yr storm event). Additionally, replacement of the culvert will allow for roadway improvements in the form of wider lanes, thereby eliminating the current need for the protective railing and improving overall traffic safety for motorists. The culverts also allow for the installation of curb and gutter in the roadway as well as possible sidewalks in the future.

In accordance with the City of Joplin’s procurement policies, a request for proposals for construction of the Lone Elm and Murphy Stormwater Improvement project was advertised. Four proposals were received, and bids were opened on January 6, 2022, with Jeff Asbell Excavating and Trucking Inc. selected as the lowest, most responsive bidder. The bid was below the

Engineer's estimate. Construction inspection services are intended to be performed in-house by the Public Works department.

FUNDING SOURCE

These payments are included in the FY 2021-22 budget of the Parks and Storm Water Sales Tax fund.

RECOMMENDATION

Staff recommends approval of this Council Bill No. 2022-102, an agreement with Jeff Asbell Excavating and Trucking Inc., in the amount of Three Hundred Seven Thousand Four Hundred Eighteen and 43/100 Dollars ($307,418.43) for construction of the Lone Elm and Murphy Stormwater Improvements (TS0608) project on first reading.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2022-500 – Approving the removal of the Sunday Sales Liquor License due to a change in the Missouri State Law

MEETING DATE
January 18, 2022

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2022-500 Ordinance

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill removes the Sunday Sales Liquor License classification due to a change in Missouri State Law.

BACKGROUND
The Missouri Legislature eliminated the specific times for Sunday sales of alcohol and now Sunday is treated like all other days of the week. As a result, there is no longer a need for a special Sunday sales liquor license. The City Council recently amended Section 10-3 and repealed Section 10-4 of the Code of Ordinances to align with the new State law. Accordingly, this Council Bill removes the Sunday Sales Liquor classification, so that our fees are compliant with the State.

This change will be effective on April 1, 2022.

FUNDING SOURCE
This item is not applicable.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2022-500 ORDINANCE NO.

AN ORDINANCE repealing Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, of the Code of Ordinances of the City of Joplin to implement certain classification changes; and setting a date when this Ordinance shall become effective.

WHEREAS, a classification type is no longer required; and,

WHEREAS, the Council of the City of Joplin desires to be in compliance with Missouri State law.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses, be repealed and a new Section 30-121, License Classifications and Fees, of Article III, Licenses, Division 2, Schedule of Fees, of Chapter 30, Businesses of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"DIVISION 2. SCHEDULE OF FEES

Sec. 30-121. License classifications and fees.

Except as otherwise indicated in this article, the annual schedule of license fees and classification of occupations, trades, pursuits, businesses and vocations shall be as follows:

Abstracting Business …The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Accountant, Auditor, Bookkeeper ……The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Advertising Agencies or Services ……....100.00

Agent or Agency not enumerated ……100.00

Ambulance Services or Companies, ……175.00

Amusement Centers, Card Tables, Recreation

A) Bowling Alley, Per Alley……..15.00
B) Billiard or Pool Hall, Per Table ……15.00
C) Dancehall ……100.00
Per Month……..10.00

Per Day …….. 5.00
D) Miniature Golf ……100.00
E) Domino Parlor
Per Table …… …15.00
F) Shuffleboard or Card Table
Per Table …….15.00
G) Any Other Amusement Type Activity, Per Activity……15.00

Apartment Houses and Complexes……25.00
Plus each unit offered for rent……..2.00

Architects
1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Armored Car Services ……..……The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Artist, per year ……30.00

Auction House or Business …….The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Auctioneer ……150.00

Automobile Dealers-New and/or Used ..... The fee provided in section 30-92 (1), with a minimum license fee of $175.00 per year in any case.

Automobile Dealer Tags
A) First Tag …….10.00
B) Each Additional Tag ……5.00

Automobile Leasing or Renting…… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Automobile Parking Lots or Storage Garage …… The fee provided in section 30-92 (1).

Automobile Washing, Waxing or Polishing
Establishments, Power Washers …….. The fee provided in section 30-92 (1).

Banking, Trust, or Mortgage Company
Having Deposit Market Share inside Joplin of in (000's):
$0-$20,000…….. ……100.00
$20,001-$50,000……..200.00
$50,001-$100,000……300.00

$100,001-$200,000……..400.00
$200,001 and Up……..500.00

Barbers and Beauty Operators, without a place of business
Per year……10.00

Barbershops and Beauty Parlors
Per Chair or Per Operator ……5.00

Billboard Business, Outdoor Advertising Companies … The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Bondsmen, Bail
A) Professional Bondsmen ……....100.00
B) Agent/Employee……..50.00

Brokers and Brokerage Companies ……100.00

Business or Correspondence School, For Profit ….The fee provided in section 30-92 (1).

Carnivals, For Profit
A) Per Day ……250.00
B) Per Week ……..…1,000.00

Carnivals, Not for Profit (excluding school functions)
A) First Ten Days, Per Day ……10.00
B) Each Day After, Per Day ……..5.00
Carnivals, Inside Facility for more than 30 days….The fee provided in section 30-92(1).

Cash Register Agency ……. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Caterer (other than as part of a licensed restaurant)……50.00

Circus, For Profit
A) First Day ……..300.00
B) Each Day After, Per Day ……200.00

Circus, Not for Profit (excluding school functions)
A) First Ten Days, Per Day……10.00
B) Each Day After, Per Day ……5.00

Cleaners of Windows, Buildings, Carpet & Rugs,
Furniture & Similar Items ……..…… The fee provided in section 30-92 (1)

Coin Operated Devices
(1) Operator's License for any type Coin

Operated Machine, Amusement/Prophylactic Machine ……50.00
Operated Machine, Vending Machine ……...30.00
A) Amusement Machine, Each …… 10.00
B) Vending Machine, Each …… …2.00
C) Prophylactic Device Machine, Each ……..10.00

Cold Storage Warehouse & Locker Plants ……100.00

Collection Agency, Credit Bureau or Retail Credit Association ……100.00

Contractors
A) General Builders, Commercial ……500.00
B) General Builders, Residential ……...200.00
C) Subcontractor or Specialty (Including Demolition) ……150.00
D) Electrical
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00
E) Plumber
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00
F) Mechanical
(1) First Master ……150.00
(2) Renewal Master ……...100.00
(3) First Journeyman ……25.00
(4) Renewal Journeyman ……15.00
(5) Apprentice ……5.00

Dental Laboratories ……. The fee provided in section 30-92 (1)

Employment Agency ……...100.00

Engineer or Engineering Company
1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Florist, Greenhouse, Nurseries ……..…… The fee provided in section 30-92 (1)

Fortunetelling ……50.00

Garage Repair Shop ……. The fee provided in section 30-92 (1)

Health Permit
- Low Priority ……..…..120.00
- Medium Priority ……..240.00
- High Priority ……360.00
- Change of Ownership Inspection ……..42.00
- New Construction/Remodel Inspection ……...131.00
- Tattoo Parlor Plan Review-New Facilities ……85.00
- Swimming Pools, Public and Semi-Public, Seasonal ……..…131.00
  - Each Additional Seasonal Facility…….15.00
- Swimming Pools, Public and Semi-Public, Year-Round ……315.00
  - Each Additional Yearly Facility…….50.00

Hospital, Private ……500.00

Hotels and Motels
- A) First Room ……15.00
- B) Each Additional Room ……...1.00

House Mover …….50.00

Ice Cream Stand …….50.00

Ice Dealer
- A) First Delivery Vehicle ……..30.00
- B) Each Additional Vehicle ……..10.00

Insurance Adjusters & Claim Agents or Agencies ……175.00

Insurance Agent, Agency or Broker
Representing Fire, Casualty, Bonding, Plate Glass, Accident or Life Insurance Companies
- A) Not more than 1 Person ……...100.00
- B) For each additional Partner, Member of the Firm or Officer of the Company engaged in the Sales Part of the Business…….10.00

Internet Service Providers…….$2 per employee, with a minimum license fee of $30.00 per year in any case.

Investment Company ……100.00
- A) Plus, Each Salesman or Solicitor …….10.00

Junk, Scrap, Salvage Dealer …….. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Land Surveyor
1-25 Employees…….……125.00
26-100 Employees…….200.00
101-300 Employees…… ……..……300.00
301 and more Employees……...500.00

Laundry, Cleaning and Pressing …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Laundry, Self-Service ……..50.00

Lead-Litharge Smelting …….The fee provided in section 30-92 (1), with a minimum license fee of $1,200.00 per year in any case.

Liquor
A) Dealers at Retail in Intoxicating Liquor-
for consumption on premises where sold ……..450.00
B) Dealers at Retail in Intoxicating Liquor-
in original package ……200.00
C) Dealers at Retail in Intoxicating Liquor-
restaurant bars ……450.00
D) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for consumption on premises where sold ……...100.00
E) Dealers at Retail in Intoxicating Liquor-
not in excess of 5% alcohol by weight
for sale in original package ……100.00
F) Dealers at Retail in Nonintoxicating Beer (3.2%)
in original package ……..50.00
G) Dealers at Retail in Nonintoxicating Beer (3.2%)
for consumption on premises where sold ……75.00
H) Dealers at Wholesale & Solicitation in Intoxicating Liquor-
all intoxicating liquor …….600.00
I) Dealers at Wholesale & Solicitation in Intoxicating Liquor-
containing not in excess of 22% alcohol by weight ……..300.00
J) Dealers at Wholesale & Solicitation in Intoxicating Liquor-
containing not in excess of 5% alcohol by weight ……150.00
K) Dealers at Wholesale in Nonintoxicating Beer (3.2%) …….100.00
L) Wine, malt beverages, and distilled spirits tasting permit ……..25.00

Locksmith & Gunsmith …… The fee provided in section 30-92 (1)

Manufacturer ……..The fee provided in section 30-92 (1)

Masseurs, Physical Therapy, Weight Control,
Exercise or Health Studios or similar establishments ……..……..…100.00

Merchants, Wholesale & Retail ……..…….. The fee provided in section 30-92 (1)

Merchant, Temporary

Temporary Merchant means any person who sells or offers for sale merchandise or wares on a temporary basis and shall include special events, which constitutes less than on an annual basis.

A) Each Event …….5.00
B) Per Week ……..……10.00
C) Per Month …….20.00

Messenger Service …….100.00

Mobile Home Park

A) First Mobile Home Lot ……15.00
B) Each Additional Lot ……..2.00

Mortuary, Undertakers or Funeral Establishments …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Nurseries, Daycare, Preschools

A) First five children ……..10.00
B) Each Additional child ……..1.00

Nursing, Convalescent or Old-Age Homes ……30.00

Office Buildings

A) First Ten Rooms ……25.00
B) Each Additional Room ……1.00

Optical Goods, Manufacturing, Wholesale or Retail …….……. The fee provided in section 30-92 (1)

Parcel Delivery or Express Company

A) For 1 Vehicle ……..30.00
B) Each Additional Vehicle …….10.00

Pawnbroker, which shall include the buying and selling of gold, silver and jewelry …

The fee provided in section 30-92 (1), with a minimum license fee of $200.00 per year in any case.

Peddlers

A) Conducting Business on foot
    1. Per Special Event……5.00
    2. Per Week ……..…10.00
    3. Per Month ……..…20.00
    4. Per Year …….50.00

B) Using a wagon, automobile, cart or other vehicle or conveyance, which shall include concession trailers, per such vehicle
   1. Per Special Event……5.00
   2. Per Week ……..…10.00
   3. Per Month ……..…20.00
   4. Per Year …….50.00

Pest, Vermin Control …… The fee provided in section 30-92 (1)

Photographer …….50.00
A) Plus each agent or solicitor per day ……..5.00

Printing Establishment
Printing, typesetting or linotype, mimeographing, photostating, engraving, photocopying or lithographing services …… The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Private Investigators and Security Guards …….…….50.00

Processing Services
Those processing establishments or processing services not otherwise enumerated …… The fee provided in section 30-92 (1)

Promoters or Booking Agents or Agencies
Promoters of all types of entertainment where an admission is charged to the public for profit or the expectation of profit ……..50.00

Radio Stations ……..150.00

Railroads or Railways ……...500.00
This item shall apply to every person operating a railroad or railway company and transacting business within the city (but not including business done to or from points within the state and not including any business done for the government of the United States, its officers or agents), and every person operating a railroad or railway company operating its trains or keeping and maintaining its tracks across, upon or along any street, alley or other public place in the city, by means of any surface track, bridge, viaduct or tunnel, and every person operating a railroad or railway company occupying any portion of any street, alley or other public place of the city with its roadbed, tracks, ties, switches, bridges, viaducts, tunnels or other structures

Real Estate Agent, Agency or Broker …….……....100.00
A) Plus, for each salesman ……15.00

Rental Businesses ……..……. The fee provided in section 30-92 (1)

Repair Establishments ……. The fee provided in section 30-92 (1)

Restaurants, Café, Cafeteria's & Lunchrooms…The fee provided in section 30-92 (1), but in no case shall a restaurant license be more than $500 per year.

Sales/Service Agent or Agency
Receiving gross annual commissions, fees, charges or compensation of
A) $25,000 or less per year ……25.00
B) More than $25,000 and not more than $50,000, per year…….….35.00
C) More than $50,000 and not more than $100,000 per year ……50.00
D) More than $100,000 and not more than $250,000 per year ……100.00
E) More than $250,000 and not more than $500,000 per year …….250.00
F) More than $500,000, per year ……..400.00

Septic Tank Cleaning ……..75.00

Service Center (all other service businesses not enumerated)……..…..$2 per employee, a minimum license fee of $30.00 per year in any case.

Service Station, Filling Station, Gasoline Station … The fee provided in section 30-92 (1)

Short-Term Rental as defined in Section 29-A of the Zoning Code…..The fee provided in section 30-92 (1).

Shows, Transient
Tent shows, exhibits, exhibitions or other attractions held indoors or outdoors or in automotive or other conveyances, other than carnivals or circuses
A) First day ……..……10.00
B) Each additional day …….5.00

Sign Makers and Sign Painters ……75.00

Skating Rinks, Ice or Roller ……...150.00

Sound Recording and Reproduction Services ….. The fee provided in section 30-92 (1)

Stocks and Bonds, Sale or Purchase …….…….100.00

Stockyard ……500.00

Storage Houses and Warehouses ……. The fee provided in section 30-92 (1), with a minimum license fee of $100.00 per year in any case.

Street Stand, Temporary in nature, Special Events Only

A street stand is any place near to or adjoining any sidewalk, alley, or other public way, or any common area, whether such common area is enclosed or open, where articles are eaten or drunk or articles of ornament or necessity are sold, offered or exposed for sale, this item shall not apply for purposes of stands near to or adjoining any sidewalk, alley or other public way or any common area operating for the sale of fireworks.

A) Each Special Event ……5.00
B) Per Week ……10.00
C) Per Month ……...20.00
D) Per Year ……..50.00

Tailoring Business …… The fee provided in section 30-92 (1)

Tattoo Parlor's, per year ……125.00
A) Plus, per operator ……25.00

Taxicab Business
A) Base fee ……..50.00
B) Plus, each cab, per year ……..50.00

Taxicab Drivers
A) Original License ……5.00
B) Each renewal ……3.00

Taxidermists ……..30.00

Theaters and Moving Picture Houses

Those having a seating capacity of:

A) 500 or less ……100.00
B) 501 to 1,000 ……150.00
C) 1,001 to 1,500 ……..175.00
D) 1,501 to 2,000 ……..200.00
E) 2,001 or more ……...250.00

Towel Supply Company ……..50.00

Transfer & Moving Van Companies
A) First vehicle ……30.00
B) Each additional vehicle ……...10.00

Travel Agencies or Agents ……30.00

Tree Surgeons ……..150.00
Those persons engaged in the occupation of tree surgeons, tree trimming, tree and plant treating or spraying services

Truck Terminal or Truck Loading & Unloading Depot ……..150.00

Welding Company …….. The fee provided in section 30-92 (1).

No individual annual occupational license shall exceed $50,000."

Secs. 30-123--30-140. Reserved.

Section 2. That this ordinance shall become effective on April 1, 2022.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2022.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney