JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, APRIL 6, 2026
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**

   1. Fair Housing Proclamation / Boys & Girls Club Poster Contest

   2. Joplin Chamber Of Commerce Quarterly Update

      Documents:

      Q1 2026 JOPLIN CHAMBER CITY PRESENTATION.PDF
      Q1 2026 MOKAN CITY PRESENTATION.PDF

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. News From The Public Information Office

6. **Citizen Requests And Petitions**

   1. Maurice Filson

   2. Chris Hammer

   3. Christopher Swanton

7. **Public Hearings**

   1. Public Hearing Procedures

      Documents:

      PUBLIC HEARING PROCEDURES.PDF

2. COUNCIL BILL NO. 2026-260

AN ORDINANCE providing to vacate right-of-way for property known as Old McIntosh Cir., lying near property described as 3201 McIntosh Cir., City of Joplin, Newton County, Missouri.

Documents:

260SUMMARY.PDF
009-25REPORT.PDF
009MINUTES.PDF
009-26APP.PDF
260MAP.PDF
NEW DEDICATION.PDF
CB2026-260.PDF

3. COUNCIL BILL NO. 2026-261

AN ORDINANCE amending the Joplin Development Code, Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, being Appendix 29-A of the Joplin Municipal Code.

Documents:

261SUMMARY.PDF
010-26REPORT.PDF
010MINUTES.PDF
010-26APP.PDF
CB2026-261.PDF

4. COUNCIL BILL NO. 2026-262

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and South Kodiak Rd, Newton County, Missouri.

Documents:

262SUMMARY.PDF
011-26REPORT.PDF
011MINUTES.PDF
011-26AP.PDF
262MAP.PDF
CB2026-262.PDF

5. COUNCIL BILL NO. 2026-263

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District M-2 (Heavy Industrial) property as described below and generally known as approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd St and South Kodiak Rd, Newton County, Missouri.

Documents:

263SUMMARY.PDF
012-26REPORT.PDF
012MINUTES.PDF
012-26APP.PDF
263MAP.PDF
012-26PRESENTATION.PDF
CB2026-263.PDF

6. COUNCIL BILL NO. 2026-264

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-2 (Two-Family Residential) and include in R-2 HL (Two-Family Residential – Historic Landmark Overlay) property as described below and generally known as 612 West E Street, Jasper County, Missouri.

Documents:

264SUMMARY.PDF
013-26REPORT.PDF
013MINUTES.PDF
013-26APP.PDF
264 MAP.PDF
013HPCRESOULTION.PDF
013HPCAPP.PDF
013HPCREPORT.PDF
CB2026-264.PDF

8. Consent Agenda

1. Minutes Of The March 16, 2026, City Council Meeting

Documents:

MARCH 16, 2026 MINUTES.PDF

2. COUNCIL BILL NO. 2026-112

AN ORDINANCE approving the City of Joplin to enter into an agreement with KCI Construction Company in the amount of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars ($122,290.00) for construction of the Newman Road Bridge Deck Repairs project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when the Ordinance shall become effective.

Documents:

CB2026-112.PDF

3. COUNCIL BILL NO. 2026-115

AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for Professional

Engineering Consulting Services in the not to exceed amount of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00) for the Shoal Creek Wastewater Treatment Plant Final Clarifier Addition and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB2026-115.PDF

4. COUNCIL BILL NO. 2026-116

AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for engineering consultation services in the not to exceed amount of Ninety-Eight Thousand and 00/100 Dollars ($98,000.00) for the Wastewater Treatment Plants Electrical Upgrades and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB2026-116.PDF

5. COUNCIL BILL NO. 2026-117

AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for engineering consultation services in the not to exceed amount of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00) for the Wastewater Treatment Plants Lime Silo and Digester Roof Rehabilitation Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB2026-117.PDF

6. COUNCIL BILL NO. 2026-508

AN ORDINANCE approving an agreement for banking and depository services by and between Commerce Bank and the City of Joplin, Missouri, for Commerce Bank to provide banking and depository services to the City of Joplin; authorizing the City Manager to execute said agreements; and setting a date when this Ordinance shall become effective.

Documents:

CB2026-508.PDF

7. COUNCIL BILL NO. 2026-606

AN ORDINANCE approving the purchase of annual insurance premiums from multiple insurance carriers to provide property, casualty and liability

multiple insurance carriers to provide property, casualty and liability coverage for the City of Joplin; authorizing the City Manager to execute said agreement, and setting a date when this Ordinance shall become effective.

Documents:

CB2026-606.PDF

9. Resolutions

1. RESOLUTION NO. 2026-006

A RESOLUTION authorizing the submittal of an application with the Missouri State Historic Preservation Office for the FY 2026 Historic Preservation Fund Grant for the Intensive Level Architectural Survey of North Heights Phase II, and future phases.

Documents:

RES 2026-06 RESOLUTION SUMMARY.PDF
RES 2026-06 ATTACHMENTS.PDF
RES 2026-06.PDF

10. Ordinances - Emergency

11. Ordinances - First Reading

1. COUNCIL BILL NO 2026-121

AN ORDINANCE approving Amendment #3 to Work Authorization OLS-OC24-001 with Olsson for professional engineering consultation services in the not to exceed amount of One Hundred Thirty-Six Thousand Seven Hundred Eighty-Three and 00/100 dollars ($136,783.00) for the 7th Street Sanitary Sewer Relocation Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB2026-121 7TH STREET SEWER RELO WA - AMEND 3 (OLSSON) SUMMARY (1).PDF
CB2026-121 7TH STREET SEWER RELO WA - AMEND 3 (OLSSON) ORDINANCE.PDF
CB2026-121 26-03-16_WWW_JOPLIN SANITARY SERVICES AMEND 3 (REV1) (OLSSON).PDF
CB2026-121 26-03-16_JOPLIN WORK AUTH - 7TH ST SEWER - AMEND 3 (OLSSON).PDF

2. COUNCIL BILL NO 2026-122

AN ORDINANCE approving the City of Joplin to enter into a construction agreement with APAC Central, Inc. in the amount of One Million Thirteen Thousand Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02) for the Mill and Overlay 2026 project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when this Ordinance shall become effective.

setting a date when this Ordinance shall become effective.

Documents:

CB2026-122 2026 MILL - OVERLAY (APAC) SUMMARY (1).PDF
CB2026-122 2026 MILL - OVERLAY (APAC) ORDINANCE.PDF
CB2026-122 2026 MILL - OVERLAY BID SUMMARY.PDF
CB2026-122 2026 MILL - OVERLAY (APAC) AGREEMENT.PDF

3. COUNCIL BILL NO. 2026-265

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with Crafton, Tull & Associates, Inc. for Professional Planning Services relating to the creation of the Active Transportation and Bicycle & Pedestrian Plan updates for the Joplin Area Transportation Planning Organization (JATSO); authorizing the City Manager to execute said Agreement for the City of Joplin; and setting a date when this Ordinance shall become effective.

Documents:

2026-265 SUMMARY.PDF
CRAFTON, TULL AND ASSOCIATES AGREEMENT EXHIBIT A.PDF
2026-RFP-12 TABULATION SHEET.PDF
CRAFTON TULL RESPONSE 2026-RFP-12 EXHIBIT B.PDF
CRAFTON TULL FEDERAL CLAUSES EXHIBIT A.PDF
2026-265 ORDINANCE.PDF

4. COUNCIL BILL NO. 2026-401

AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and Joplin Economic Housing Development Initiative that pertains to 2024 and 2025 HOME funds in the total amount not to exceed $310,000.00; authorizing the City Manager or his designee to execute same on behalf of the City of Joplin;

Documents:

CB 2026-401 SUMMARY.PDF
CB 2026-401 AGREEMENT.PDF
CB 2026-401 ORDINANCE.PDF

5. COUNCIL BILL NO. 2026-402

AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and Joplin Economic Housing Development Initiative that pertains to 2024 and 2025 HOME funds in the total amount not to exceed $175,000.00; authorizing the City Manager or his designee to execute same on behalf of the City of Joplin;

Documents:

CB 2026-402 SUMMARY.PDF
CB 2026-402 AGREEMENT.PDF
CB 2026-402 ORDINANCE.PDF

6. COUNCIL BILL NO. 2026-509

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

Documents:

CB 2026-509 SUMMARY BUDGET AMENDMENT FY2026.PDF
CB 2026-509 BUDGET AMENDMENT ORDINANCE FY2026.PDF
CB 2026-509 SCHEDULE A BUDGET AMENDMENT.PDF

7. COUNCIL BILL NO. 2026-607

AN ORDINANCE approving a Purchase Order to be issued to Superion, LLC., to cover the annual support payment for the financial software and related systems as budgeted amount of $227,063.26, was budgeted and approved for FY2026 by Council during the budget process and finalized by Ordinance 2025-538 on October 20, 2025; and establishing a date when it shall become effective.

Documents:

2026-607 SUMMARY SHEET.PDF
CB2026-607 COJ SUPERION LLC RENEWAL FOR PROSUITE.PDF
SUPERION_PROSUITE_2026.PDF

8. COUNCIL BILL NO. 2026-608

AN ORDINANCE Authorizing the City of Joplin to issue a purchase order to Don Brown Chevrolet in the amount of One Hundred and Fourteen Thousand One Hundred Eighty-Eight Dollars and No Cents ($114,188.00) for the purchase of two (2) Chevy Tahoe Police vehicles; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date.

Documents:

SUMMARY ITEM 2026-608 REPLACEMENT PATROL VEHICLES.PDF
COUNCIL BILL 2026-608.PDF
DON BROWN CHEVROLET REPLACEMENT QUOTE.PDF

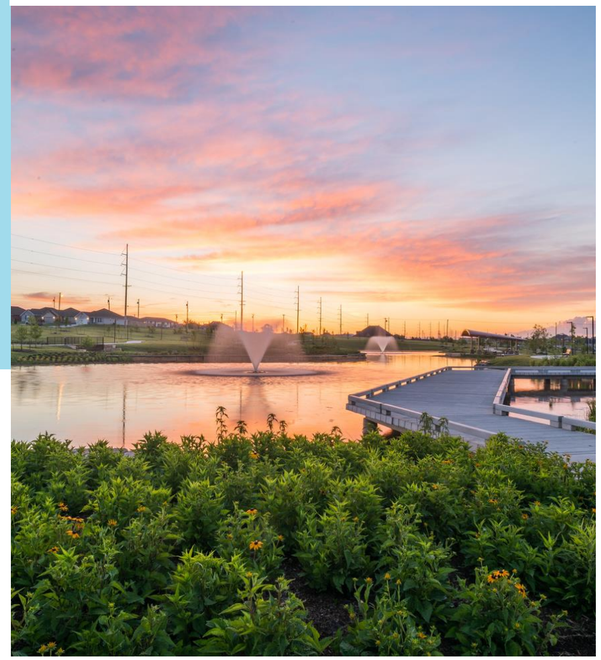
12. Ordinances - Second Reading And Third Reading

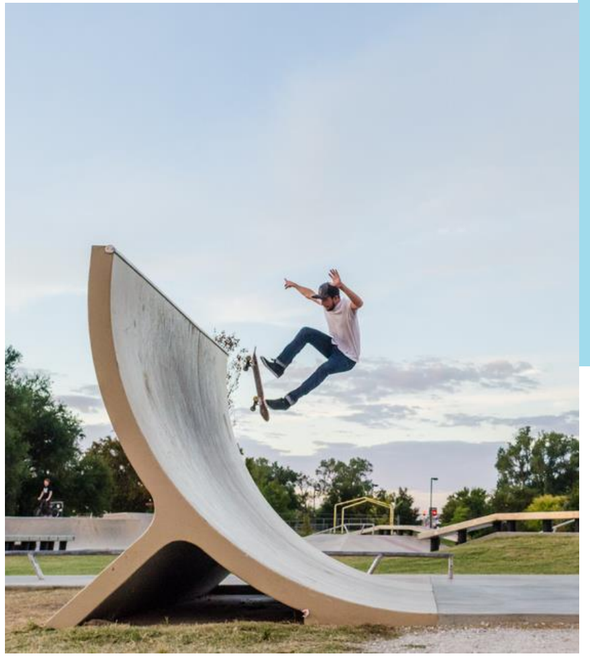
13. Unfinished Business

14. New Business

Notice posted at 12 p.m. on this the 2nd day of April, 2026. (RSMo 610.020)







choose JOPLIN

CITY OF JOPLIN ECONOMIC DEVELOPMENT PARTNERSHIP

An active partnership between the Joplin Area Chamber of Commerce and the City of Joplin.

JOPLIN Area Chamber of Commerce

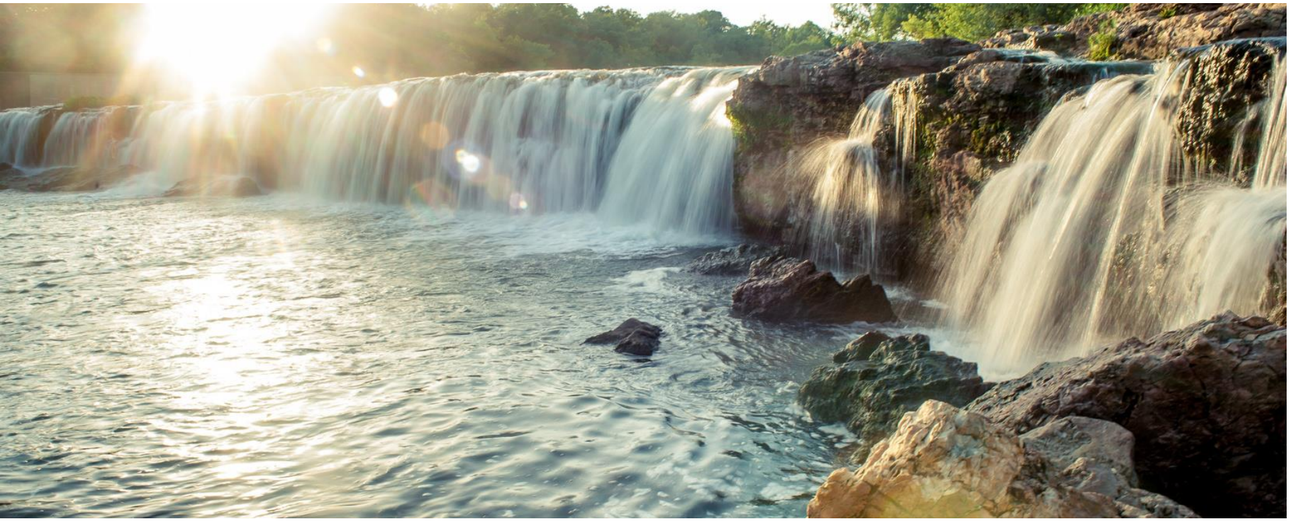
JOPLIN MISSOURI

choose JOPLIN

JOPLIN Area Chamber of Commerce

JOPLIN MISSOURI

The City of Joplin's investment enables the Joplin Area Chamber of Commerce and MOKAN Partnership to increase both organizations' capacity to promote Joplin to potential workers as a place to do business, as well as to live, work, and raise a family. This partnership also expands opportunities for more access to state and national resources, leaders, and markets through conferences, mission trips with the Missouri Partnership, and advertising mediums.

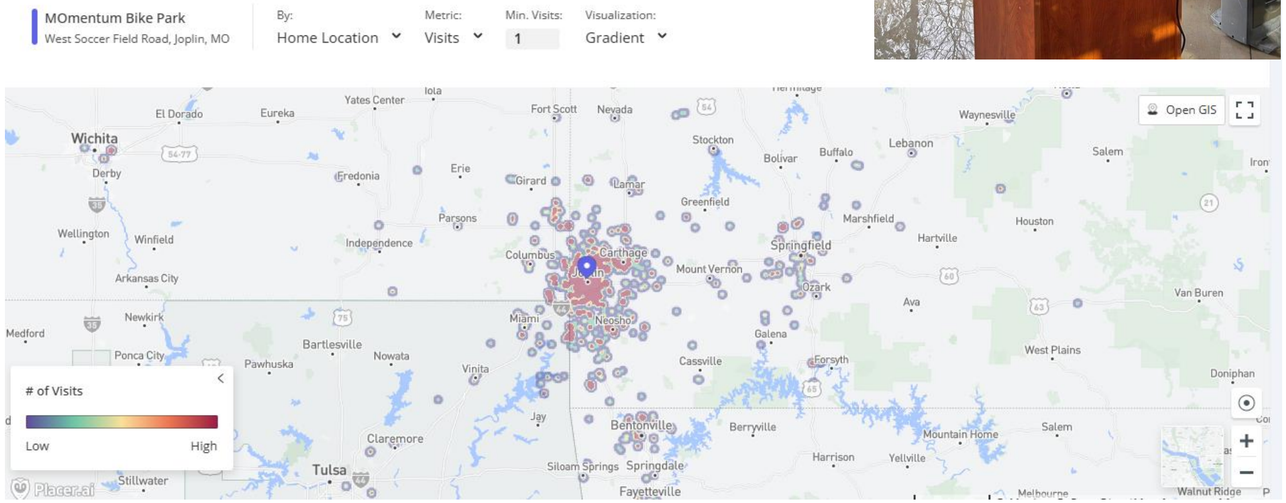




QUALITY OF LIFE







MOMENTUM BIKE PARK

November 24–March 26

- VISITS: 44,700
- VISITORS: 18,700
- AVERAGE DWELL TIME: 51 minutes
- TRAVEL: 28 states

BUSINESS LICENSES

December

Alliance Title Services LLC

Echoes of A Dusty Key LLC

Elite Nails & Spa LLC

Fenix Photography LLC

Joplin 44 Petro Starbucks

Taco Bell

The Dispensary Joplin*

Tokyo Japanese Steak House*

January

BareBeauty Lounge

Beef-A-Roo

Blackstone Gastropub*

Claire's Playhouse*

Klip and Klean LLC*

Logan's Roadhouse*

Manuela's Mexican Restaurant & Cantina

Midwest Resale and Consignment

New American Funding LLC.

Ozark Dairy Supply and Service

Whataburger*

February

Angelic Esthetics

Floorworks

Honey Badger Fitness LLC*

Lucky Star

Pediatrics Plus Therapy Services

Tarot Readings

The Green Standard Golf Lounge

*Ownership Change

AMENITIES





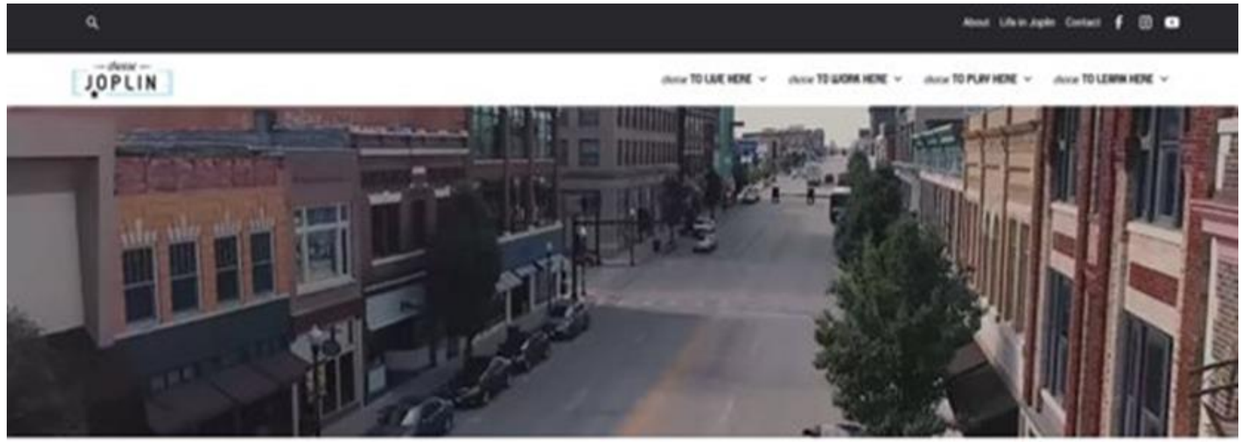








MARKETING AND PROMOTIONS







Total Engagement (Jan–Mar 2026)

- ACTIVE USERS: 3,336
  - *Compared to 826 in 2025*
- SESSIONS: 3,588
  - *Compared to 1,099 in 2025*
- TOP THREE PAGES VIEWED:
  - *Parks & Trails*
  - *Home Page*
  - *Cost of Living*

BUSINESS RETENTION & EXPANSION



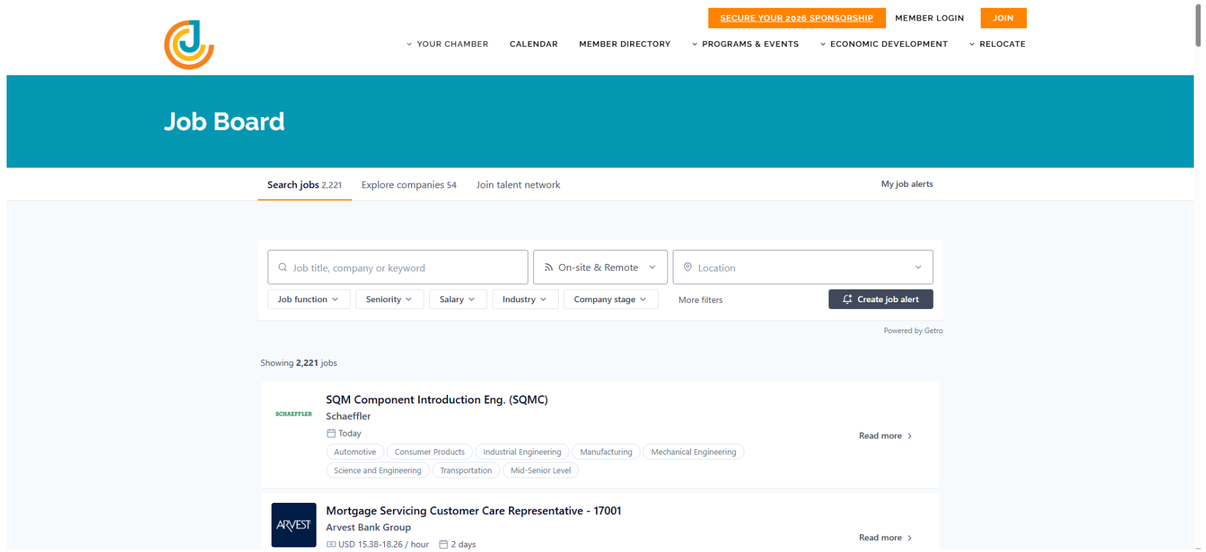
BRE Visits

- *60 BRE visits this quarter*
- *Four tours*

Stakeholder Meetings and Events

- *Attended 56 stakeholder meetings and events.*

Updated Jobs Board



Getro
A Findem company

Scan to see the jobs board

Workforce Platform

- *Aggregates up to 100 employers into single job board*
- *Talent Network*
- *Analytics and reporting*

EVENTS





Business Expo

- *33rd Annual Business Expo: A Century on Route 66*
- *1,186 attendees*
- *More than 100 vendors featuring 300 exhibitors*

Joplin City Council Candidate Forum

- *51 Attendees*

Ribbon Cuttings

- *12 ribbon cuttings celebrating new business, renovations, and new spaces.*

LEADERSHIP JOPLIN



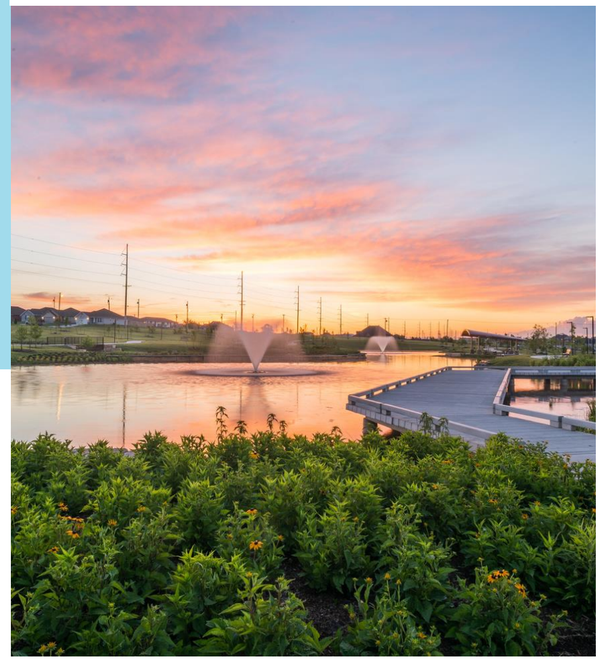


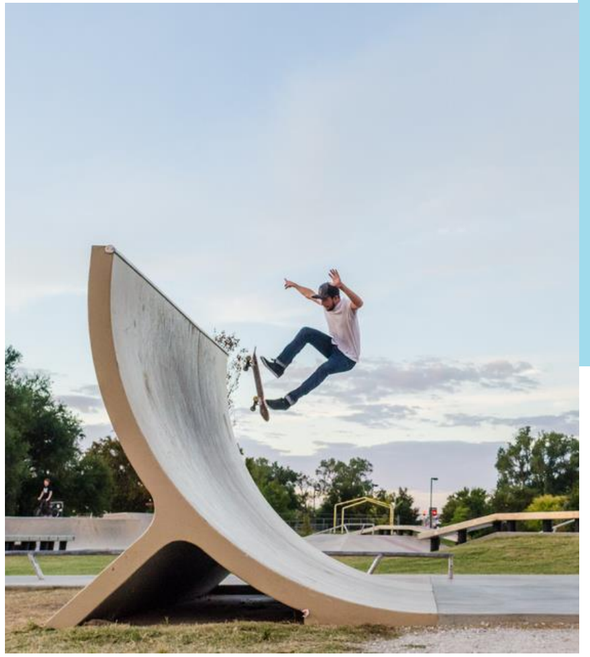












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CITY OF JOPLIN ECONOMIC DEVELOPMENT PARTNERSHIP

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JOPLIN Area Chamber of Commerce

JOPLIN MISSOURI

MOKAN

partnership





BUSINESS ATTRACTION

BUSINESS DEVELOPMENT LEADS

- Received 8 RFIs from state; 0 sites submitted
- Transportation company interest in Crossroads Park
- Drone manufacturer seeking acreage for production and dronehub
- Industrial developer seeking 100 acres, submitted Crossroads

INDUSTRIAL PARKS

- CROSSROADS NORTH – Proposed master plan underway
- CROSSROADS – Offer made on 2 acre parcel
- WEBB CITY/JOPLIN INDUSTRIAL PARK – Sold parcel to Specialty Food Distribution for their expansion plans

MOKAN partnership

ACTIVE PROJECTS

PROJECT PATHFINDER

- Transportation Industry
- $4M investment
- 25 new jobs
- Site visit in February

PROJECT EISLEY

- Agribusiness seeking 375+ acres
- $40M investment.
- 30 new jobs.
- Project won for Jasper County

PROJECT VALKYRIE

- Drone manufacturer seeking production site and drone flight hub site
- Site visits in Joplin in Oct
- 2nd site visit in January

MOKAN partnership

BUSINESS RETENTION



BUSINESS VISITS

- Ten business visits made throughout the region between Jan – Mar 2026.

B.R.E. EFFORTS

- Southwest Economic Forum
  - Federal Reserve Bank: 7 Dates in 7 States
  - Tuesday, June 23
  - 9 am – 11 am

MOKAN partnership

MARKETING & COMMUNICATIONS

MOKAN PROMO VIDEO

- The MOKAN Partnership's promotional video highlighting our region's strengths is now available to view on YouTube or MOKAN's website. Thank you to Storm Cloud Marketing for the great work!

MOKAN LINKEDIN

- 26 posts in Q1
- 8,274 impressions
- 36new followers added in Q1
- 812 total followers.
- Follow MOKAN on LinkedIn!

MOKAN partnership

EVENT& CONFERENCES



MO Economic Dev Council

- Attended Economic Issues Summit in Jefferson City. Session topics included childcare initiatives and data center development around the state. Visited Reps. Dirk Deaton and Cathy Jo Loy at the Capitol. Received a legislative update from MEDC lobbyist.

HAWTHORN FOUNDATION

- Attended Hawthorn Foundation Board meeting at Burns & McDonnell in Kansas City. Gov. Kehoe spoke at tax policy, regulatory policy and the economic impact of the upcoming World Cup. There was a panel discussion on data centers.

MOKAN partnership

REGIONAL ACTIVITIES

FORWARD TOGETHER

2025

EMPOWERING COMMUNITIES,
OVERCOMING WORKFORCE CHALLENGES

REGIONAL WORKFORCE DEVELOPMENT

- WIB Healthcare Expo
- Forward Together Workforce Summit planning
- Schaeffler Apprenticeship Program
- Crowder college Joplin Campus Ribbon-cutting
- Barton County Lifestyle/Career Student Survey

REGIONAL ECONOMIC DEVELOPMENT

- Neosho Economic Development Council
- Harry S. Truman Coordinating Council Annual Meeting
- McDonald County Economic Development Committee
- Barton County Economic Development meeting
- 4-County Economic focus groups

MOKAN partnership

PUBLIC HEARING PROCEDURES

Persons wishing to testify before the City Council are requested to follow these rules:

1. Proponents of the issue will be asked to present their information, then the opponents will be asked to testify and then rebuttal testimony may be allowed by the Council.

2. Approach the podium and state your name and address clearly for the record.

3. Please give your testimony as briefly and completely as possible. By the rules of the City Council you have five (5) minutes within which to give your testimony. Please follow the clock on the dais in front of you. You must complete your testimony within the 5 minute time limit.

4. Please do not repeat testimony that has been given previously. We want you to state your facts, but limit your information to only new information.

5. Everyone is invited to speak, however, if you have a spokesperson please allow them to speak without interrupting for applause or other demonstrations.

6. When the Public Hearing is closed by the Mayor, no additional testimony is allowed except when invited by the Mayor or other members of the Council.

7. Remember that this is a Public Hearing and all sides have a right to give testimony. Please respect their right to do so.

8. The City Council of the City of Joplin through this introduction, accepts into evidence the 2012 Comprehensive Plan, the Zoning Code of the City of Joplin, the Subdivision Regulations of the City of Joplin, the Telecommunications Ordinance, and the Stormwater Management Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E and 29-F of the Joplin Municipal Code. Report of the Planning and Zoning Commission, recommendations of the City's staff, and other written documentation presented as that information applies to each public hearing.

Thank you for your consideration and understanding.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-260 – Vacation

MEETING DATE:
April 6, 2026

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 009-26: 3201 McIntosh Cir – Vacation – A request to vacate right-of-way for McIntosh Circle – City of Joplin/Freeman Health Systems

BACKGROUND:

The City of Joplin in cooperation with Freeman Health Systems relocated McIntosh Cir to align with S Jackson Avenue on the North side of 32nd Street. The originally platted right-of-way was located approximately 115 feet West of where the street is currently located. Freeman Health Systems dedicated right-of-way to the City for where the street is constructed. The City of Joplin is requesting to vacate the right-of-way where no street improvements currently exist.

The utilities have indicated that there is infrastructure within the proposed vacation area. This will be a vacation of right-of-way only. Utility easements will remain. MOAM, Spire, Sparklight, AT&T, City Sanitary Sewer, and City Storm Sewer have facilities located within the proposed vacation request.

There was an error noted in the legal description that was advertised in the Joplin Globe, so City staff is recommending to strike this case, and bring this case back with a new legal description.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs presented the case. Dr. Rosenberg asked who owned the memorial for the tornado

victims. Mr. Bellairs stated it was Freeman's property and was outside of this vacation area. Dr. Rosenberg asked if the old doctor's office will be impacted. Mr. Bellairs stated that all of the offices are outside the vacation as well.

PUBLIC COMMENT;
There was none.

RECOMMENDATIONS:
Staff recommends Striking Council Bill 2026-260
Planning & Zoning Commission recommends tabling Case 009-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Vacation

CASE 009-26 A request to vacate right-of-way.

APPLICANT City of Joplin and Freeman Health Systems

REPRESENTATIVE City of Joplin – Tyler Bellairs

LOCATION Right-of-way near 3201 McIntosh Cir

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Street Right-of-Way	Approximately 60′X1000′

REASON FOR VACATION

The City of Joplin in cooperation with Freeman Health Systems relocated McIntosh Cir to align with S Jackson Avenue on the North side of 32nd Street. The originally platted right-of-way was located approximately 115 feet West of where the street is currently located. Freeman Health Systems dedicated right-of-way to the City for where the street is constructed. The City of Joplin is requesting to vacate the right-of-way where no street improvements currently exist.

UTILITIES CURRENTLY LOCATED IN THE EASEMENT?

The utilities have indicated that there is infrastructure within the proposed vacation area. This will be a vacation of right-of-way only. Utility easements will remain. MOAM, Spire, Sparklight, AT&T, City Sanitary Sewer, and City Storm Sewer have facilities located within the proposed vacation request.

UTILITIES PLANNED TO LOCATE IN THE EASEMENT?

No new utilities are planned to be located within the easement.

DISCUSSION

This request will not result in any loss of public access to right-of-way. McIntosh Cir (the constructed street) does not lay within the boundaries of this vacation request. Freeman Health Systems and the City of Joplin have recorded the dedication of land to the City of Joplin for the property where McIntosh Cir street improvements are currently located.

Staff recommends approving Case 009-26.

ENCLOSURES

- Application
- Map

CASE 009-26 MCINTOSH CIR - VACATION

Mr. Bellairs, Planning and Zoning Department, City of Joplin, represented the case.

Mr. Bellairs stated that the City of Joplin and Freeman Health Systems as the applicants. He went on to explain that years back we rerouted McIntosh Circle to align it with 32nd Street to create an aligned access. This is cleaning up the descriptions. There was an error in the legal description so staff is recommending to table the vacation so that the legal can be readvertised.

Mr. Kimble opened discussion from the Commission.

Dr. Rosenberg asked who owns the nearby memorial for victims of the tornado.

Mr. Bellairs indicated that the memorial is outside of the city's property. It is in Freeman's property and remains outside of the vacation area.

Dr. Rosenberg ask if the old doctor's office that is no longer being used will be impacted.

Mr. Bellairs stated that the offices are outside the vacation as well.

Mr. Bellairs mentioned that this case was advertised as a public hearing and therefor should be open for public comment.

Mr. Kimble asked if anyone would like to speak in favor of the case.

Hearing none, Mr. Kimble asked if anyone would like to speak in opposition to the case.

Mr. Kimble asked for a motion to table the vacation.

MS. KLUE-MICHAEL MADE A MOTION TO TABLE CASE 009-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG, MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT) .

Vacation of Streets or Easements Procedures

Applicability. Vacation is the process to eliminate any plat, part of a plat, street, alley, utility easement, or public reservation of land. The application shall be made by the public entity owning the property interest in the property sought to be vacated or by all owners of lands adjoining on both sides of the street, alley or public reservation proposed to be vacated.

Review Criteria. A vacation shall be reviewed according to the following criteria:

1. The application is in accordance with the comprehensive plan. In particular, the impact of the vacation on physical patterns, arrangement of streets, blocks, lots and open spaces, and public realm investments reflect the principles and concepts of the plan.
2. Compliance with the requirements of this code. In particular, the vacation is consistent with the intent and design objectives of the subdivision design standards.
3. The vacation reflects sound planning and urban design principles with respect to existing and potential development in the vicinity, including consideration of current and future streets, opens spaces, blocks, lots, and public utilities and facilities.
4. Any impacts identified by specific studies or technical reports are mitigated with generally accepted sound planning, engineering, and urban design solutions, that reflect long-term solutions and sound fiscal investments.
5. No private rights will be injured or endangered by the vacation.
6. The street, easement or other public reservation of land to be vacated no longer serves a public purpose.
7. All resulting lots and parcels are capable of meeting the intent and objectives of the applicable zoning districts and development standards.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to vacations:

1. Notice shall be published for two consecutive weeks in an official City newspaper. The notice shall state that an application for vacation has been filed in the office of the City Clerk, describing the property fully, and including all other information required for public hearings in Section 2.01.
2. The City Council or the Director may determine that it would be advisable to obtain the recommendation of Planning Commission concerning a vacation application prior to the public hearing before the City Council. In that event, the Planning Commission shall hold its own public hearing on the application according to the same procedures as City Council. At the conclusion of any such hearing, the Planning Commission shall submit its recommendation on the application to the City Council.
3. Approval of a vacation shall be by ordinance adopted by the City Council.

Effect of Decision. The vacation shall be effective on the date specified in the ordinance and after recording with the applicable county Recorder of Deeds. In approving a vacation, the City Council may place any conditions it deems necessary to protect the public health, safety and welfare, including the requirement for easements. The Director shall certify to the City Clerk when any conditions have been met and, upon such certification, the vacation may be recorded.

Vacation of Streets or Easements Application

No fee - Part of agreement to relocate McIntosh Cir

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 009-26
Filing Fee: $600.00
Received: 2/3/26
Date Advertised: _____
Proj. No.: 26-014
Public Hearing Date: _____

Applicant: City of Joplin Phone No.: 417-624-0820 ext 1511
Address: 602 S Main St Email: tbellair@joplinmo.org
Owner: Freeman-Oak Hill Health System Phone No.: 417-347-6664
Address: 1102 W 32nd St Email: dcaylor@freemanhealth.com
Location of Street or Easement: See Exhibit "Old McIntosh Cir"

Type of Vacation: (Street) Easement Alley Plat

Instructions: Please indicate below the extent to which the following standards are met, in the applicant's opinion.

Yes	No	
☒	☐	Private rights will not be injured or endangered by the vacation.
☒	☐	The vacation will not cause the public to suffer a loss or inconvenience.
☒	☐	In justice to the applicant(s) the vacation should be granted.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Legal description of the street, alley, or utility easement to be vacated from a deed of record or certified survey. Digital copies are acceptable. Must be legible.
☒	☐	Survey or such other drawing acceptable to the Director of Planning,

Development, & Neighborhood Services depicting the street, alley or public reservation sought to be vacated and the properties and property ownerships surrounding said street, alley, or public reservation.

N/A Freeman is sole owner

☐ ☐ Affidavit(s) from each owner of land adjoining said area that is proposed to be vacated, who are not listed as an applicant, indicating their consent to the vacation.

☐ ☐ Completed Utility Comments forms from the following utility companies indicating their consent to vacate the easement. The following companies must be contacted, and their consent received, before the Public Hearing can take place.

Liberty Jordan Bolinger jordan.bolinger@libertyutilities.com

Utility	Contact	Email	Phone
AT&T	Gene Lollis	IL0967@att.com	417-499-7819
MoAm Water*	Robert Divine	robert.divine@amwater.com	
MoAm Water*	Drew Daniels	drew.daniels@amwater.com	
Liberty Utilities (Power)	Jeff Lebeda	jeff.lebeda@libertyutilities.com	417-625-6159
Republic Services (Trash)	Jerry Herron	jherron@republicservices.com	(620) 620-1117
Cable One/Sparklight	Keri Bledsoe	keri.bledsoe@sparklight.biz	
Allo Fiber	Brandon Warren	Brandon.warren@allofiber.com	
Allo Fiber	Chris Rowley	Chris.rowley@allofiber.com	402-430-2870
Spire Energy (Gas)**	Ken Stegall	ken.stegall@spireenergy.com	
Spire Energy (Gas)**	Mandy Butkovich	mandy.butkovich@spireenergy.com	816-472-3767
City Sanitary Sewer	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531
City Stormwater	Kaleb Roberts	kroberts@joplinmo.org	417-624-0820 x1531

*Must contact ALL contacts at MoAm Water.
**Must contact BOTH contacts at Spire Energy.

Signature: Daniel Caylor, FHS VP **Date:** 12/16/25

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   - ☐ Yes (proceed to #2)
   - ☐ No (form complete)

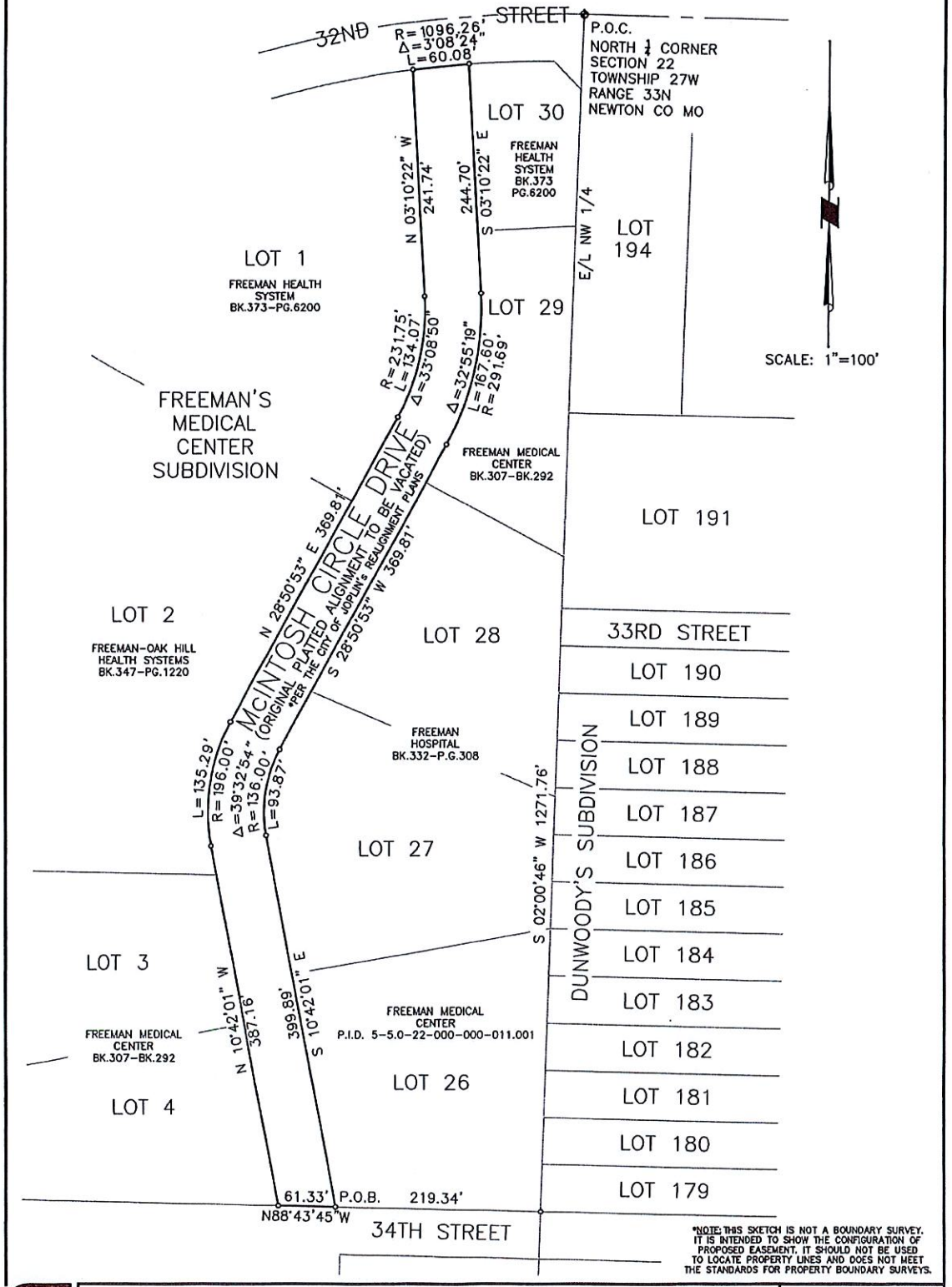
2. Our utility:
   - ☐ has no objection
   - ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   - ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
     - ☐ Retain utility easement and protect facilities
     - ☐ Relocate facilities
     - ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

_____ _____
Authorized Representative Date

_____
Name of Utility

BASIS OF BEARINGS: GRID NORTH PER THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.



*NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PREVIOUS ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE VACATED)

FREEMAN'S MEDICAL CENTER SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO

"EXHIBIT" A

DATE:	REVISION:	DWN. BY: HAS	CKD. BY: SRL	APPD. BY: HAS	DATE: 3/10/2025

THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS • HYDROLOGISTS • SURVEYORS
7231 EAST 24TH STREET, JOPLIN, MISSOURI 64804 (417) 660-7200

DWG. NO. 1 of 2

A PORTION OF THE PREVIOUS ALIGNMENT OF
McINTOSH CIRCLE DRIVE TO BE VACATED
FREEMAN'S MEDICAL CENTER SUBDIVISION
JOPLIN, MISSOURI

THAT PORTION OF McINTOSH CIRCLE DRIVE AS SHOWN ON THE RECORDED PLAT OF FREEMAN'S MEDICAL CENTER SUBDIVISION, LOCATED IN SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5th PRINCIPAL MERIDIAN AND BASE LINE, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BOUNDED ON THE EAST BY LOTS 26, 27, 28, 29, AND 30, ON THE WEST BY LOTS 1, 2, 3, AND 4, ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET, AND ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET IN SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 22, THENCE SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 1271.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 IN FREEMAN'S MEDICAL CENTER SUBDIVISION; THENCE NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT (BEING THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET) A DISTANCE OF 219.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26 (BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF 34TH STREET AND THE EAST RIGHT-OF-WAY LINE OF McINTOSH CIRCLE DRIVE) AND THE POINT OF BEGINNING:

THENCE ALONG THE PLATTED PERIMETER OF SAID McINTOSH CIRCLE DRIVE RIGHT-OF-WAY AS PER THE CITY OF JOPLIN's REALIGNMENT PLANS THE FOLLOWING COURSES, DISTANCES, AND CALLS: NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 34TH STREET 61.33 FEET; THENCE LEAVING SAID 34TH STREET RIGHT-OF-WAY NORTH 10 DEGREES, 42 MINUTES, 01 SECOND WEST 387.16 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 196 FEET, A CENTRAL ANGLE OF 39 DEGREES, 32 MINUTES, 54 SECONDS, WITH AN ARC LENGTH OF 135.29 FEET; THENCE NORTH 28 DEGREES, 50 MINUTES, 53 SECONDS EAST 369.81 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 231.75 FEET, A CENTRAL ANGLE OF 33 DEGREES, 08 MINUTES, 52 SECONDS, WITH AN ARC LENGTH OF 134.07 FEET; THENCE NORTH 3 DEGREES, 10 MINUTES, 22 SECONDS WEST 241.74 FEET TO THE SOUTH RIGHT-OF-WAY OF 32ND STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1096.26 FEET, A CENTRAL ANGLE OF 3 DEGREES, 08 MINUTES, 24 SECONDS, WITH AN ARC LENGTH OF 60.08 FEET; THENCE LEAVING SAID 32ND STREET RIGHT-OF-WAY SOUTH 3 DEGREES, 10 MINUTES, 22 SECONDS EAST 244.7 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 291.69 FEET, A CENTRAL ANGLE OF 32 DEGREES, 55 MINUTES, 99 SECONDS, WITH AN ARC LENGTH OF 167.60 FEET; THENCE SOUTH 28 DEGREES, 50 MINUTES, 53 SECONDS WEST 369.81 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 136 FEET; A CENTRAL ANGLE OF 39 DEGREES, 32 MINUTES, 54 SECONDS, WITH AN ARC LENGTH OF 93.87 FEET; THENCE SOUTH 10 DEGREES, 42 MINUTES, 01 SECOND 399.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 76,295 SQUARE FEET, OR 1.75 ACRES, MORE OR LESS.

GRID BEARINGS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

SURVEYOR'S DECLARATION:

ON THE 10th DAY OF MARCH 2025, THE HEREON PLATTED AND DESCRIBED EXHIBIT WAS MADE UNDER MY SUPERVISION.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

ALLGEIER, MARTIN & ASSOCIATES
BY: H. ANDREW SOUTH (AGENT)

SIGNATURE IN BLUE INK
SEAL IN RED INK



H. ANDREW SOUTH
Mo.PLS #2006000160

*NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PREVIOUS ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE VACATED)				"EXHIBIT" A
FREEMAN'S MEDICAL CENTER SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO				
DATE:	REVISION:	DWN. BY: HAS CKD. BY: SRL APPD. BY: HAS DATE: 3/10/2025	THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.	

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS • HYDROLOGISTS • SURVEYORS
7231 EAST 24TH STREET, JOPLIN, MISSOURI 64804 (417) 660-7200

DWG. NO. 2 of 2

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☑ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☑ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Authorized Representative — Date: 1/29/2026

MOAM
Name of Utility

Liberty

Outlook

RE: Old McIntosh Circle - Vacation Utility Comments

From Jordan Bolinger <Jordan.Bolinger@libertyutilities.com>
Date Thu 1/29/2026 3:05 PM
To Bellairs, Tyler <TBellair@joplinmo.org>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>
Cc dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>

This email originated outside our network. If it is unsolicited or unexpected, please delete. If expected, use caution when opening any links or attachments.

Hi Tyler – apologies, I was under the impression that Alex with land had responded for Liberty.
Just to clarify, it is my understanding that Liberty has no electric facilities in the area in question (Old McIntosh Circle) and sees no conflict.

Thank you!

Jordan Bolinger | Liberty Utilities (Missouri) | Senior Manager, Key Accounts
P: 417-625-4224 | C: 417-483-2137 | E: Jordan.Bolinger@libertyutilities.com
602 S Joplin Ave, Joplin, MO 64801

From: Bellairs, Tyler <TBellair@joplinmo.org>
Sent: Thursday, January 29, 2026 2:32 PM
To: Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; Jordan Bolinger <Jordan.Bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com
Subject: Re: Old McIntosh Circle - Vacation Utility Comments

Last call for utility comments. The deadline passed but I wanted to make one last effort to reach out and request those again before we proceed with the vacation.

Sincerely,

Tyler Bellairs
Planner
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1511
email: TBellair@joplinmo.org
web: JoplinMo.org

JOPLIN MISSOURI

From: Bellairs, Tyler
Sent: Tuesday, December 16, 2025 12:05 PM
To: Martinez, Steven <SMartine@joplinmo.org>; Cruz, John <JCruz@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Herron, Jerry <jherron@republicservices.com>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <jl0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>
Subject: Old McIntosh Circle - Vacation Utility Comments

Good day, everyone.

Freeman Health Systems is requesting to vacate the Old McIntosh Circle right-of-way. Please see the vacation application attached. This is the old location of the street, before it was reconstructed in its present location to line up with S Jackson Ave . Please refer to the legal exhibit in the attached document and the image below. Old McIntosh Cir is highlighted in Blue.

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

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For Utility Use:

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   ☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - ☒ Retain utility easement and protect facilities
   - ☐ Relocate facilities
   - × ☒ Other: Sparklight has coax that runs along the west side of McIntosh Circle from south of 34th then crossing 34th going northwest

Please return this form within **21 days** to the applicant listed above.

Keri Bledsoe — Authorized Representative

1-14-26 — Date

Sparklight — Name of Utility

Outlook

Re: Old McIntosh Circle - Vacation Utility Comments

From Herron, Jerry <JHerron@republicservices.com>

Date Tue 1/6/2026 9:23 AM

To Cruz, John <JCruz@joplinmo.org>; Bellairs, Tyler <TBellair@joplinmo.org>; Martinez, Steven <SMartine@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <il0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>

Cc dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>

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Republic Services doesn't have any issues

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From: Cruz, John <JCruz@joplinmo.org>
Sent: Tuesday, January 6, 2026 8:00:20 AM
To: Bellairs, Tyler <TBellair@joplinmo.org>; Martinez, Steven <SMartine@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Herron, Jerry <JHerron@republicservices.com>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <il0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com <dlcaylor@freemanhealth.com>
Subject: RE: Old McIntosh Circle - Vacation Utility Comments

This Message Is From an External Sender
This message came from outside your organization.

Report Suspicious

Good morning,

Please see attached for Sanitary Sewer.

John Cruz
Sanitary Sewer Engineer
602 S Main St
Joplin, MO 64801
phone: 417-624-0820 Ext. 1584
email: JCruz@joplinmo.org
web: JoplinMo.org

From: Bellairs, Tyler <TBellair@joplinmo.org>
Sent: Tuesday, December 16, 2025 12:05 PM
To: Martinez, Steven <SMartine@joplinmo.org>; Cruz, John <JCruz@joplinmo.org>; Spear, Mandy <mandy.butkovich@spireenergy.com>; Stegall, Ken <ken.stegall@spireenergy.com>; Chris Rowley <chris.rowley@allofiber.com>; Brandon Warren <brandon.warren@allofiber.com>; Bledsoe, Keri <keri.bledsoe@cableone.biz>; Herron, Jerry <jherron@republicservices.com>; Jeff Lebeda <jeff.lebeda@libertyutilities.com>; Drew Daniels <drew.daniels@amwater.com>; Robert W Divine <robert.divine@amwater.com>; LOLLIS, GENE <il0967@att.com>; Jordan Bolinger <jordan.bolinger@libertyutilities.com>
Cc: dlcaylor@freemanhealth.com
Subject: Old McIntosh Circle - Vacation Utility Comments

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Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

For Utility Use:

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2. Our utility:
   ☐ has no objection
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   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☒ Other: Retain utility easement and/or Relocate Protect Facilities

Please return this form within 21 days to the applicant listed above.

JOHN CRUZ
Authorized Representative

1/5/26
Date

SANITARY SEWER
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
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   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☑ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☐ Other: will retain Prescriptive rights easement for existing Stormsewer within Vacated Property.

Please return this form within **21 days** to the applicant listed above.

Steven Martinez — 12/23/25
Authorized Representative — Date

City of Joplin - Storm Sewer
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

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2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☒ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☐ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☒ Other: AT&T will either retain utility easement and existing facilities. If relocation is required, property owner will be responsible for costs.

Please return this form within **21 days** to the applicant listed above.

Gene Lollis
Authorized Representative

12/17/2025
Date

AT&T
Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☒ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☒ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   - ☐ Retain utility easement and protect facilities
   - ☐ Relocate facilities
   - ☐ Other:

Please return this form within **21 days** to the applicant listed above.

Chris Rowley — Chris Rowley — 12/16/2025

Authorized Representative — Date

ALLO Fiber

Name of Utility

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 1511
Zoning-Planning@JoplinMO.org

Case Number: -26
Applicant: City of Joplin
Phone: 417-624-0820 ext 1511
Email: tbellair@joplinmo.org

Be it known that Freeman-Oak Hill Health system, *being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* See exhibit attached

Located at: West of the intersection of 32nd St & the new McIntosh Cir.

For the following purpose: Future development.

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☐ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)

   ☑ will waive objections subject to the following conditions (describe below, or on separate sheet.)
   ☑ Retain utility easement and protect facilities
   ☐ Relocate facilities
   ☐ Other:

Please return this form within **21 days** to the applicant listed above.

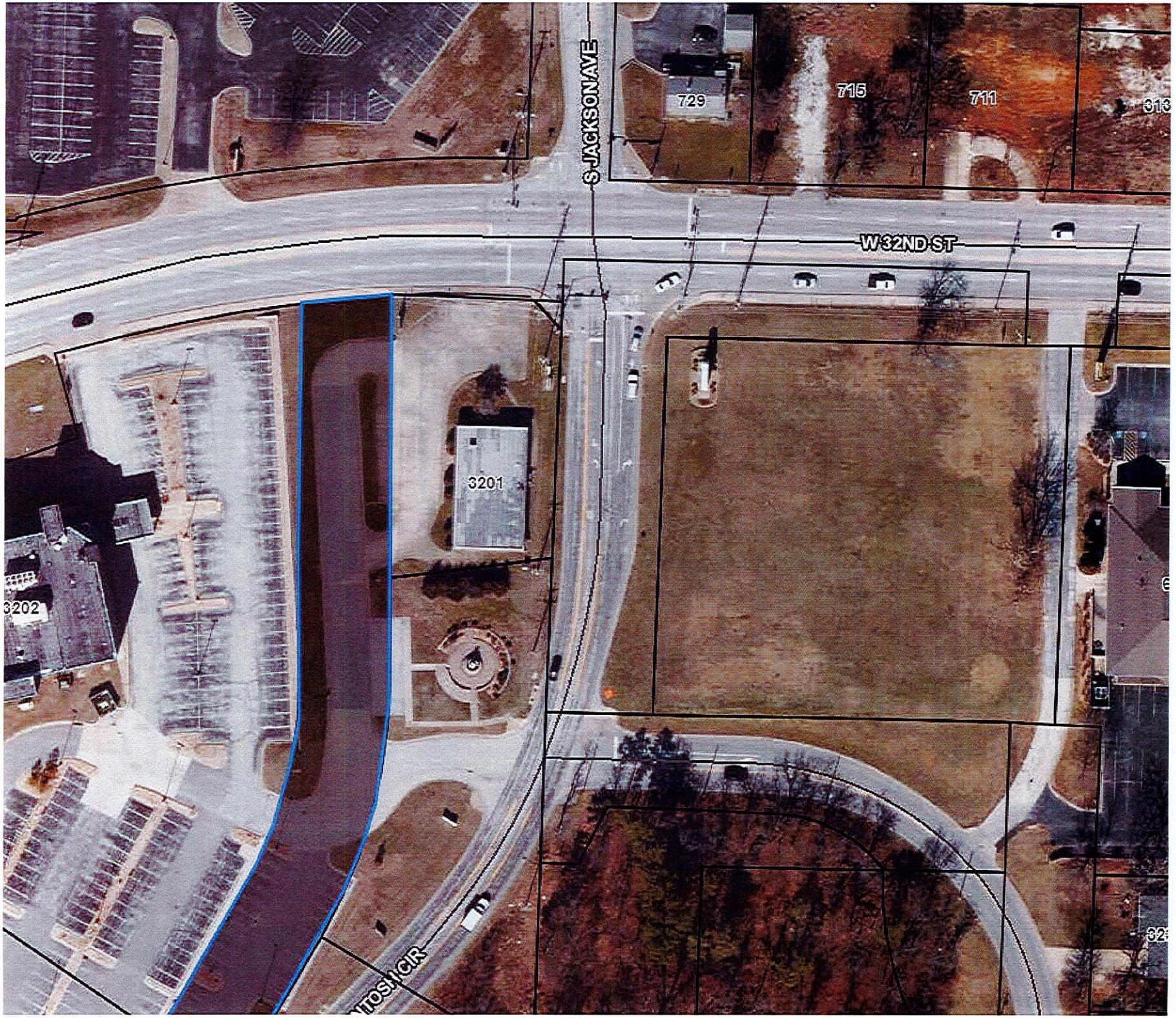
Alex Sammet (Jan 5, 2026 09:57:11 CST)

Authorized Representative Date

Spire

Name of Utility

3" ST (8.
4" PL (58 PSI)
Jasper
4" PL (58 PSI)
E
Manitoba Cosmetic Surgery - Dr. Talon Manitoba
2" PL (58 PSI)
2" PL
2" PL (58 PSI)
2" PL (58 PSI)
2" PL (58 PSI)
2" PL (58 PSI)
Ronald McDonald House Charities of the United States
4" PL (58 PSI)
4" PL (58 PSI)
4" PL (58 PSI)
2" PL (58 PSI)
4" PL (58 PSI)
3" ST (58 PSI)
Jasper
Newton
Freeman Hospital
Freeman Hospital
Freeman Hospital
Thornhill Dr
Thornhill Dr
Thornhill Dr
3" ST (58 PSI)
3" ST (58 PSI)
3" PL (58 PSI)
2" PL (58 PSI)
E


S JACKSON AVE
729
715
711
W 32ND ST
3201
3202

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

December 16th, 2025

City of Joplin
602 S Main St
Joplin, MO 64801

Re: Vacation of Old McIntosh Circle West, Case No.-26.

Vacation: Vacation of old McIntosh Circle between 32nd Street and 34th Street, as shown on Exhibit A page 1 and described on Exhibit A page 2.

City of Joplin,

In response to your letter dated December 16th, 2025 relative to the above referenced vacation request.

Please be advised that Spire Missouri Inc. ("Spire"), has facilities within the area to be vacated. Spire is requesting that a savings clause be included in the Vacation Ordinance that will protect our existing facilities and will grant Spire the right to ingress and egress for the proper maintenance of these facilities.

Sincerely,

Alex Sammet (Jan 5, 2026 09:57:11 CST)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF:MRS
cc: tbellair@joplinmo.org

Engineering Dept. Approval: KAT
KAT

System Planning Approval: MAR
MAR

Signature: Michael Russo
Michael Russo (Dec 30, 2025 11:46:18 CST)

Email: michael.russo@spireenergy.com

Signature: Kent Thaemert
Kent Thaemert (Jan 2, 2026 15:35:08 CST)

Email: kent.thaemert@spireenergy.com

Signature: Mandica Spear
Mandica Spear (Dec 29, 2025 11:47:07 CST)

Email: mandy.butkovich@spireenergy.com

binder

Final Audit Report 2026-01-05

Created:	2025-12-29
By:	Mondica Spear (mandy.butkovich@spireenergy.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWHWbi2aql5G1pSayt3Rss4As0sI9cYEB

"binder" History

Document created by Mondica Spear (mandy.butkovich@spireenergy.com)
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2025-12-29 - 5:45:56 PM GMT

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2025-12-29 - 5:45:56 PM GMT

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2025-12-29 - 5:45:56 PM GMT

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2025-12-29 - 5:47:24 PM GMT

Email viewed by Alex Sammet (alex.sammet@spireenergy.com)
2025-12-29 - 5:47:43 PM GMT

Email viewed by kent.thaemert@spireenergy.com
2025-12-29 - 11:24:23 PM GMT

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2025-12-30 - 5:46:16 PM GMT

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Signature Date: 2025-12-30 - 5:46:18 PM GMT - Time Source: server

Signer kent.thaemert@spireenergy.com entered name at signing as Kent Thaemert
2026-01-02 - 9:35:06 PM GMT

Document e-signed by Kent Thaemert (kent.thaemert@spireenergy.com)
Signature Date: 2026-01-02 - 9:35:08 PM GMT - Time Source: server

Document e-signed by Alex Sammet (alex.sammet@spireenergy.com)
Signature Date: 2026-01-05 - 3:57:11 PM GMT - Time Source: server

Agreement completed.
2026-01-05 - 3:57:11 PM GMT

Adobe Acrobat Sign

Recorded in Newton County, Missouri

Recording Date/Time: 02/09/2026 at 11:19:50 AM
Book: 375 Page: 853
Instr #: 202600867
Type: ROW
Pages: 4
Fee: $33.00 S 20260000757

Jennifer A. Childers
Recorder of Deeds

City of Joplin
602 S Main St
Joplin, MO
64801

$33.00

4345 $63.00

RIGHT OF WAY CONVEYANCE
FOR STREET PURPOSES

THIS INDENTURE, made this 28 day of January, 2026, by and between **Freeman-Oak Hill Health System (dba Freeman Health System)**, of the County of Newton, State of Missouri, party of the first part (GRANTOR), and **CITY OF JOPLIN**, a Municipal Corporation, of the County of Jasper, in the State of Missouri, party of the second part (GRANTEE).

Mailing Address of Grantee: 602 S. Main Street, Joplin, Missouri 64801

WITNESSETH, that the said party of the first part in consideration of the sum of TEN DOLLARS and 00/100 ($10.00) and other good and valuable consideration, to them paid by said party of the second part, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, and SELL, CONVEY and CONFIRM unto the said party of the second part, its successors and assigns, the following described real estate and interests in real estate, in the County of Jasper, State of Missouri, to-wit:

Legal Description Attached

TO HAVE AND TO HOLD the same for the purpose of constructing and maintaining a city street according to the plans of the CITY OF JOPLIN or for the purposes above set out, together with all and singular the rights, privileges, appurtenances, and immunities thereto belonging, or in anywise appertaining, unto the said party of the second part, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, the said party of the first part has executed the above day and year first above written.

Steve Graddy
Chief Financial Officer

1/28/26
Date:

STATE OF MISSOURI)
) ss
COUNTY OF NEWTON)

ACKNOWLEDGEMENT BY CORPORATION

On this 28th day of January, 2026, before me personally appeared **Freeman-Oak Hill Health System (dba Freeman Health System),** and that said instrument was signed in behalf of said corporation of the consideration stated therein and no other, and acknowledged said instrument to be free the act and deed of said corporation.

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

My term expires 12-12-, 2028.

Notary Public

DORIS A. LYONS
Notary Public - Notary Seal
STATE OF MISSOURI
Newton County
My Commission Expires: Dec. 12, 2028
Commission #12647305

CURRENT ALIGNMENT OF
McINTOSH CIRCLE DRIVE TO BE DEDICATED
FREEMAN'S MEDICAL CENTER SUBDIVISION
JOPLIN, MISSOURI

THAT PORTION OF McINTOSH CIRCLE DRIVE AS SHOWN ON THE RECORDED PLAT OF FREEMAN'S MEDICAL CENTER SUBDIVISION, A PORTION OF LOTS 3, 4, 26, 27, 28, AND 29 IN SAID SUBDIVISION, ALSO A PORTION OF LOT 191 IN DUNWOODY'S SUBDIVISION (AS PER THE CITY OF JOPLIN's REALIGNMENT PLANS) LOCATED IN SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN AND BASE LINE, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 22, THENCE SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 225.01 FEET THE POINT OF BEGINNING:

THENCE CONTINUING SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG SAID ¼ SECTION LINE 199.94 FEET TO THE NORTHWEST CORNER OF LOT 191 IN DUNWOODY'S SUBDIVISION; THENCE SOUTH 88 DEGREES, 39 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9.15 FEET; THENCE LEAVING SAID LOT LINE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 455 FEET, AN ARC LENGTH OF 116.97 FEET, ON A LONG CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES, 59 MINUTES, 55 SECONDS WEST 116.65 FEET; THENCE SOUTH 44 DEGREES, 21 MINUTES, 47 SECONDS WEST 188.05 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 385 FEET, AN ARC LENGTH OF 369.87 FEET, ON A LONG CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES, 50 MINUTES, 27 SECONDS WEST 355.81 FEET; THENCE SOUTH 10 DEGREES, 40 MINUTES, 53 SECONDS EAST 277.98 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET; THENCE NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 71.55 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 10 DEGREES, 40 MINUTES, 53 SECONDS WEST 263.16 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 455 FEET, AN ARC LENGTH OF 437.12 FEET, ON A LONG CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES, 50 MINUTES, 27 SECONDS EAST 420.51 FEET; THENCE NORTH 44 DEGREES, 21 MINUTES, 47 SECONDS EAST 188.05 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 385 FEET, AN ARC LENGTH OF 139.63 FEET, ON A LONG CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES, 58 MINUTES, 24 SECONDS EAST 138.87 FEET TO AN EXTENSION OF THE CENTERLINE OF THE JACKSON AVENUE RE-ALIGNMENT; THENCE SOUTH 88 DEGREES, 38 MINUTES, 53 SECONDS EAST ALONG SAID CENTERLINE EXTENSION 5.40 FEET; THENCE LEAVING SAID CENTERLINE EXTENSION ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 390 FEET, AN ARC LENGTH OF 133.31 FEET, ON A LONG CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES, 29 MINUTES, 29 SECONDS EAST 132.66 FEET TO A COMMON BOUNDARY BETWEEN LOTS 29 AND 30 IN SAID FREEMAN'S MEDICAL CENTER SUBDIVISION; THENCE NORTH 87 DEGREES, 01 MINUTES, 31 SECONDS EAST 4.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 72,000 SQUARE FEET, OR 1.65 ACRES, MORE OR LESS.

GRID BEARINGS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

SURVEYOR'S DECLARATION:

ON THE 13th DAY OF MARCH 2025, THE HEREON PLATTED AND DESCRIBED EXHIBIT WAS MADE UNDER MY SUPERVISION.

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.

ALLGEIER, MARTIN & ASSOCIATES
BY: H. ANDREW SOUTH (AGENT)

SIGNATURE IN BLUE INK



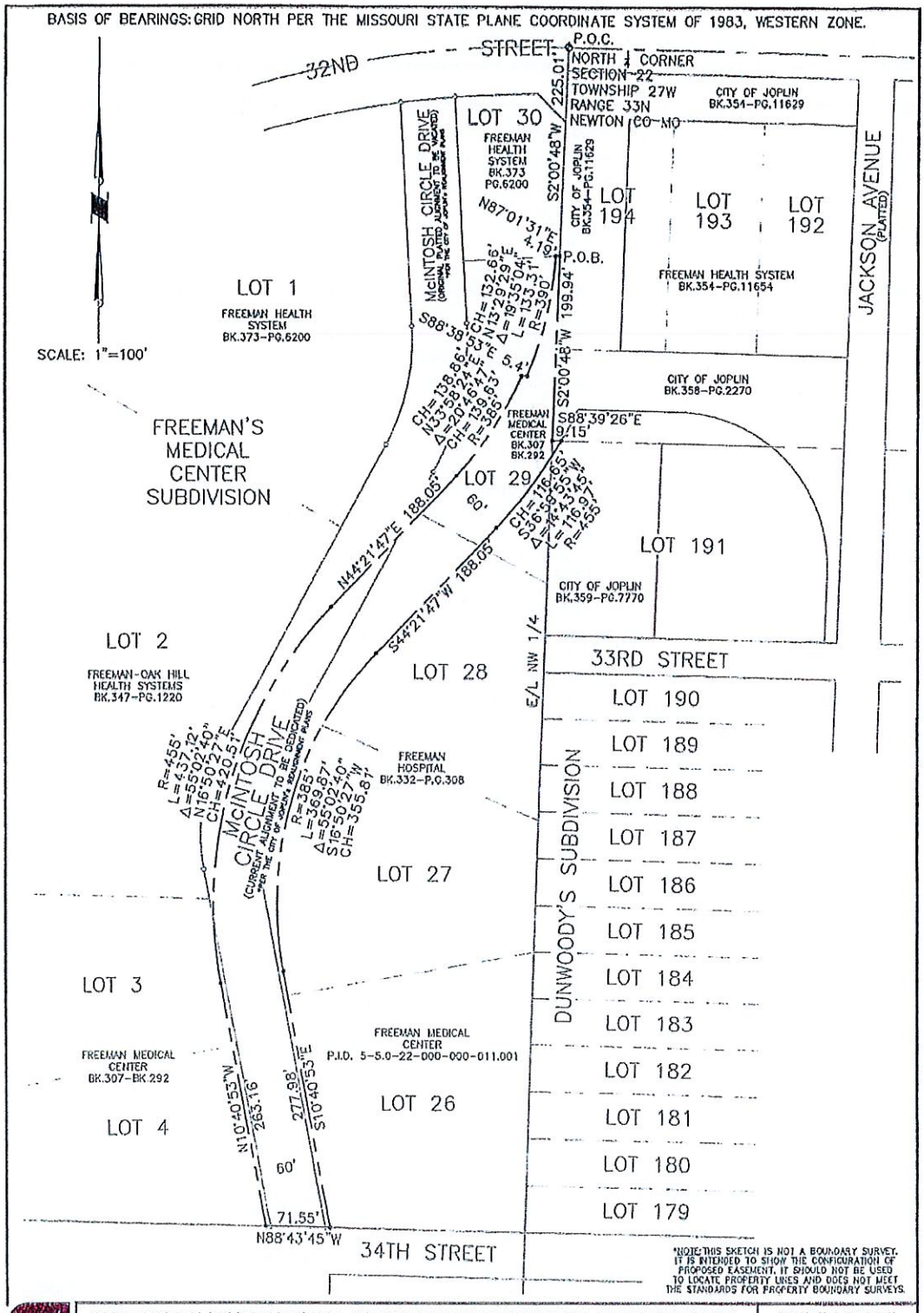
H. ANDREW SOUTH
Mo.PLS #2008000160

*NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

CURRENT ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE DEDICATED)				"EXHIBIT"
FREEMAN'S MEDICAL CENTER & DUNWOODY'S SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO				B
DATE:	REVISION:	DWN. BY: HAS CKD. BY: SRL APPD. BY: HAS DATE: 3/13/2025	THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.	

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

Dwg. No
2 of 2



CURRENT ALIGNMENT OF McINTOSH CIRCLE DRIVE (TO BE DEDICATED)

"EXHIBIT" B

FREEMAN'S MEDICAL CENTER & DUNWOODY'S SUBDIVISION S22-T27W-R33N JOPLIN, NEWTON CO, MO

DATE	REVISION

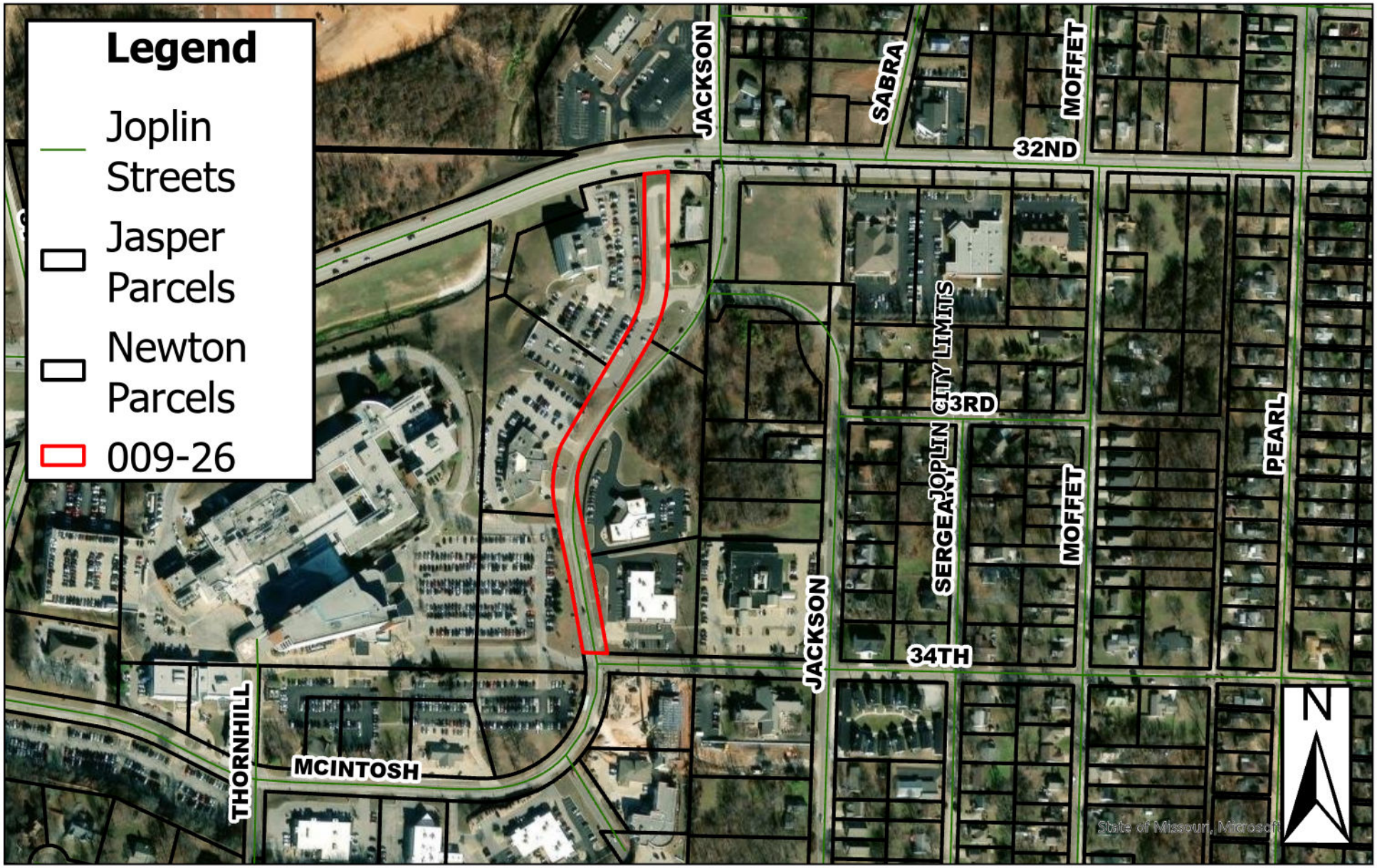
DWN. BY: HAS
CKD. BY: SRL
APPD. BY: HAS
DATE: 3/13/2025

THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC

ALLGEIER, MARTIN and ASSOCIATES, INC.
CONSULTING ENGINEERS • HYDROLOGISTS • SURVEYORS
7231 EAST 24TH STREET, JOPLIN, MISSOURI 64804 (417) 650-7200

DWG. NO.

Case 009-26: Street Vacation



3201 McIntosh Cir – Vacation – A request to vacate right-of-way for Old McIntosh Circle – City of Joplin/Freeman Health Systems

0 125 250 500 750 1,000 Feet

Case 009-26: Street Vacation - New Street



3201 McIntosh Cir – Vacation – A request to vacate right-of-way for Old McIntosh Circle – City of Joplin/Freeman Health Systems

0 100 200 400 600 800 Feet

P & Z Case 009-26
City of Joplin
(P & Z Recommended Tabling)

COUNCIL BILL NO. 2026-260 ORDINANCE NO.

AN ORDINANCE providing to vacate right-of-way for property known as Old McIntosh Cir., lying near property described as 3201 McIntosh Cir., City of Joplin, Newton County, Missouri.

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

Section 1. That the vacation of right-of-way for property known as Old McIntosh Cir., lying near property described as 3201 McIntosh Cir., City of Joplin, Newton County, Missouri, described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the lots and land:

THAT PORTION OF McINTOSH CIRCLE DRIVE AS SHOWN ON THE RECORDED PLAT OF FREEMAN'S MEDICAL CENTER SUBDIVISION, LOCATED IN SECTION 22, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5th PRINCIPAL MERIDIAN AND BASE LINE, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BOUNDED ON THE EAST BY LOTS 26, 27, 28, 29, AND 30, ON THE WEST BY LOTS 1, 2, 3, AND 4, ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 32ND STREET, AND ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET IN SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 22, THENCE SOUTH 2 DEGREES, 00 MINUTES, 48 SECONDS WEST ALONG THE EAST LINE OF THE NORTHWEST ¼ OF SAID SECTION 1271.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 26 IN FREEMAN'S MEDICAL CENTER SUBDIVISION; THENCE NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT (BEING THE NORTH RIGHT-OF-WAY LINE OF 34TH STREET) A DISTANCE OF 219.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26 (BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF 34TH STREET AND THE EAST RIGHT-OF-WAY LINE OF McINTOSH CIRCLE DRIVE) AND THE POINT OF BEGINNING: THENCE ALONG THE PLATTED PERIMETER OF SAID McINTOSH CIRCLE DRIVE RIGHT-OF-WAY AS PER THE CITY OF JOPLIN's REALIGNMENT PLANS THE FOLLOWING COURSES, DISTANCES, AND CALLS: NORTH 88 DEGREES, 43 MINUTES, 45 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 34TH STREET 61.33 FEET; THENCE LEAVING SAID 34TH STREET RIGHT-OF-WAY NORTH 10 DEGREES, 42 MINUTES, 01 SECOND WEST 387.16 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 196 FEET, A CENTRAL ANGLE OF 39 DEGREES, 32 MINUTES, 54 SECONDS, WITH AN ARC LENGTH OF 135.29 FEET; THENCE NORTH 28 DEGREES, 50 MINUTES, 53 SECONDS EAST 369.81 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 231.75

FEET, A CENTRAL ANGLE OF 33 DEGREES, 08 MINUTES, 52 SECONDS, WITH AN ARC LENGTH OF 134.07 FEET; THENCE NORTH 3 DEGREES, 10 MINUTES, 22 SECONDS WEST 241.74 FEET TO THE SOUTH RIGHT-OF-WAY OF 32ND STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1096.26 FEET, A CENTRAL ANGLE OF 3 DEGREES, 08 MINUTES, 24 SECONDS, WITH AN ARC LENGTH OF 60.08 FEET; THENCE LEAVING SAID 32ND STREET RIGHT-OF-WAY SOUTH 3 DEGREES, 10 MINUTES, 22 SECONDS EAST 244.7 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 291.69 FEET, A CENTRAL ANGLE OF 32 DEGREES, 55 MINUTES, 99 SECONDS, WITH AN ARC LENGTH OF 167.60 FEET; THENCE SOUTH 28 DEGREES, 50 MINUTES, 53 SECONDS WEST 369.81 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 136 FEET; A CENTRAL ANGLE OF 39 DEGREES, 32 MINUTES, 54 SECONDS, WITH AN ARC LENGTH OF 93.87 FEET; THENCE SOUTH 10 DEGREES, 42 MINUTES, 01 SECOND 399.89 FEET TO THE POINT OF BEGINNING. CONTAINING 76,295 SQUARE FEET, OR 1.75 ACRES, MORE OR LESS. GRID BEARINGS BASED UPON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE.

Section 2. That this vacation of the portion of the street easement hereby vacated shall not affect or derogate easements of public utility companies now having installations in the portion of the street easements hereby vacated. Such utility companies shall have the right to maintain, repair, and replace any such installations now on the vacated portion of said street easement and shall be subject to the rights of the City of Joplin for sewer construction and maintenance.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-261 – Text Amendment

MEETING DATE:
April 6, 2026

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 010-26: Text Amendment – A request to amend the Joplin Development Code, Table 5-02, to permit Duplex - Multi-Unit Home under R-2 (Two-Family Residential), through limited applicability – Tyler Casey/Pro X, Inc.

BACKGROUND:

The current zoning code is a form-based code, that takes into consideration the type of structure being built, and the context of the neighborhood in which it is constructed. The code currently defines two types of duplex developments. Duplex, Suburban vs Duplex, Multi-Unit house, and differentiate the building types based on the existing contexts of the neighborhood.

Duplex, Multi-Unit House, falls within the context of an urban neighborhood. This type of structure has the scale and massing of a detached house that happens to be divided into multiple units. These types of structures are typically within the older, walkable neighborhoods, or neighborhoods within the original street grid, where the design is compatible with the existing pattern of development, typically at a higher density (3,000 square feet per unit, or 6,000 for a duplex). This housing type is currently permitted through limited applicability (allowed as infill based on surrounding context) in an R-3 District, and within the R-4 District. Currently, this is not permitted on a 6,000 square foot lot within the R-2 District.

Duplex, Suburban, is permitted in R-2 and R-3 by right, provided the lot is at least 7,800 square feet. This is at a lower density than Duplex, Multi-Unit House. Suburban Duplexes are duplexes that have the scale and massing of two attached houses.

The proposed change will be to allow Duplex, Multi-Unit house, through limited applicability through infill, or through a Planned Development application if not infill development, within the R-2 District. The request will be for limited applicability, in contexts where varieties of housing types exist, and the structure proposed is compatible with the buildings in the neighborhood. The limited applicability will protect single-family residential neighborhoods, while still allowing higher density housing in R-2 Districts in appropriate contexts.

The intent of the R-2 District states "The R-2 district provides residential living that mixes multi-unit building formats into low- or moderate-density suburban neighborhood settings, allowing a mix of housing options at strategic locations in which transition to complimentary and supporting uses."

PLANNING & ZONING COMMISSION TESTIMONY:

The applicant presented the case. Mr. Bellairs elaborated that the request adjusts the density standard to 6,000 square feet for a specific type of construction (multi-unit home) in infill situations where it is consistent with the existing neighborhood.

The Commission asked if this could be accomplished through a variance. Mr. Bellairs responded that the Board of Adjustments does not have authority over zoning standards, only on development standards. The Commission asked if this could be accomplished through a PD. Mr. Bellairs responded that a PD is meant to benefit the area as a whole and has a minimum size requirement. They cannot be used to make adjustments for a single infill lot.

Ms. Klue-Michael asked if there were any cons. Mr. Bellairs said that this will be context based, because the way it was written it is limited applicability only in infill situations. We reduced the lot size for single-family homes to 6,000 in an R-2. So in neighborhood like the Schuber Mitchell subdivisions that were just done were at 6,000 square foot lots, that would be a suburban context that would not be infill. Think more like the walkable neighborhoods, the original street grids that are much more urban style of development where a variety of housing types already exist, that would be an ideal location where this would be permitted only through infill. More suburban neighborhoods, the way it is written it still protects those developments from being changed to two-family or multi-family. So it does have protections in there based off the way it was written and anything that is outside infill they have to go to the commission and council through a planned development review, we can't approve that administratively it is only in the defined very narrow context that this is allowed. It still has those protections that would ideally prevent any negative outcomes from lowering that density.

Ms. Phillips stated that just because something is zoned R-2, does not mean that we should put a duplex on the lot. Infill houses that she is seeing are not sympathetic to the neighborhoods.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:

Staff recommends approving Council Bill 2026-261

Planning & Zoning Commission recommends denying Case 010-26 (Motion to pass failed - 3 in Favor, 4 Opposed, 0 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Text Amendment

CASE 010-26 Text Amendment

APPLICANT Tyler Casey/Pro X, Inc.

REQUEST:

The applicant is requesting to amend Table-5-02, of the Joplin Municipal Code, Appendix 29-A (Joplin Development Code), Article 5: Building and Development Standards, Section 1, Residential Development Standards, to allow for Duplex/Multi-Unit House in an R-2 District.

DISCUSSION:

The current zoning code is a form-based code, that takes into consideration the type of structure being built, and the context of the neighborhood in which it is constructed. The code currently defines two types of duplex developments. Duplex, Suburban vs Duplex, Multi-Unit house, and differentiate the building types based on the existing contexts of the neighborhood.

Duplex, Multi-Unit House, falls within the context of an urban neighborhood. This type of structure has the scale and massing of a detached house that happens to be divided into multiple units. These types of structures are typically within the older, walkable neighborhoods, or neighborhoods within the original street grid, where the design is compatible with the existing pattern of development, typically at a higher density (3,000 square feet per unit, or 6,000 for a duplex). This housing type is currently permitted through limited applicability (allowed as infill based on surrounding context) in an R-3 District, and within the R-4 District. Currently, this is not permitted on a 6,000 square foot lot within the R-2 District.

Duplex, Suburban, is permitted in R-2 and R-3 by right, provided the lot is at least 7,800 square feet. This is at a lower density than Duplex, Multi-Unit House. Suburban Duplexes are duplexes that have the scale and massing of two attached houses.

The proposed change will be to allow Duplex, Multi-Unit house, through limited applicability through infill, or through a Planned Development application if not infill development, within the R-2 District. The request will be for limited applicability, in contexts where varieties of housing types exist, and the structure proposed is compatible with the buildings in the neighborhood.

The limited applicability will protect single-family residential neighborhoods, while still allowing higher density housing in R-2 Districts in appropriate contexts.

The intent of the R-2 District states "The R-2 district provides residential living that mixes multi-unit building formats into low- or moderate-density suburban neighborhood settings, allowing a mix of housing options at strategic locations in which transition to complimentary and supporting uses."

Staff finds the requested density allowance compatible with the intent of the R-2 District.

Staff recommends to approve Case 010-26

ENCLOSURES:

- Application

CASE 010-26 TEXT AMENDMENT

Dustin Ellias of ProX, 809 Catherine Ave, explain that that the R-2 zoning currently requires at 7,800 square foot lot but many of the R-2 zoned lots are only 50 feet wide and 120 feet long so even though they are R-2 their square footage requirement isn't met. We are asking that that minimal lot size be 6,000 square feet rather than 7,800. This is meant to increase the number of affordable housing.

Mr. Kimble asked if there were any questions from the Commission.

Ms. Phillips asked if ProX wrote the text amendment or if the city was involved as well.

Mr. Bellairs explained that the staff report was provided by the city while the application was done by ProX. He went on to say that the way the amendment was written it does more than what was just explained. That there are two types of duplexes. One being the outward appearance of two home put together with a common wall. What ProX is typically building is what's called a multi-unit home, which has the forming, massing, and modulation of the outward appearance of one home that's just been divided into two units. This will not be the kind of suburban style that is spread out. This style of development is meant for in-fill in certain context in neighborhoods that match what they're trying to do. In a lot of our more urban neighborhoods there are several homes that you would not know that are divided into multiple units because they are in R-3 districts. Currently the zoning code allows for that type of duplex in an R-3 district at 3,000 square foot per unit. But the suburban style is still at 7,800 square feet. You will not be able to build the suburban style at 6,000 square feet. But in those neighborhoods where it is truly in-fill and the surrounding context where there is similar housing types they can do that housing style where it still looks like a single-family house from the outside, but it has two units. This is not a broad approval of duplexes within 6,000 square feet, it is very much context based depending on the housing types there and it is very much subject to the review of the type of structure they're building.

Ms. Klue-Michael asked Mr. Bellairs if we were to approve this type of build on these smaller lots are we going to be facing any cons for the city or for other people who are looking to build this type of structure? Is there going to be any negative impact?

Mr. Bellairs said that this will be context based, because the way it was written it is limited applicability only in infill situations. We reduced the lot size for single-family homes to 6,000 in an R-2. So in neighborhood like the Schuber Mitchell subdivisions that were just done were at 6,000 square foot lots, that would be a suburban context that would not be infill. Think more like the walkable neighborhoods, the original street grids that are much more urban style of development where a variety of housing types already exist, that would be an ideal location where this would be permitted only through infill. More suburban neighborhoods, the way it is written it still protects those developments from being changed to two-family or multi-family. So it does have protections in there

based off the way it was written and anything that is outside infill they have to go to the commission and council through a planned development review, we can't approve that administratively it is only in the defined very narrow context that this is allowed. It still has those protections that would ideally prevent any negative outcomes from lowering that density.

Ms. Phillips asked if this could be handled on a case-by-case basis also by the Board of Adjustment?

Mr. Bellairs indicated that this would be a code change to allow it to be infill, so no, this would not go to the Board of Adjustment. The Board of Adjustment does not have the authority under the interpretation article of the zoning code. They don't have the authority to grant any amendments to zoning or district standards like density or lot size, zoning or what uses are allowed, that is outside their review. They can grant variances to the development standard but they cannot grant variances to matters of zoning or district standards.

Mr. Kimble asked Mr. Ellias what his team is hoping to gain by going to try to change or have this amendment for R-2 rather than going with an R-3 that would fit what the current building is right now.

Mr. Ellias stated that we just want to make R-2 lots that are available where there are infill lots, we just want to make those to where they can accommodate a duplex. We're not into building multi-family homes outside of bigger than a duplex. There is plenty of inventory in lots out there that are 6,000 square feet that have been sitting there with nothing built on there for quite a while. Doing this would allow duplexes to be built on them.

Mr. Kimble said that when you say duplex are you talking about just a two-family unit or a multi-family unit that looks like a regular house?

Mr. Ellias stated that it would be just a two-family unit.

Mr. Kimble stated that everything Tyler (Mr. Bellairs) has talked about and my understanding was that this was a multi-family unit not just a two-family unit.

Mr. Bellairs indicated that the definition is multi-unit home that can be hypothetically if you have the square footage you can do a three or four unit home but in an R-2 it is still limited to two family.

Dr. Rosenburg asked, you're not asking for a change to the width of the lot, you would like to change the depth of the lot?

Mr. Ellias responded that was correct.

Dr. Rosenburg said that most of the time you come anyway and you ask for a 50-foot lot and you're going to put a single family dwelling on it. That seems to be the trend that I'm seeing. That would reduce the depth of a lot to 100 feet?

Mr. Ellias stated that it would be 120 feet. There are plenty lots along Byers.

Dr. Rosenberg asked if those lots are just unbuildable.

Mr. Ellias responded that they are not buildable for a duplex even though they are zoned for a duplex. But based on the square foot requirement we can't build duplexes.

Dr. Rosenberg asked if the lots are not necessarily as narrow as 50 feet that they might be 65 feet or 60 feet.

Mr. Ellias indicated that most of the lots are 50-foot wide.

Mr. Bellairs clarified that the density standards for the district give you a certain square footage for each type of development that you have to have. In this instance what they are referring to is that there are lots in the City of Joplin that are zoned R-2 they just aren't 7,800 square feet. In an R-2 district where the infill context is appropriate they could build a two-unit home in a 6,000 square foot lot with this change. Specifically what he is referring to is existing lots that are already zoned R-2 that just aren't at that 7,800 square foot size.

Mr. Kimble asked Mr. Bellairs could this just be a case-by-case basis rather than making an amendment to what's already there where someone is wanting to put a duplex on a lot this size because they come up and ask for the change rather than making an across-the-board change. Why not just have that happen every time rather than the overall change or amendment to the text.

Mr. Bellairs said that in our procedures we do have codes to address the fluctuation of density requirements but that is what is called a planned development or in some areas a planned unit development. There is usually a specific size where it is going to benefit more than the individual property. It is going to be more of a neighborhood style development where there is typically a size requirement for that in a PD. That would be a case-by-case basis. Because we're talking about individual lots that's the goal behind this change because you are going into an individual lot that typically is not going to qualify or meet the size requirements to do a PD on a case by case basis which is why they are requesting to amend the code to allow it by right.

Dr. Rosenberg said that it seems to me that if I remember right the housing development on North St. Louis has a whole bunch of 5,000 square foot lots for a single family dwelling.

Mr. Bellairs responded that was done through a PD and then amended the code to 6,000 square feet for single-family. That was the Schuber development.

Dr. Rosenberg stated that the whole trend is to get a smaller lot.

Ms. Phillips said that just because something is zoned R-2 is probably historically because they changed a single-family dwelling to a duplex. Just because something is R-2 we are force a duplex onto a lot that was something before we even had zoning. If there is an empty lot that's not being developed as R-2, I say put a single-family lot there. Because the infill houses that I'm seeing aren't sympathetic to the neighborhoods. Not all of them, some are not sympathetic to the single-family dwelling in the neighborhood. Though I say single-family they may be technically zoned R-2 because of historic reasons. If we did a case-by-case and the neighbors within 185 feet said "No" that's not going to look good for the neighborhood, density in this neighborhood is not a good thing or we don't want it at this time.

Mr. Ellias said that one of our big things is to reduce housing costs and to be able to provide affordable housing. As a builder I can tell you there's a duplex you get to build off of one electrical drop, one roof. There are costs that are shared between the two units. My square footage cost between building a duplex and building a single home is almost one and a half times. It's 40% higher to build a single-family home. If I'm renting the same I got to charge more for a single-family. We are trying to make it so that everybody, not just us, can build these more affordable housing in areas that are already zoned R-2. They're zoned for a duplex the code but by putting 7,800 square feet means that they're not really zoned for a duplex.

Ms. Klue-Michael asked what the rent rate would be for affordable housing.

Mr. Ellias responded that for these being brand-new homes with three bedroom and two bath, we are renting them at $1,200 - $1,250 range.

Mr. Kimble asked Mr. Bellairs to clarify why it wouldn't be better to go case-by-case rather than making a sweeping amendment on this right now.

Mr. Bellairs stated that with the issues of zoning beside the PD is that you can't do it on a case-by-case basis. The Board of Adjustment does not have that authority to grant a case-by-case exception. The only way to do that would be a PD and a lot-by-lot basis wouldn't work. You need to look at the zoning districts across the board. We can't pick it out on a case-by-case district.

Mr. Kimble asked what happens if we pass the text amendment and this gentleman wants to come and build a house on a lot where the zoning is not aligning, the text amendment is saying that we can have this conversation.

Mr. Bellairs indicated that the text amendment is to reduce the size for that kind of development. If it were an R-1 then it would need to be rezoned. But if the property is 6,000 square feet in a neighborhood where there are already a mix of housing types and it is already zoned R-2, they wouldn't have to come back.

Mr. Kimble asked if there were any other questions from the commission.

Mr. Kimble asked if there was anyone in attendance who would like to speak in favor.

Mr. Kimble asked if there was anyone in attendance who would like to speak in opposition.

Mr. Kimble asked the commission for a motion.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 010-26. THIS MOTION WAS SECONDED BY MS. KLUE-MICHAEL, MOTION DID NOT PASS. (3 IN FAVOR, 4 IN OPPOSITION, 0 ABSENT).

Text Amendment Procedures

Applicability. Amendments to these regulations that are generally applicable throughout the city or in specific districts, or are uniformly applied to certain situations, may be initiated by the property owner, the City Council or the Planning Commission, or by Staff on behalf of these entities.

Review Criteria. A text amendment shall be reviewed according to the following criteria:

1. The amendment furthers the purposes of these regulations in Section 1.01.B.
2. The amendment is consistent with the comprehensive plan and has been considered for both its long-range affects as well as immediate impacts.
3. The amendment promotes the public health, safety, quality of life and general welfare of the community in the City of Joplin.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to text amendment applications.

1. Applications may be accompanied by a related comprehensive plan amendment, or more specific plan, provided that amendment or plan has meet all of the legal and policy requirements for plan approvals independent of the proposed text amendment.
2. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
3. The Planning Commission may recommend or City Council may approve a lessor change than was proposed in the notice, when considering the proposed change relative to the currently applicable standards.

Effect of Decision. Amendments to the text of these regulations shall be approved by the City Council in the form of an ordinance, and be effective after the date specified in the ordinance. The Director shall incorporate approved amendments into this code by reference to the specific amending ordinance, and indicate the newly applicable provisions and the replaced provisions, or by recodification of the official code that incorporates the approved amendment.

Text Amendment Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 010-26
Filing Fee: $550.00
Received: 2/3/26
Date Advertised: _____
Proj. No.: 26-013
Public Hearing Date: 3/9/26-PNZ
4/6/26
-CC

Applicant: Tyler Casey / Pro X Inc. Phone No.: 620-687-0425

Address: 809 Katherine Avenue, Joplin, MO Email: tyler@proxproperty.com

Owner: Tyler Casey Phone No.: 620-687-0425

Address: 809 Katherine Avenue, Joplin, MO Email: tyler@proxproperty.com

Section to be Amended: Joplin Municipal Code, Appendix 29 A (Joplin Development Code), Article 5. Building and Development Standards, Section 1. Residential Development ~~Standards, Table 5-02.~~

Present Text: ☐ ☐ Duplex / Multi-unit House
~~6K - 12K s.f.~~
3K s.f. per unit
2 - 4 units

Reason for Amendment:
To allow Duplex/Multi-Unit House in the R-2 District, under limited applicability. Substantial data and justification is attached to ~~this application, this type of land use restriction negatively~~ impacts housing affordability, private investment and job creation.

Does the Amendment...:

Yes No

(X) ( ) Add language to the Development Code?

○	⊗	Supplement an existing section?
⊗	○	Modify an existing section?
○	⊗	Repeal an existing section?

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
⊗	○	Completed and signed application.
⊗	○	One thumb drive of a .docx copy of the proposed amendment.

Applications that are incomplete or missing required documents will **not** be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Tyler Casey **Date:** 2/2/2026

docusign

Certificate Of Completion

Envelope Id: FFEB2AD3-BE54-4124-8D70-5951AF03F44B
Status: Completed
Subject: Complete with Docusign: Blank TextAmendmentApplication2022Fillable.pdf
Source Envelope:
Document Pages: 3
Signatures: 1
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Disabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Tyler Casey
101 S Broadway
Pittsburg, KS 66762
tyler@proxproperty.com
IP Address: 67.235.135.49

Record Tracking

Status: Original
2/2/2026 2:25:53 PM
Holder: Tyler Casey
tyler@proxproperty.com
Location: DocuSign

Signer Events	Signature	Timestamp
Tyler Casey tyler@proxproperty.com CEO Pro X Franchising LLC Security Level: Email, Account Authentication (None)	Tyler Casey Signature Adoption: Pre-selected Style Using IP Address: 67.235.135.49	Sent: 2/2/2026 2:36:47 PM Viewed: 2/2/2026 2:36:55 PM Signed: 2/2/2026 2:36:59 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/2/2026 2:36:47 PM
Certified Delivered	Security Checked	2/2/2026 2:36:55 PM
Signing Complete	Security Checked	2/2/2026 2:36:59 PM
Completed	Security Checked	2/2/2026 2:36:59 PM

Payment Events	Status	Timestamps

Proposed Zoning Text Amendment

City of Joplin Zoning Code
Section 5.01 – Table 5-02 (Dimensional Standards)

Current Standard (R-2 District):
Minimum Lot Area: **7,800 square feet**

Proposed Amendment:
Minimum Lot Area: **6,000 square feet**

All other dimensional standards remain unchanged.

Applicant's Rationale & Findings

1. Excessive and Unworkable Land Use Restriction

A review of existing platted lots within the City of Joplin reveals that **there are effectively no R-2 zoned lots that meet the current 7,800 square-foot minimum lot size requirement**. As a result, the standard functions as a **de facto prohibition** on new development within the R-2 zoning district rather than a reasonable regulation.

This condition exceeds what is necessary to accomplish legitimate land-use objectives and represents an **excessive restriction on property rights**.

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2. Conflict With the Intent of the R-2 Zoning District

The R-2 zoning district is intended to accommodate **duplexes and low-density multifamily housing** as a transitional housing type between single-family neighborhoods and higher-density residential areas.

In practice, the current minimum lot size:

- Prevents duplex and small multifamily development
- Forces R-2 zoned land to function **no differently than single-family zoning**
- Undermines the original policy intent of the zoning classification

Reducing the minimum lot size to 6,000 square feet restores the district's intended function without increasing allowed density beyond what the district already permits.

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3. Negative Impact on Housing Supply and Affordability

The current standard directly:

- Reduces housing supply
- Limits housing type diversity
- Decreases consumer choice
- Contributes to upward pressure on housing costs

By preventing otherwise lawful development, the regulation **artificially constrains housing production**, which is contrary to widely accepted housing affordability principles and local economic development goals.

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4. Economic Development and Employment Impacts

The restriction has broader economic consequences, including:

- Fewer construction projects
- Reduced demand for local construction trades
- Decreased private investment
- Lower property tax base growth

Lots that are zoned and intended for multifamily development remain **vacant or underutilized**, resulting in lost economic activity and foregone municipal revenue that could otherwise support essential city services.

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5. Consistency With Existing Development Patterns

A 6,000 square-foot minimum lot size:

- Aligns with existing platted lot sizes throughout Joplin
- Is consistent with historic development patterns
- Allows modest infill development without altering neighborhood character
- Does not increase height, bulk, or use intensity beyond what R-2 already permits

This amendment corrects a dimensional mismatch rather than introducing new development pressure.

---

6. Public Benefit

The proposed amendment will:

- Increase feasible housing production
- Support workforce housing needs
- Encourage reinvestment in underutilized areas
- Expand the local tax base
- Create construction and related jobs
- Better align zoning regulations with adopted land-use goals

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Conclusion

The current 7,800 square-foot minimum lot size in the R-2 zoning district is not supported by existing conditions, zoning intent, or public benefit outcomes. Reducing the minimum to 6,000 square feet is a **measured, data-driven correction** that restores functionality to the zoning district while advancing housing availability, affordability, and economic vitality in the City of Joplin.

The Impact of Minimum Lot Size Regulations on Housing Supply, Affordability, and Economic Development

A Justification for Amending the R-2 Minimum Lot Size Requirement in Joplin, Missouri

Abstract

Minimum lot size regulations are a common zoning tool intended to manage density and neighborhood character. However, when set above prevailing development patterns, these standards can operate as exclusionary constraints that limit housing supply, reduce affordability, and suppress economic activity. This paper examines empirical research on land-use regulation and housing markets and applies those findings to the City of Joplin's R-2 zoning district. Evidence indicates that the existing 7,800 square-foot minimum lot size functions as an excessive restriction that prevents development consistent with the district's intent. Reducing the requirement to 6,000 square feet is supported by planning theory, housing economics, and public interest outcomes.

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1. Introduction

Local zoning ordinances play a central role in shaping housing supply and urban form. Among these regulations, minimum lot size requirements directly influence development feasibility by determining whether parcels can be used at all. When such standards are misaligned with existing lot patterns or zoning intent, they can unintentionally eliminate permitted housing types, reduce housing supply, and increase costs.

In the City of Joplin, the R-2 zoning district is intended to accommodate duplexes and low-density multifamily housing. However, the current minimum lot size of 7,800 square feet has resulted in a condition where virtually no existing R-2 lots are developable under the ordinance, effectively nullifying the district's purpose.

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2. Minimum Lot Size Regulations and Housing Supply

A substantial body of economic research finds that restrictive land-use regulations, including minimum lot sizes, reduce housing supply by limiting the number of units that can be built on available land.

Glaeser and Gyourko (2003) demonstrate that artificial regulatory constraints, rather than construction costs, are a primary driver of housing scarcity in regulated markets. Similarly, Glaeser, Gyourko, and Saks (2005) find that zoning constraints significantly reduce housing elasticity, meaning markets are unable to respond to increased demand with new supply.

Minimum lot size requirements are particularly impactful because they can render otherwise viable parcels undevelopable, leading to underutilized land and suppressed housing production (Pendall, 2000).

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3. Effects on Housing Affordability

The relationship between land-use restrictions and housing affordability is well documented. The U.S. Department of Housing and Urban Development (HUD) and the Federal Reserve have both concluded that restrictive zoning increases housing prices by limiting supply.

A national study by the National Bureau of Economic Research found that metropolitan areas with stricter land-use regulations experience significantly higher housing prices and rents, even after controlling for income and demand factors (Gyourko, Saiz, & Summers, 2008).

HUD (2021) specifically identifies minimum lot size requirements as a regulatory barrier that disproportionately increases housing costs by mandating higher land consumption per unit, thereby increasing per-unit land costs and excluding more affordable housing types.

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4. Misalignment With Zoning Intent

Planning best practices emphasize that zoning regulations should implement, not undermine, stated land-use objectives. When dimensional standards prevent the development of permitted uses, the regulation functions as a de facto prohibition rather than a reasonable control.

In the case of Joplin's R-2 district, the minimum lot size effectively restricts development to single-family homes, despite duplexes and multifamily uses being permitted. This phenomenon is consistent with findings by Pendall (2000), who notes that large-lot zoning often serves to exclude multifamily and moderate-density housing, even where nominally allowed.

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5. Economic and Fiscal Impacts

Restrictive zoning not only affects housing markets but also has broader economic consequences. Research by the Brookings Institution finds that land-use constraints reduce construction activity, limit job creation in the building trades, and suppress local economic growth (Molloy, 2016).

Additionally, undeveloped or underdeveloped land generates fewer property tax revenues than improved parcels, reducing fiscal capacity for local governments (Been, Ellen, & O'Regan, 2019). By preventing feasible development, excessive lot size requirements contribute to lost investment and foregone municipal revenue.

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6. Policy Implications for Joplin

Reducing the minimum lot size in the R-2 zoning district from 7,800 to 6,000 square feet aligns with empirical research and planning best practices by:

- Restoring the functional intent of the zoning district
- Enabling modest infill and low-density multifamily development
- Increasing housing supply without increasing allowed use intensity
- Supporting affordability through reduced per-unit land costs
- Encouraging private investment and construction employment

Importantly, the proposed standard remains consistent with existing neighborhood patterns and does not introduce new uses, heights, or densities beyond those already permitted.

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7. Conclusion

Academic research consistently demonstrates that excessive land-use restrictions, including minimum lot size requirements, reduce housing supply, increase housing costs, and constrain economic development. In Joplin, the current R-2 minimum lot size functions as an effective prohibition on intended development, contrary to sound planning principles and public interest outcomes.

Reducing the minimum lot size to 6,000 square feet represents a targeted, evidence-based amendment that corrects a regulatory misalignment while advancing housing affordability, economic vitality, and zoning consistency.

References

Been, V., Ellen, I. G., & O'Regan, K. (2019). *Supply skepticism: Housing supply and affordability.* Housing Policy Debate, 29(1), 25–40.

Glaeser, E. L., & Gyourko, J. (2003). *The impact of building restrictions on housing affordability.* Federal Reserve Bank of New York Economic Policy Review, 9(2), 21–39.

Glaeser, E. L., Gyourko, J., & Saks, R. E. (2005). *Why have housing prices gone up?* American Economic Review Papers & Proceedings, 95(2), 329–333.

Gyourko, J., Saiz, A., & Summers, A. (2008). *A new measure of the local regulatory environment for housing markets.* Urban Studies, 45(3), 693–729.

Molloy, R. (2016). *Regulation and housing supply.* Brookings Institution.

Pendall, R. (2000). *Local land use regulation and the chain of exclusion.* Journal of the American Planning Association, 66(2), 125–142.

U.S. Department of Housing and Urban Development. (2021). *Removing regulatory barriers to affordable housing.*

Data-Backed Comparison: A High-Restriction City vs. a Low-Restriction City (San Francisco vs. Houston)

To illustrate how land-use restrictiveness can correlate with housing affordability outcomes, consider **San Francisco, California** (a high-regulation environment with complex and discretionary approvals) compared to **Houston, Texas** (the largest major U.S. city widely described as operating **without conventional zoning**).

1) Land-use regulatory posture (qualitative comparison)

- **Houston:** Scholarly literature frequently identifies Houston as the only major North American city without formal zoning, relying instead on a mix of subdivision rules, deed restrictions, and targeted regulations rather than comprehensive use-based zoning. ScienceDirect
- **San Francisco:** California's Housing and Community Development department has described San Francisco as an outlier in approvals, citing the city's use of broadly discretionary review and a complex approvals environment that increases uncertainty and delay for housing development. California Housing Department

2) Housing affordability outcomes (quantitative comparison)

Home prices (median):

- **San Francisco:** median home sale price ~**$1.5 million** (Nov 2025). Redfin
- **Houston:** median home sale price ~**$350,000** (Nov 2025). Redfin

Median household income (Census QuickFacts):

- **San Francisco: $141,446** (2019–2023, in 2023 dollars). Census.gov
- **Houston: $62,894** (2019–2023, in 2023 dollars). Census.gov

Price-to-income (simple affordability indicator):
Using the above figures, the **median home price is ~10.6× median household income in San Francisco**, compared to **~5.6× in Houston** (computed from cited Redfin price and Census income figures). Census.gov+3Redfin+3Redfin+3

Rents (median advertised rent):

- **San Francisco:** median rent **$3,595** (Dec 2025). Zumper - Apartments for Rent & Houses
- **Houston:** median rent **$1,523** (Dec 2025). Zumper - Apartments for Rent & Houses

Rent-to-income (rough burden proxy):
Using median advertised rent (annualized) divided by Census median household income, rent equals **~30.5% of median household income in San Francisco** and **~29.1% in Houston** (computed from cited Zumper rent and Census income figures). While this is not a perfect measure of renter burden (because "median household income" includes owner households and "median advertised rent" reflects current listings), the comparison still shows that **Houston achieves far lower nominal rents and prices** and a substantially lower price-to-income ratio. Census.gov+3Zumper - Apartments for Rent & Houses+3Zumper - Apartments for Rent & Houses+3

3) Interpretation for the Joplin minimum lot size amendment

The San Francisco–Houston contrast is not proof of single-cause explanation (many factors also matter: regional demand, geography, job growth, and building costs). However, it is consistent

with the broader literature: **when regulatory structures add discretionary friction or reduce feasible housing capacity, supply responsiveness tends to fall and affordability pressures rise**. In that context, a minimum lot size that renders an intended residential district effectively unbuildable operates as a capacity constraint similar in kind (if not scale) to other exclusionary rules documented in the housing economics and planning literature

P & Z Case 010-26
Tyler Casey/Pro X, Inc.
(P & Z Recommended to Deny)

COUNCIL BILL NO. 2026-261 ORDINANCE NO.

AN ORDINANCE amending the Joplin Development Code, Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, being Appendix 29-A of the Joplin Municipal Code.

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

Section 1. Having referred to the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen (15) days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-119 is hereby amended to reflect the following:

Section 2. That Article 5. Building & Development Standards, Section 1. Residential Development Standards, Table 5-02: Residential District Building Type & Development Standards, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to allow Duplex/Multi-unit House in the R-2 District through limited applicability.

Section 3. That any other ordinance, or part of such ordinance, or chapter of the Joplin Municipal Code in conflict with said provisions shall and the same is hereby repealed.

Section 4. That this ordinance shall become effective beginning _____, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-262 – Voluntary Annexation

MEETING DATE:
April 6, 2026

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 011-26: Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and S Kodiak Rd. - Voluntary Annexation – A request to voluntarily annex into the corporate limits of the City of Joplin – Conley Commercial Holdings, LLC

BACKGROUND:

The subject property is located near the Southeast corner of East 32nd Street and S Kodiak Rd/S Prigmor. The owner is selling the property to a developer for a future warehouse/distribution center. There will be a rezoning case following the approval of the annexation.

City staff finds that the annexation is reasonable and necessary for the future growth of the City of Joplin. In support of this finding, the 2012 Joplin Comprehensive Plan, Future Land Use Plan, describes the area where the subject property is located as a Future Industrial Opportunity Area.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Zach Imbus presented the case and explained the proposed development plans and use. He stated that this would be a distribution and warehouse facility. He explained the impact of the proposed development and the studies that had taken place. Mr. Jason Manglus indicated there would create about 100 new jobs, with a dozen full-time salaried leadership roles. The facility will handle items about 50 pounds in size.

PUBLIC COMMENT;
Mr. Morris Glaze got up to speak in favor. Mr. Glaze stated that all of the infrastructure is a result

of what the JIDA board has done in the Crossroads Industrial Park, on the North side of 32nd.

Mr. James Bicroft informed the commission that there are nearby residential homes. Mr. Bicroft asked where the products are coming from. Mr. Imbus stated that 32nd St is DOT right-of-way designated for this kind of development. They would not approve their use and improvements unless they believed the infrastructure sufficient. Mr. Manglus stated that in terms of hazardous materials this facility would only carry items that you would find in your local hardware store and nothing more. Mr. Kimble asked about traffic and the types of vehicles that will be accessing the facility. Mr. Manglus responded that the trucks arrive between 10PM and 4AM. Passenger vehicle shifts start at 1AM (20 to 25 individuals). There will be about 150 to 200 vans. Ms. Phillips asked about turn lanes and Ms. Klue-Michael added that there would be turn lanes added to the development. Dawna Mitchell stated that they will have to sit and wait or their appointments if there are 150 vehicles on the road. Morris Glaze stated that if the developer had selected a sight on the north side of 32nd, they would not be here today because it is already in the City and zoned M-2.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-262
Planning & Zoning Commission recommends approving Case 011-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Z&P Meeting: March 9, 2026
City Council Meeting: April 6, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Voluntary Annexation

CASE 011-26 A request to voluntarily annex property into the City of Joplin

LOCATION Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and S Kodiak Rd.

APPLICANT Conley Commercial Holdings, LLC

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Newton County, MO)	Vacant	Approximately 25 acres

DISCUSSION

The subject property is located near the Southeast corner of East 32nd Street and S Kodiak Rd/S Prigmor. The owner is selling the property to a developer for a future warehouse/distribution center. There will be a rezoning case following the approval of the annexation.

City staff finds that the annexation is reasonable and necessary for the future growth of the City of Joplin. In support of this finding, the 2012 Joplin Comprehensive Plan, Future Land Use Plan, describes the area where the subject property is located as a Future Industrial Opportunity Area.

Staff recommends approval of Case 011-26.

ENCLOSURES

- Map of area to be annexed
- Application

CASE 011-26 VOLUNTARY ANNEXATION

Zack Imbus, 8888 Keystone Crossing, Indianapolis, IN, explain his role and his associates roles with the proposed annexation and rezoning of the development. He went on to inform the commission the details of Ambrose, the real estate developer hired for the project based in Indianapolis, IN. Ambrose is experienced with doing similar projects throughout the United States.

Mr. Imbus described the property as along 32nd Street south the old Blue Buffalo plant. The existing use is undeveloped land and we are proposing a warehouse and distribution facility. Our first request is for the annexation. The existing property is located in Newton County and we are proposing it to be annexed into the City of Joplin. The current owner does control a larger parcel of about 150 acres that this will be split from. We are here representing only the 25 acres. Next is the zoning request. The existing property is unincorporated and we note that most of the surrounding property southeast of I-44 corridor is M-2. Our proposed zoning is to be designated that same zoning, as M-2 Heavy Industrial. We believe this to be compatible proposed use and aligns with the surrounding zoning. There is no adjacent city residential nearby. Staff repost details 2012 City of Joplin Comprehensive Plan designated this property as future industrial opportunity area. The future land use plan and policies are exactly consistent with this request.

Mr. Imbus said that this will be a Class A distribution facility, roughly 130,000 square foot building. Roughly 30 foot height, single-story concrete. The intended operations include receiving, storage, staging, and shipping. I want to emphasize that this is not a data center and not a manufacturing facility. This will be a distribution facility consisting of package movement. Vehicles have a no-idle policy to reduce carbon footprint. Product is typically moved in and out of this facility within 24 hours. All operations occur inside the building. This is a very clean operation with no odor, no pollution, and no industrial waste. There is a small office component with restrooms and very modest water and sanitary usage.

Mr. Imbus went on to describe the site plan. It is along East 32nd Street, which is under the jurisdiction of the DOT. Turn lanes would be installed, that is at the recommendation of MoDOT. We have a traffic study completed and vetted by them. We will be following all their requests to ensure that traffic ensures compatibility. There will be three curb-cuts in total aligned with the existing drives. There will be designation of auto, van, and truck. The stormwater management facilities will be to the east and west to the site. Other landscaping will be done to code requirements. As far a noise, we will ensure that all local ordinances will be met. We will use extra landscaping and buffering to exceed these goals. The operational noise level of a facility like this is on the average of 55 decibels, which falls in between a running air conditioner and a running refrigerator. Similar to a white noise machine that people would sleep with at night. There will be a

full photometric plan provided to the city and will meet all ordinances as such. We will use cut-off lighting which will light up our property and keep it off the neighbors. Extensive environmental and geotech studies are being performed to ensure any endangered species are protected. We don't believe that there are any on the site. The U.S. Army Corps of Engineers has also been engaged to ensure that any wetlands are protected. After due diligence we do not believe that there are any protected wetlands on the site. A traffic study has been done and submitted to the City and DOT.

Mr. Kimble asked if there were any questions from the commission.

Ms. Klue-Michael asked a questions about the site plan visual slide that was presented by Mr. Imbus. Specifically, what are the large boxes located behind the building.

Mr. Imbus responded that those are parking stalls for vans to utilize as a queueing area for the loading operations that occur outside the building.

Ms. Klue-Michael also asked how many jobs will this bring. How many jobs can we expect to come out of this?

Jason Manglus, 1245 E Washington Street, Madison, Wisconsin, indicated that there will be about 100 new jobs of which about a dozen will be full-time salaried leadership roles.

Mr. Kimble asked if there were any other questions from the commission.

Ms. Klue-Michael inquired about what kind of distribution will take place.

Mr. Manglus responded that this facility will handle items about 50 pounds about the size of a toaster oven, consumer products, electronics, occasionally extra-large items like an office chair, computer monitor, and generally dry goods. From a hazmat perspective nothing that you wouldn't find in your local hardware store.

Dr. Rosenberg asked what kind of traffic flow are you going to need on these roads I assume that you'll be doing local deliveries or within 50 miles.

Mr. Imbus stated that he does not have any counts off-hand but they have all been detailed in the study that was provided to the city, but yes, there will be a number of traffic trips and routes involved with the operation.

Mr. Manglus indicated that this facility will provide deliveries within an hour's drive. The dispatching usually takes place between 9:00 a.m. and noon in a two-hour time period on a staggered basis.

Ms. Klue-Michael asked Mr. Manglus that out of those 100 jobs, 12 would be full-time with benefits the rest would be part-time no benefits.

Mr. Manglus responded that there are some benefits available to the part-time employees. There is a variety of benefits that they have access to but medical benefits is not one of them.

Ms. Harrington asked Mr. Bellairs if there is infrastructure there.

Mr. Bellairs indicated that there is city sewer on the north side of 32nd Street at the intersection of 32nd and Quail. That is there for them to tie into.

Mr. Imbus said that they are engaged with Missouri American Water to access a nearby water main. Liberty Utilities has a substation directly to the west of the development. This property will not use any natural gas.

Mr. Kimble asked if there were any other questions from the commission.

Mr. Kimble asked if there was anyone who would like to speak in favor of the case.

Mr. Morris Glaze, of Joplin, asked if once the building is completed will they vacate the current building on Prigmor and move those jobs to the new building.

Mr. Imbus indicated that he is not a liberty to discuss the end user and is unable to answer Mr. Glaze's question.

Mr. Glaze went on to state how all of the local infrastructure is a result of the JIDA board has done over the years in the Crossroads Industrial Park which is on the north side of 32nd Street.

Mr. Kimble asked if there was anyone else who would like to speak in favor of the case.

Mr. Kimble asked if there was anyone who would like to speak in opposition to the case.

Mr. James Bicroft, 13525 Briar Wood Road, spoke to inform the commission that there are nearby residential homes to the annexation area. He asked how any additional traffic will impact 32nd Street. Mr. Bicroft also asked where are these products coming from.

Mr. Kimble reiterated that Mr. Imbus said that no city housing within the City of Joplin whereas the houses to the east are in the county rather than the city. I think they made a distinction about that specifically.

Mr. Imbus stated that they want to work with the nearby residences and make sure that their property is protected. As far as 32nd Street, this is a DOT roadway that is designed for this kind of development. They will not be approving our use and improvements unless they believe their infrastructure can handle the traffic counts that we are proposing.

Mr. Manglus responded to the question about hazardous materials and where are the products are coming from. The products will generally come from Kansas City and St.

Louis but as far away as Minnesota and Chicago. In terms of hazardous materials the origin facilities are limited in what they can carry. Those facilities would carry items that you would find in your local hardware store and nothing more than that.

Mr. Kimble asked about traffic and the type of vehicles that will be accessing the facility on a regular basis.

Mr. Manglus responded that the trucks will be arriving between 10:00 p.m. and 4:00 a.m. For passenger vehicles the largest shift starts at 1:00 a.m. and that will be about 20 to 25 individuals. The vans will be about 150 to 200.

Mr. Imbus added that the shifts of traffic movement are selected to avoid high traffic and school bus times.

Mr. Kimble asked if there is anyone else who would like to speak in opposition to the case.

Ms. Dawna Mitchell 1204 Prairie View Road, said the we live in the area directly east of this and we have doctor's appointments and if there is 150 vehicles that we will have to sit and wait and will be late for our appointments. We are not in the city limits but hope that you would be concerned with us as well.

Ms. Phillips spoke about her experiences with traffic in the area during a recent Sunday visit. She went on to ask if there would be some kind of turn lanes.

Ms. Klue-Michael reminded the commission that there would be turn lanes added for the development.

Ms. Harrington pondered if the jobs are going to be new or if just relocated and if there would truly be an additional increase in traffic.

Dr. Rosenberg reminded the commission and attending audience that this case is about annexation and the other is a separate rezoning case. He also informed everyone that this commission is an advisory board.

Morris Glaze, stated that if the developer had selected a sight on the north side of 32nd Street they wouldn't be here today because it is already in the city zoned M-2.

Mr. Kimble asked if there was a motion on the case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 011-26. THIS MOTION WAS SECONDED BY MS. WARREN, MOTION PASSED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).

Voluntary Annexation Procedures

The voluntary annexation of land into the City of Joplin requires procedures established by the Missouri State Statutes. This section of the law is attached for your use. To further assist in the procedures, the following checklist is provided.

1. The property to be annexed must be compact and contiguous to the existing boundaries of the City of Joplin. This must be determined to ensure that there are no unincorporated areas between the area to be annexed and the City of Joplin.

2. If the requested annexation area consists of single or multiple tracts of land a Petition requesting the annexation must be signed by all the owners of all fee interests of record in all tracts of real property to be annexed. This means that both a husband and wife must sign, however, a mortgage holder such as a bank does not need to sign. Please note that all signatures must be notarized. A form is included in this packet for your use.

3. The petition must be filed with the office of the City Attorney for verification. Attached to the petition must be a legal description describing the boundary of the property requested for annexation.

4. The petition will be referred to the Planning and Zoning Commission and City Council for Public Hearing. This will determine the ability of the City to provide services within a reasonable amount of time and whether the land is reasonable and necessary for the development of the City.

5. If there are no written objections filed within fourteen (14) days by two (2) qualified voters in the area or by at least two percent (2%) of the qualified voters of the City, then, the City may complete the annexation by the adoption of an ordinance.

6. Upon completion of the above process, the City will file notice of the annexation with the County Clerk's Office in the county in which the annexed property lies.

Note: If you have any questions, you may call the Planning Division at 417-624-0820, ext. 1511, or email Zoning-Planning@JoplinMO.org for assistance.

BEFORE THE COUNCIL OF T...

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO 71.012, RSMo.

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.

Danette Conley Shane Conley

STATE OF Missari)
) ss:
COUNTY OF Jasper)

On this 4th day of Febaray 20 26, before me appeared Danette Conley and Shane Conley, to me known to be the owners of a tract of land as shown and described in Exhibit A & B, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its _____ of the consideration stated therein and no other, and said _____ 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.

Notary Public Whitney Cupp

My commission expires: August 14. 2028

WHITNEY CUPP
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: August 14, 2028
Commission #: 20288779

Voluntary

Annexation Application

Corporation

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only

Case No.: 011-26
Filing Fee: $0.00
Received: 2/5/26
Proj. No.: 26-015

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation, you will need to complete this form for each parcel of property.

Owner Name: Conley Commercial Holdings, LLC Phone No. 417-437-0955 & 417-825-2072

Email: vintagevogue@Ymail.com & shaneconley62@hotmail.com

Applicant Name: AMS 2025 BTS – Joplin MO, LLC Phone No. 513-479-4596

Email: zimbus@ambrosepg.com

Mailing Address: 8888 Keystone Crossing, Suite 1150, Indianapolis, IN 46240

Annexation Property Location: ~25 Acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO

Present Use of Property: Unused / Agricultural

Residential Information (if no present of future residences, you may skip this section.)

Number of presently occupied or occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Number of future occupiable:

Single-family residences: _____

Duplex residences: _____

Triplex residences: _____

Apartment house residences: _____

Apartment complex units: _____

Name of water provider, or list 'well': _____

Name of sewer provider, or list 'septic': _____

Commercial Information (if no present commercial use, you may skip this section.)

Business #1
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

Business #2
Business Name: _____

Mailing Address: _____

Owner/Manager Name: _____

Phone No. _____ Email: _____

Landlord Name: _____ Phone No. _____

Missouri Sales Tax ID No. _____

Liquor Sales: Yes ◯ No ◯

REQUIRED VOLUNTARY ANNEXATION INFORMATION

JOPLIN

FINANCE DEPARTMENT

*******THIS FORM MUST BE SUBMITTED WITH YOUR VOLUNTARY ANNEXATION PETITION*******

Please complete the following information as it pertains to the requested voluntary annexation property. If you own more than one parcel in which you are requesting annexation you will need to complete this form for each parcel of property.

Property Owner Name: Conley Commercial Holdings, LLC **Telephone Number:** 417-825-2072 417-437-0955

Property Address: ~25 Acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO

1. **Is the annexation the result of an out-of-town sewer agreement?** ____ Yes X No
2. **Is this property residential property?** ____ Yes X No
3. **Are there any businesses located on this property?** ____ Yes X No

If yes, how many businesses are located on this property? ____

Please list the following information for each business located on the property:

Business #1:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ Yes ____ No

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ Yes ____ No

If yes, what is their Missouri Sales Tax ID Number? ____

Does the business sell liquor? ____ Yes ____ No

Business #2:

Business Name: ____

Business Mailing Address: ____

Name of Owner or Manager: ____

Business Contact Phone Number: ____

Is the Property Leased to the Business? ____ Yes ____ No

Type of Business (example: insurance, repair shop, etc.) ____

Does the business sell retail items? ____ Yes ____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No (Over)

Business #3: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

Business #4: Business Name: _____

Business Mailing Address: _____

Name of Owner or Manager: _____

Business Contact Phone Number: _____

Is the Property Leased to the Business? _____ Yes _____ No

Type of Business (example: insurance, repair shop, etc.) _____

Does the business sell retail items? _____ Yes _____ No

If yes, what is their Missouri Sales Tax ID Number? _____

Does the business sell liquor? _____ Yes _____ No

MMENTS

Property is currently undeveloped / unused / agricultural, and is proposed to be annexed into the City of Joplin with M-2 zoning.

Are there residential living units on the property that are occupied or capable of being occupied? _____Yes _____X_____No

If Yes, how many
Single-family house(s) _____ Amount
Duplex(s) _____ Amount
Tri-plex(s) _____ Amount
Apartment House(s) _____ Amount
Apartment Complex(s) _____ Amount

Do you plan to build residential living units on the property _____Yes _____X_____No

If Yes, how many
Single-family house(s) _____ Amount
Duplex(s) _____ Amount
Tri-plex(s) _____ Amount
Apartment House(s) _____ Amount
Apartment Complex(s) _____ Amount

Are (or Will) the living unit(s) be on a well _____ Yes _____X_____No
If NO, please furnish the name of the water company _____

Are (or Will) the living unit(s) have a septic system? _____ Yes _____X_____ No
If NO, please furnish the name of the municipal sewer system _____

EXHIBIT B

PROJECT EAGLE

Property Description:

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, more or less.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Shane + Danielle Conley (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 25 Acres as shown in exhibit A"

(legal description) more commonly known as Project Eagle. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for AMG 2025 RTS Joplin MO, LLC to speak on my behalf and act as my Agent at the meeting in Case Number TBD.

Date: 1/9/24

Signature of Owner

Shane Conley
Printed Name

Signature of Owner

Danielle Conley
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 9th day of January, 2024.

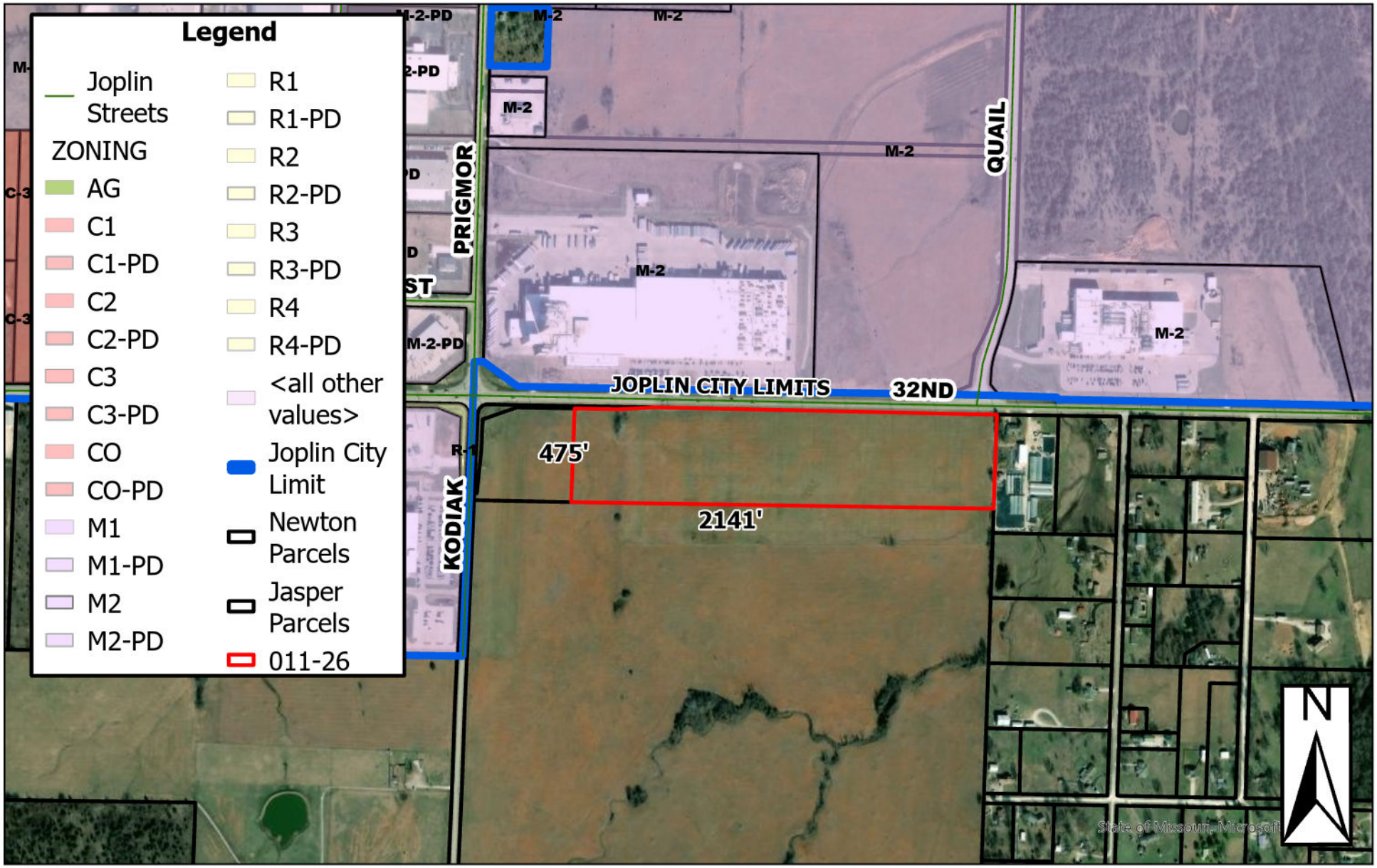
Notary

My commission expires: January 5, 2029

KATY ANN JACKSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: January 5, 2029
Commission #: 25646206

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

Case 011-26: Voluntary Annexation



Approximately 25 acres Southeast of 32nd Street and Kodiak Road - Voluntary Annexation – A request to voluntarily annex into the corporate limits of the City of Joplin – Conley Commercial Holdings, LLC

0 250 500 1,000 1,500 2,000 Feet

P & Z Case 011-26
Conley Commercial Holding, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-262 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and South Kodiak Rd, Newton 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:

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of

the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, 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 _____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-263 – Rezoning

MEETING DATE:
April 6, 2026

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 012-26: Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd Street and S Kodiak Rd. – Rezoning – A request to rezone property from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Conley Commercial Holdings, LLC

BACKGROUND:

The character of the neighborhood is an industrial park. The adjacent zoning districts within City limits are all M-2 (Heavy Industrial) The right-of-way is improved to handle large truck traffic, and E 32nd Street is classified as an Arterial Street. The proposed zoning change will be consistent with the surrounding character of the neighborhood. The neighborhood is located approximately 6,500 feet East of the intersection of I-44 and I-49, and approximately 5,200 feet south of the I-44 and Prigmor interchange. The Future Land Use Map from the 2012 City of Joplin Comprehensive Plan designates this property as an Industrial Opportunity Area.
The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." With consideration to surrounding uses and zoning districts, and infrastructure in place, the proposed zoning request is consistent with the intent of the M-2 District.
The 2012 City of Joplin Comprehensive Plan designates this property as a future Industrial Opportunity Area. The Future Land Use Plan and development policies are consistent with this request.

With frontage on an arterial street with frequent large truck traffic, proximity to the intersection of two interstates, and the surrounding character of the neighborhood being heavy industrial, the subject property is not suited for single-family residential development.
The zoning change will not negatively impact surrounding property. The requested zoning district is consistent with surrounding zoning and land use patterns.
This case follows the annexation request (case no. 011-26). When property is annexed into City Limits, the default zoning district is R-1 (Single-Family Residential). The owner wishes to develop a warehouse and distribution center on the subject property. The proposed use is permitted under M-2 (Heavy Industrial). Staff recommends M-2 as the highest and best use for the subject property, based on the rezoning evaluation criteria listed in the rest of this report.

PLANNING & ZONING COMMISSION TESTIMONY:
Zach Imbus presented the case, stating it was in compliance with the 2012 Comprehensive Plan.

PUBLIC COMMENT;
There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-263
Planning & Zoning Commission recommends approving Case 012-26 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

Z&P Meeting: March 9, 2026
City Council Meeting: April 6, 2026

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 012-26 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION Approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd St and S Kodiak Rd.

APPLICANT Conley Commercial Holdings, LLC.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approximately 25 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	N/A	N/A	M-2
Land Use	Manufacturing – General Mills	Single-Family Homes – Newton County	Vacant	Utility Major & Office – Liberty Utilities

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as Industrial Opportunity Area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 32nd St	Arterial	90′

UTILITIES

City Sewer is located on the North side of 32nd St, at the intersection of 32nd and Quail Avenue.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is an industrial park. The adjacent zoning districts within City limits are all M-2 (Heavy Industrial) The right-of-way is improved to handle large truck traffic, and E 32nd Street is classified as an Arterial Street. The proposed zoning change will be consistent with the surrounding character of the neighborhood. The neighborhood is located approximately 6,500 feet East of the intersection of I-44 and I-49, and approximately 5,200 feet south of the I-44 and Prigmor interchange.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent of the M-2 District, under Article 4, Table 4-01 of the Joplin Development Code, states "The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." With consideration to surrounding uses and zoning districts, and infrastructure in place, the proposed zoning request is consistent with the intent of the M-2 District.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as a future Industrial Opportunity Area. The Future Land Use Plan and development policies are consistent with this request.

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

With frontage on an arterial street with frequent large truck traffic, proximity to the intersection of two interstates, and the surrounding character of the neighborhood being heavy industrial, the subject property is not suited for single-family residential development.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will not negatively impact surrounding property. The requested zoning district is consistent with surrounding zoning and land use patterns.

DISCUSSION

This case follows the annexation request (case no. 011-26). When property is annexed into City Limits, the default zoning district is R-1 (Single-Family Residential). The owner wishes to develop a warehouse and distribution center on the subject property. The proposed use is permitted under M-2 (Heavy Industrial). Staff recommends M-2 as the highest and best use for the subject property, based on the rezoning evaluation criteria listed in the rest of this report.

Staff recommends approval of Case 012-26.

ENCLOSURES

- Map of property
- Application

CASE 012-26 REZONING FROM R-1 to M-2

Zach Imbus, 8888 Keystone Crossing, Indianapolis, Indiana, spoke as to how the previous presentation directly applies to this case.

Mr. Kimble asked if there were any questions from the commission about the rezoning.

Mr. Imbus stated how this development complies with the 2012 Comprehensive Plan.

Mr. Kimble asked if there is anyone who would like to speak in favor of the rezoning.

Mr. Kimble asked if there is anyone who would like to speak in opposition to the rezoning.

Mr. Kimble opened the floor for a motion.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 012-26. THIS MOTION WAS SECONDED BY DR. ROSENBERG, MOTION PASSED. (7 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT).

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 012-26
Filing Fee: $600.00
Received: 2/4/26
Date Advertised: _____
Proj. No.: 26-016
Public Hearing Date: 3/9/26

Applicant: AMS 2025 BTS – Joplin MO, LLC Phone No.: 513-479-4596
Address: 8888 Keystone Crossing, Suite 1150 Indianapolis, IN 46240 Email: zimbus@ambrosepg.com
Owner: Conley Commercial Holdings, LLC Phone No.: 417-825-2072 417-437-0955
Address: PO Box 73, Carl Junction, MO 64834 Email: shaneconley62@hotmail.com vintagevogue@Ymail.com
Location of Property: ~25 Acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO
Present Use of Property: Undeveloped / unused / agricultural
Proposed Use of Property: Warehouse & Distribution facility
Current Zoning: N/A Requested Zoning: M-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Blue Buffalo pet food - industrial facility	M-2
South	Undeveloped / unused / agricultural	N/A - unincorporated
East	Joplin Greenhouse growing facility	N/A - unincorporated
West	Liberty Utilities - industrial facility	M-2

Character of the Neighborhood: Industrial

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☒	Would proposed change create a small, isolated district unrelated to surrounding districts?
☒	☐	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: Property is concurrently being annexed into City of Joplin, and does not have existing zoning

Conformance with Comprehensive Plan:

Yes	No	
☒	☐	Consistent with Development Policies?
☒	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☒	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: E 32nd Street

Classification of Street(s):

Arterial ☐ Collector ☒ Local ☐

Right-of-Way Width: 40 ft on the south side of the section line (per plat) ~80 ft total (per County GIS)

Subdivision Platting:

Yes	No	
☒	☐	Is platting required?
☒	☐	Are lots appropriately sized?
☒	☐	Is street right-of-way appropriately sized?

☒ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: Property being purchased by applicant represents approximately ~25 acres split from a larger parent parcel that currently resides in Newton County.

Unique Characteristic of Property and/or Additional Comment:

Property is currently undeveloped / unused / agricultural, and is proposed to be annexed into the City of Joplin with M-2 zoning.

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application. SEE DOCUMENT 3
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible. SEE EXHIBITS A & B
☒	☐	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. SEE EXHIBIT C
☒	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned. SEE DOCUMENT 1

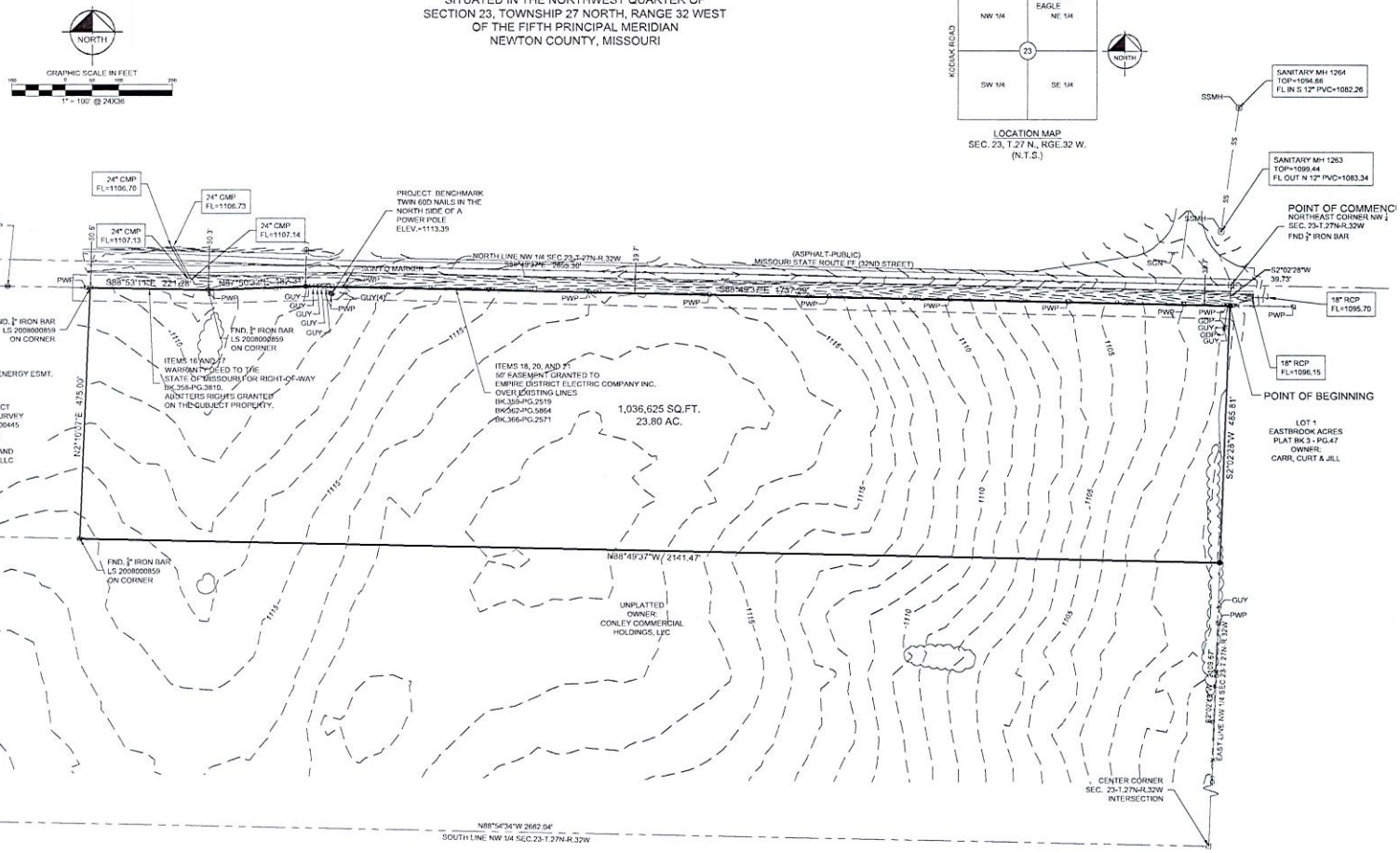
Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 02/03/2026

ALTA/NSPS LAND TITLE SURVEY

PROJECT EAGLE

(23.80 ACRES)
SITUATED IN THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
NEWTON COUNTY, MISSOURI



SURVEYOR'S CERTIFICATION:

TO: CONLEY COMMERCIAL HOLDINGS, LLC, LENDER, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(B2), 7(C), 8, 9, 11(A),13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 23, 2026.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER PLS-2002014092
PROFESSIONAL LAND SURVEYOR

KIMLEY-HORN MO CLS 2025011669
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 30, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

LEGEND

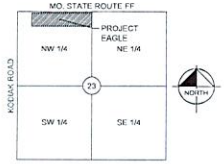
- COMMUNICATIONS BOX
- ELEVATION BENCHMARK
- GUY ANCHOR
- UTILITY POLE
- SIGN
- GUARD POST
- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- STORM SEWER LINE
- G — UNDERGROUND GAS LINE
- P-OH — OVERHEAD UTILITY LINE
- FENCE
- TCL — UNDERGROUND COMMUNICATION

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1		

Kimley»Horn
805 PENNSYLVANIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	JSR	SFS	12-30-2026	170008038	1 OF 2

ALTA/NSPS LAND TITLE SURVEY
PROJECT EAGLE
(23.80 ACRES)
SITUATED IN THE NORTHWEST QUARTER OF
SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
NEWTON COUNTY, MISSOURI



LOCATION MAP
SEC. 23, T.27 N., RGE.32 W.
(N.T.S.)

PROPERTY DESCRIPTION: AS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY: PARENT PARCEL

ALL OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27, RANGE 32, NEWTON COUNTY, MISSOURI, EXCEPT A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE SOUTH 88°49'43" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 515.01 FEET; THENCE SOUTH 02°10'32" WEST A DISTANCE OF 50.56 FEET TO A SET IRON PIN ON THE SOUTH RIGHT-OF-WAY OF MISSOURI ROUTE FF, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02° 10'32" WEST A DISTANCE OF 475.00 FEET TO A SET IRON PIN; THENCE NORTH 88°49'43" WEST A DISTANCE OF 490.00 FEET TO A SET IRON PIN ON THE EAST RIGHT-OF-WAY OF KODIAK ROAD; THENCE ALONG SAID KODIAK ROAD THE FOLLOWING COURSES; THENCE NORTH 02°10'32" EAST A DISTANCE OF 28.40 FEET TO A FOUND ALUMINUM MONUMENT; THENCE NORTH 06°07'46" EAST A DISTANCE OF 218.13 FEET TO A FOUND ALUMINUM MONUMENT; THENCE NORTH 02°13'56" EAST A DISTANCE OF 166.40 FEET TO A FOUND ALUMINUM MONUMENT SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF SAID MISSOURI ROUTE FF; THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING COURSES; THENCE NORTH 71°16'28" EAST A DISTANCE OF 183.76 FEET TO A FOUND ALUMINUM MONUMENT; THENCE SOUTH 88°50'37" EAST A DISTANCE OF 138.63 FEET TO A FOUND ALUMINUM MONUMENT; THENCE SOUTH 88°54'13" EAST A DISTANCE OF 154.78 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION: PROJECT EAGLE

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN NEWTON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JASON S ROUDEBUSH, PLS 2002014092 UNDER THE AUTHORITY OF KIMLEY-HORN CLS 2025011669 ON JANUARY 29, 2026, AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 2°00'28" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 39.73 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE ROUTE FF (32ND STREET), AS NOW ESTABLISHED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, EASTBROOK ACRES, A SUBDIVISION OF LAND IN SAID NEWTON COUNTY, MISSOURI, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH 2°00'28" WEST ALONG SAID EAST LINE, 485.81 FEET; THENCE NORTH 88°49'37" WEST, 2,141.47 FEET TO THE SOUTHEAST CORNER OF AN EXCEPTED TRACT AS DESCRIBED IN FILE 2015-00000445 AND RECORDED IN BOOK 87 AT PAGE 5 IN THE RECORDER OF DEEDS OFFICE, NEWTON COUNTY, MISSOURI; THENCE NORTH 2°10'07" EAST, ALONG THE EAST LINE OF SAID TRACT, 475.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MISSOURI STATE ROUTE FF (32ND STREET) AS ESTABLISHED BY WARRANTY DEED TO THE STATE OF MISSOURI RECORDED IN BOOK 358 AT PAGE 3810 IN THE RECORDER OF DEEDS OFFICE, NEWTON COUNTY, MISSOURI; THENCE SOUTH 88°53'11" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 221.28 FEET; THENCE NORTH 87°50'32" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 182.31 FEET; THENCE SOUTH 88°49'37" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1,737.29 FEET TO THE POINT OF BEGINNING. CONTAINING 1,036,625 SQUARE FEET OR 23.80 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. PROPERTY INFORMATION REFERENCING THIS SURVEY WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE REPORT, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. KCC2525512, EFFECTIVE NOVEMBER 21, 2025 AT 8:00 A.M.

NOTE:
THIS SURVEYOR HAS MADE NO SEARCH AT THE COUNTY REGISTER OF DEEDS OFFICE OR SEARCHED COURT DOCUMENTS FOR EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. THE AFOREMENTIONED ITEMS SHOWN HEREON, IF ANY, ARE BASED ENTIRELY UPON THE TITLE REPORT, COMMITMENT, OR OWNERSHIP AND ENCUMBRANCE REPORT CITED ABOVE, BY DOCUMENTS FOUND IN THIS FIRMS POSSESSION, DOCUMENTS OBTAINED FROM OTHER SOURCES, OR OTHER INFORMATION THAT PROMPTED A SPECIFIC SEARCH FOR SUCH ITEMS, IF ANY OTHER EASEMENTS, VACATIONS, RIGHT-OF-WAY ACQUISITIONS, CONDEMNATIONS, COURT DECREES OR ENCUMBRANCES AFFECT THIS PROPERTY THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND ARE THEREFORE NOT SHOWN.

2. BEARINGS USED HEREON ARE BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, WEST ZONE.

3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATION:

TO: CONLEY COMMERCIAL HOLDINGS, LLC, LENDER, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(B2), 7(C), 8, 9, 11(A),13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 23, 2026.

STATE OF MISSOURI
JASON S. ROUDEBUSH
NUMBER
PLS-2002014092
PROFESSIONAL LAND SURVEYOR

KIMLEY-HORN MO CLS 2025011669
JASON S. ROUDEBUSH, MO PLS 2002014092
JANUARY 30, 2026
JASON.ROUDEBUSH@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ALTA / NSPS TABLE A NOTES:

1. MONUMENTS FOR THIS SURVEY HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

2. THE PHYSICAL ADDRESS OF THE SUBJECT TRACT HAS NOT BEEN ESTABLISHED AT THE TIME OF THE SURVEY.

3. ACCORDING TO "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 29145C0045E, MAP REVISED NOVEMBER 26, 2010, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

4. THE SUBJECT PROPERTIES CONTAINS A TOTAL OF 1,036,625 SQUARE FEET OR 23.80 ACRES MORE OR LESS.

6A AND 6B. ZONING CLASSIFICATION AND ZONING REQUIREMENTS SHOWN ON THIS SURVEY ARE BASED UPON A ZONING REPORT/ZONING LETTER PROVIDED TO THIS SURVEYOR BY THE CLIENT. A ZONING REPORT HAS NOT BEEN PROVIDED AT THE TIME OF THE SURVEY.

7. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

8. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THIS SURVEY.

9. THERE ARE NO VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.

11. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND MARKING PROVIDED BY MISSOURI ONE CALL SYSTEM, INC. FROM ONE CALL REQUEST NUMBER, 260122177 AND 260122178. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND FACILITIES.

12. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS FOUND ON-LINE WITHIN THE NEWTON COUNTY, MISSOURI GIS MAPS ARE SHOWN ON THIS SURVEY.

13. THE CLIENT SPECIFIED DISTANCE TO NEAREST INTERSECTION IS SHOWN ON THIS SURVEY.

16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE SUBJECT PROPERTY.

17. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.

18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

19. A CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

TITLE RELATED NOTES: SCHEDULE B EXCEPTIONS

ITEM 8 - ANCHOR EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY DATED AUGUST 3, 1936 BY THE INSTRUMENT RECORDED OCTOBER 24, 1936 IN BOOK 147 AT PAGE 450. THIS IS A BLANKET EASEMENT OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. PROVIDES FOR THE RIGHT TO MAINTAIN ONE POLE, 1 ANCHOR AND WIRE. THE LOCATION IS UNDEFINED.

ITME 9 - RIGHT OF WAY GRANTED TO COUNTY OF NEWTON DATED JANUARY 25, 1956 BY THE INSTRUMENT RECORDED JANUARY 3, 1957 IN BOOK 217 AT PAGE 57. THIS IS A BLANKET EASEMENT FOR THE DEDICATION OF RIGHT OF WAY FOR HIGHWAY OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. THE LOCATION IS UNDEFINED.

ITEM 10 - RIGHT OF WAY GRANTED TO COUNTY OF NEWTON DATED JANUARY 10, 1956 BY THE INSTRUMENT RECORDED APRIL 17, 1957 IN BOOK 217 AT PAGE 150. THIS IS A BLANKET EASEMENT FOR THE DEDICATION OF RIGHT OF WAY FOR HIGHWAY OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. THE LOCATION IS UNDEFINED.

ITEM 11 - EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY DATED JANUARY 4, 1961 BY THE INSTRUMENT RECORDED FEBRUARY 17, 1961 IN BOOK 322 AT PAGE 76. THIS IS A BLANKET EASEMENT FOR 10 POLES AND ANCHORS OVER THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. THE LOCATION IS UNDEFINED.

ITEM 12 - THE LAND IN QUESTION LIES WITHIN THE DIAMOND AREA FIRE PROTECTION DISTRICT , INCORPORATION OF WHICH IS DATED NOVEMBER 26, 1986 AND RECORDED DECEMBER 3, 1986 IN BOOK 331 AT PAGE 2638. THE LAND MAY BE SUBJECT TO TAXES AND ASSESSMENTS BY REASON THEREOF. THIS IS A BLANKET DESCRIPTION IDENTIFYING THE FIRE DISTRICT. THE SUBJECT PROPERTY IS AFFECTED BY THE TERMS OF THIS DOCUMENT, HOWEVER THERE IS NOTHING TO PLOT OR SHOW HEREON.

ITEM 13 - GRANT OF RIGHT OF WAY TO MISSOURI GAS ENERGY, A DIVISION OF SOUTHERN UNION COMPANY DATED JANUARY 11, 2000 BY THE INSTRUMENT RECORDED JANUARY 20, 2000 IN BOOK 349 AT PAGE 667. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

ITEM 14 - GRANT OF RIGHT OF WAY IN FAVOR OF MISSOURI GAS ENERGY, A DIVISION OF SOUTHERN UNION COMPANY DATED MARCH 6, 2000 BY THE INSTRUMENT RECORDED MARCH 6, 2000 IN BOOK 349 AT PAGE 2116. DOES NOT AFFECT THE SUBJECT PROPERTY, HOWEVER IS SHOWN ON THE SURVEY.

ITEM 15 - RIGHTS OF HIGHWAY FF ALONG THE NORTH AND KODIAK ROAD ALONG THE WEST SIDE OF SUBJECT PROPERTY AS SHOWN ON THE NEWTON COUNTY ASSESSOR'S MAP NO. 04-04.0-23. NOTHING TO PLOT.

ITEM 16 - WARRANTY DEED GRANTED THE STATE OF MISSOURI DATED MAY 11, 2009 AND RECORDED JUNE 1, 2009 IN BOOK 358 AT PAGE 3810. THIS IDENTIFIES THE HIGHWAY RIGHT-OF-WAY IN THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 32 WEST. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 17 - ABUTTER'S RIGHTS OF DIRECT ACCESS SET FORTH IN WARRANTY DEED DATED MAY 11 , 2009 AND RECORDED JUNE 1, 2009 IN BOOK 358 AT PAGE 3810. AFFECTS THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

ITEM 18 - EASEMENT GRANTED EMPIRE DISTRICT ELECTRIC COMPANY INC. DATED MARCH 8, 2010 BY THE INSTRUMENT RECORDED APRIL 28, 2010 IN BOOK 359 AT PAGE 2519. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 19 - QUIT CLAIM DEED IN FAVOR OF NEWTON COUNTY COMMISSION DATED MAY 30, 2012 AND RECORDED AUGUST 22, 2012 IN BOOK 361 AT PAGE 5879. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY.

ITEM 20 - EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY INC. DATED AUGUST 1, 2013 BY THE INSTRUMENT RECORDED AUGUST 14, 2013 IN BOOK 362 AT PAGE 5864. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 21 - EASEMENT GRANTED TO EMPIRE DISTRICT ELECTRIC COMPANY INC. DATED MARCH 24, 2017 BY THE INSTRUMENT RECORDED APRIL 20, 2017 IN BOOK 366 AT PAGE 2571. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY.

ITEM 22 - TERMS AND PROVISIONS OF MEMORANDUM OF SOLAR LEASE AND EASEMENT AGREEMENT DATED DECEMBER 15, 2022 AND RECORDED JANUARY 17, 2023 IN BOOK 372 AT PAGE 261. DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY. THE EASEMENT EXPIRED DECEMBER 2025.

No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1		

Kimley»Horn
805 PENNSYLVAINIA AVENUE
KANSAS CITY, MISSOURI 64105
Tel. No. (816) 652-0350
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	JSR	SFS	12-30-2026	170006038	2 OF 2

C:\USERS\JASON.ROUDEBUSH\DESKTOP\PROJECT EAGLE\170006038 PROJECT EAGLE BASE 2026-1 - JASON.ROUDEBUSH.RVT 1/30/2026 1:53:57 PM
JASON.ROUDEBUSH 1/30/2026 1:53:57 PM

EXHIBIT C

PROJECT EAGLE
Zoning Statement:

The subject property, being approximately 23.8 acres located south of E 32nd St, and east of Kodiak Rd in Newton County, MO, is being submitted as part of this application and is requesting approval for annexation into the City of Joplin MO with an M-2 zoning designation. The existing property is unused / undeveloped raw land, and has a potential end user seeking use of the site for a warehouse & distribution facility. The proposed use is NOT a manufacturing facility or data center.

The property needs this approval to have access to utilities and public safety services for the proposed building and operation. Proposed utility demands are modest, and more akin to commercial rather than industrial usage. The proposed site plan and building plans will be designed and approved to meet all local, city, state, and federal requirements. All design plans will be reviewed, approved, and permitted by all necessary authorities having jurisdiction, including the City of Joplin, MoDOT, and MoDNR. Frontage and access for the entire subject property is along E 32nd Street. This section of roadway is MoDOT right of way, and classified by MoDOT as a major collector. All traffic impacts will be designed to code, analyzed, and permitted in partnership with the City of Joplin and MoDOT.

This approved annexation and zoning will result in a positive impact, and benefit the City of Joplin abundantly. Positive project impacts include tax revenue, construction jobs, permanent jobs / payroll, and subsequent community economic growth. The potential end user is commonly an active community partner, engaging in community service programming, product donation, and disaster relief.

This approval would not negatively affect or change the character of the surrounding properties. It will in fact add to the existing character and be a perfect fit for this locale. As seen in the image below, the subject property (outlined by the thick, red boundary) is located along the southern edge of the most eastern part of the City of Joplin. Properties in this area are nearly all M-2 zoning, as shown by all the red shaded lots.

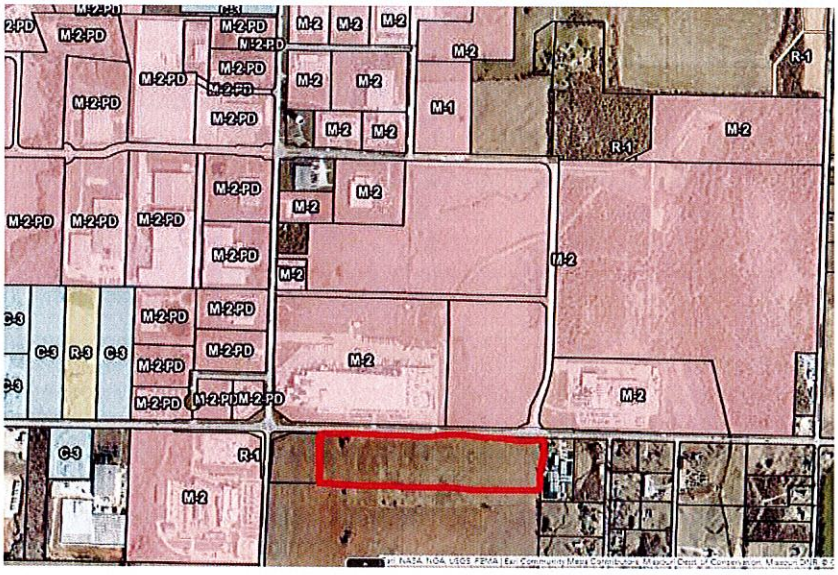


EXHIBIT B

PROJECT EAGLE

Property Description:

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, more or less.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

OWNERSHIP AFFIDAVIT AND CONSENT

Comes now Shane + Danette Conley (Property Owner) who, being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 25 Acres as shown in exhibit A" (legal description) more commonly known as Project Eagle. I am unable to attend the Joplin Planning and Zoning meeting but would like my comments to be heard by the Commission. I hereby nominate and give consent for AMG 2025 BTS: Joplin Mills to speak on my behalf and act as my Agent at the meeting in Case Number TBD.

Date: 1/9/25

Signature of Owner

Shane Conley
Printed Name

Signature of Owner

Danette Conley
Printed Name

In witness whereof I have hereunto subscribed my name and affixed my official seal this 9th day of January, 2025.

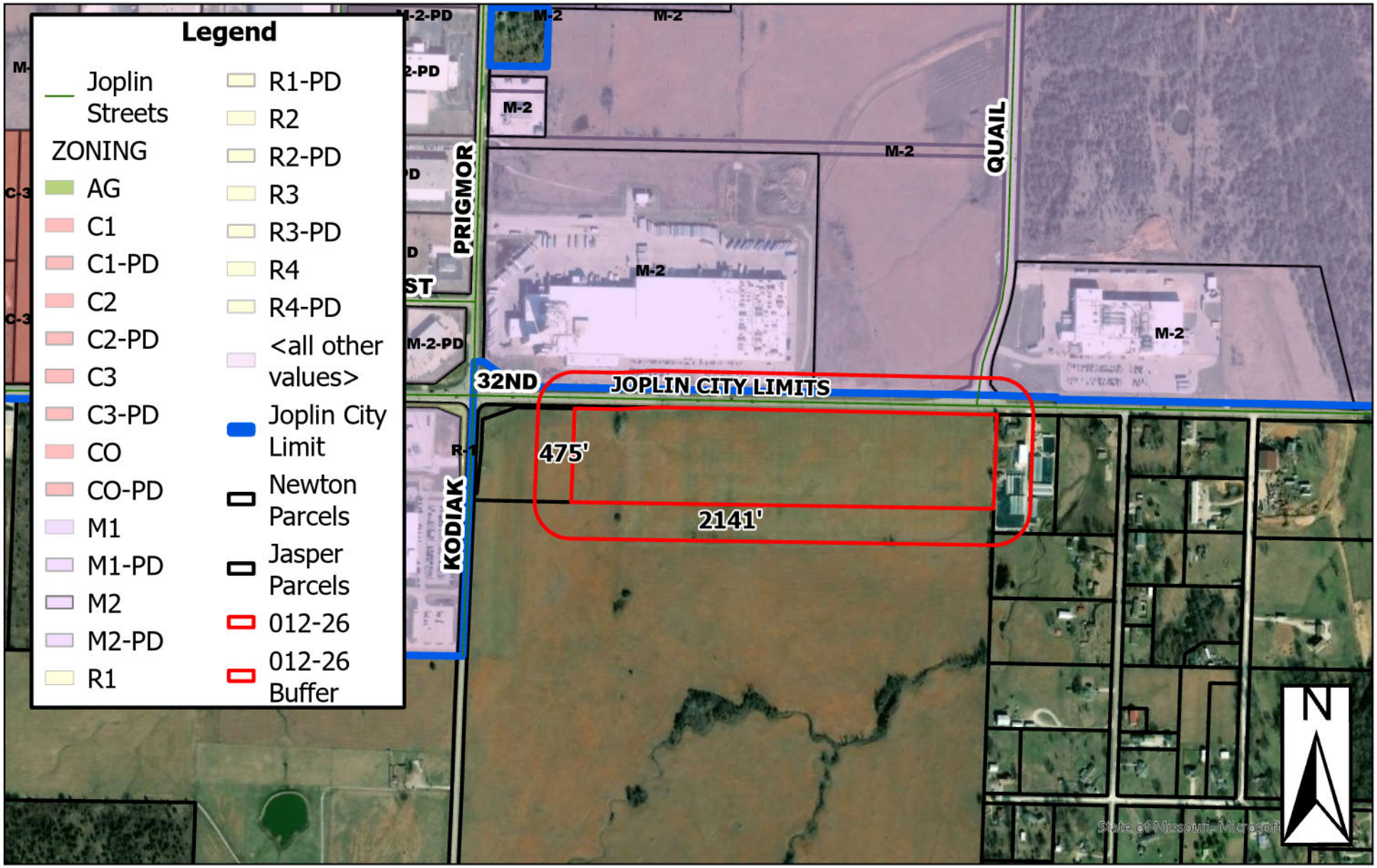
Katy Ann Jackson
Notary

My commission expires: January 5, 2029

KATY ANN JACKSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: January 5, 2029
Commission #: 25646206

Note: The local legislative body reserves the right to rezone property without the owner's consent for the purpose of promoting health, safety, morals, or the general welfare of the community. The Missouri Revised Statutes Chapter 89 (Zoning and Planning) authorizes this power to the legislative body.)

Case 012-26: Rezoning



Approximately 25 acres Southeast of 32nd Street and Kodiak Road – Rezoning – A request to rezone property from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – Conley Commercial Holdings, LLC

0 250 500 1,000 1,500 2,000 Feet



AMBROSE

City of Joplin

Annexation & Zoning Request

Project Eagle

April 6, 2026
City Council

ZACH IMBUS, Development Manager
JACK THOMPSON, Development Associate
NEIL KIPPENBROCK, Civil Engineering Project Manager
JASON VANGALIS, Manager, Economic Development

Agenda

Ambrose Introduction

Project Team

Subject Property

Annexation & Zoning Request

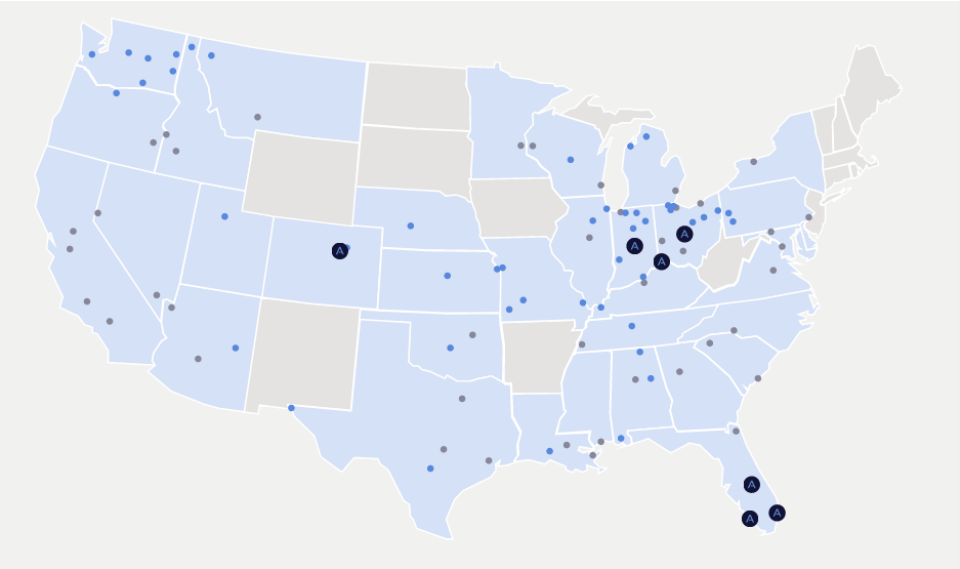
Proposed Development

Q&A

Ambrose Introduction

- Industrial, logistics, and e-commerce real estate developer
- Founded 2008
- Based in Indianapolis, IN
- Determination, Excellence, Creativity and Kindness





- We believe in doing the right thing. Always.
- We put people first with honesty and integrity at the core of everything we do.
- Flexible, agile, and collaborative.
- We believe in the power of saying “yes.”

Completed 100% of projects on time and budget

Project Team

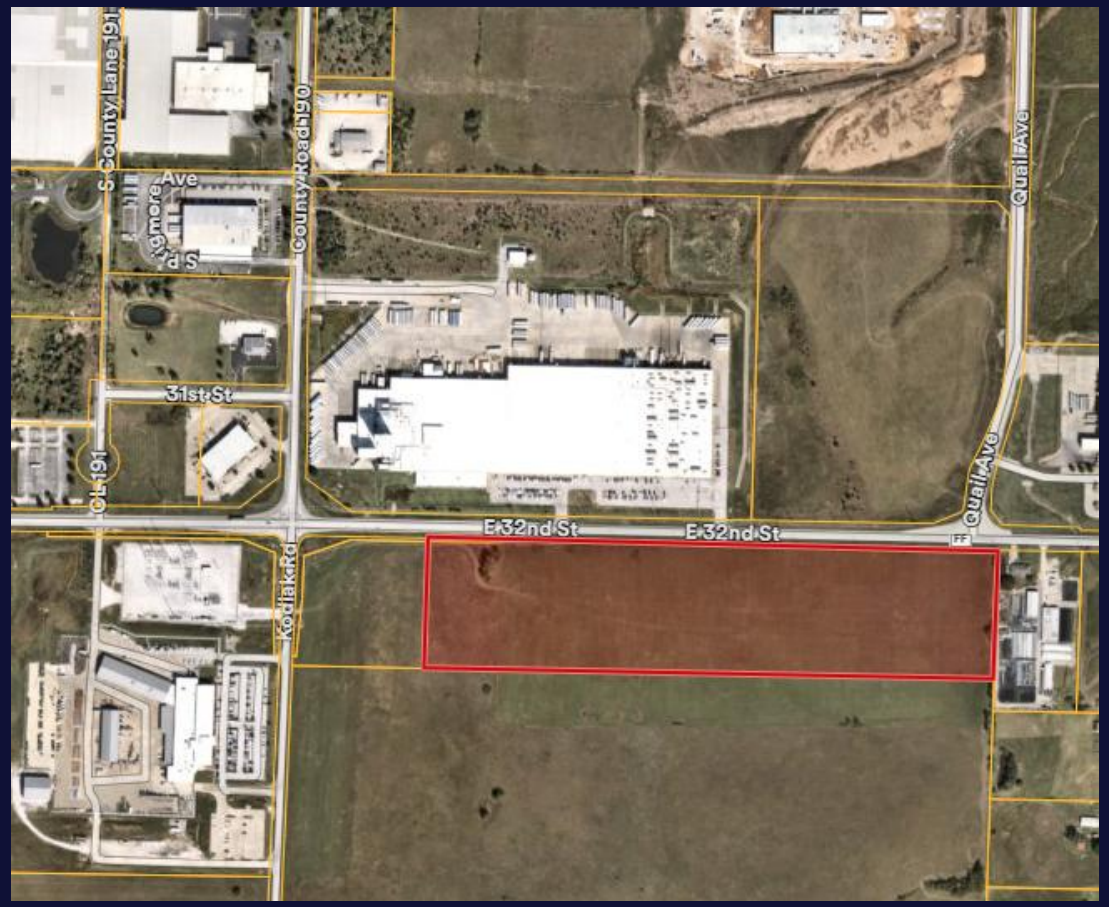
- City of Joplin
  - Plan Reviews and Permitting
- MoDOT (Springfield, MO)
- Civil Engineer – Kimley-Horn (Rogers, AR)
  - Environmental
  - Traffic
  - Sound
  - Landscaping
- Architect – CESO (Rogers, AR)
- Geotechnical Engineer – Langan (Chicago, IL)

Kimley»Horn

CESO

LANGAN

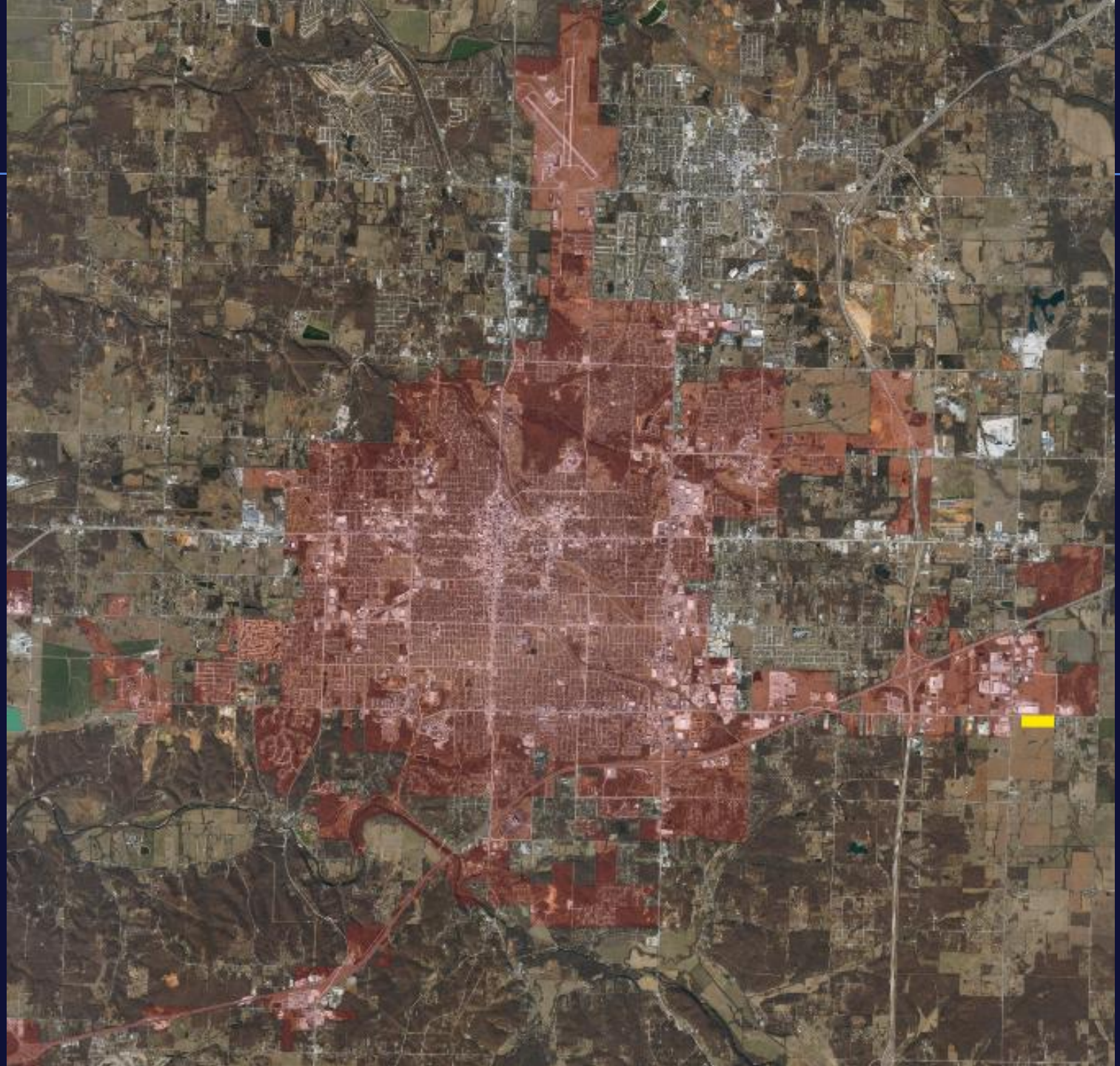
Subject Property



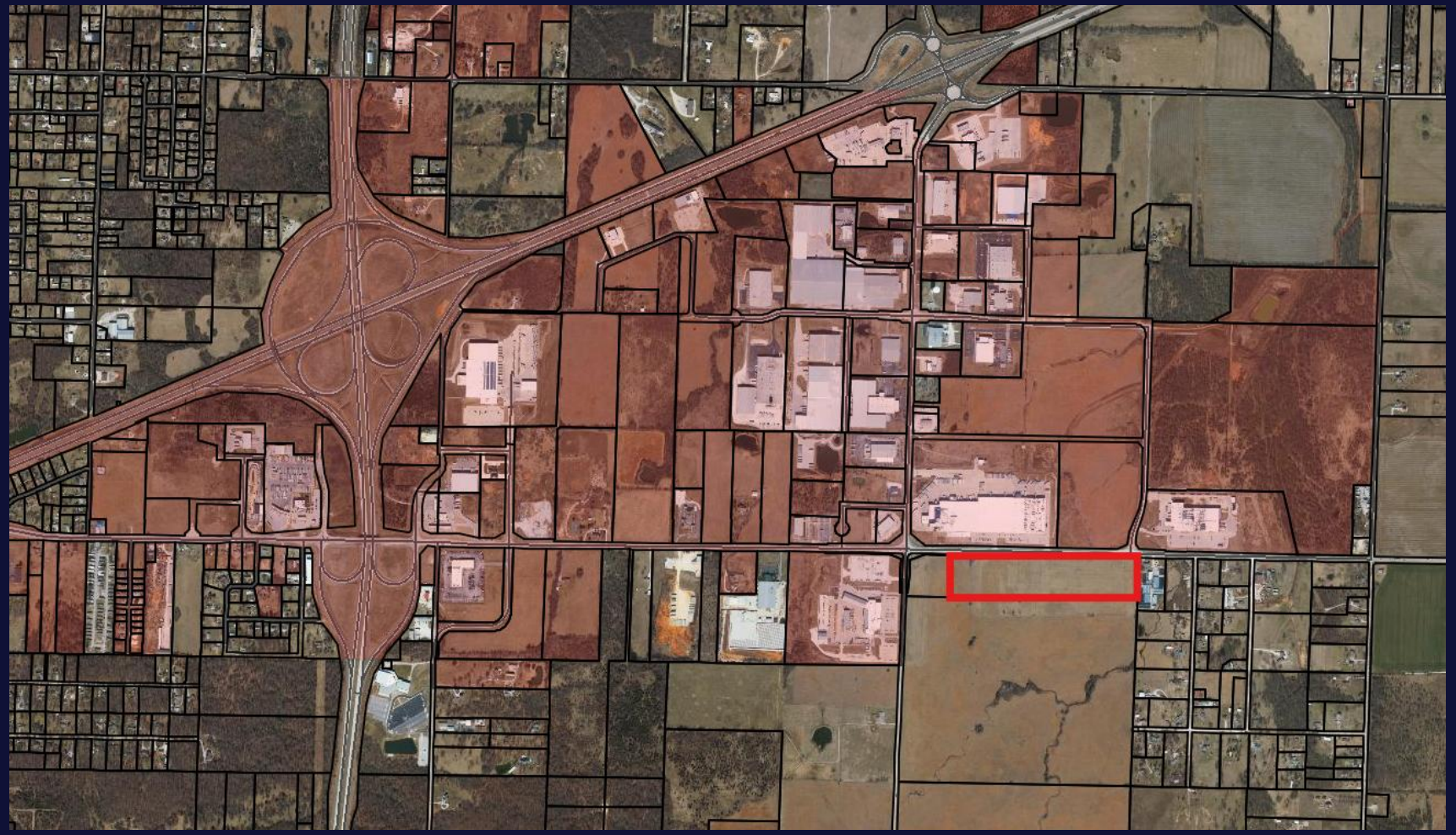
- 23.80 acres
- **Existing:**
  - Undeveloped Land
- **Proposed:**
  - Warehouse & Distribution Facility

E 32nd St, Joplin, MO 64804

Annexation



Annexation



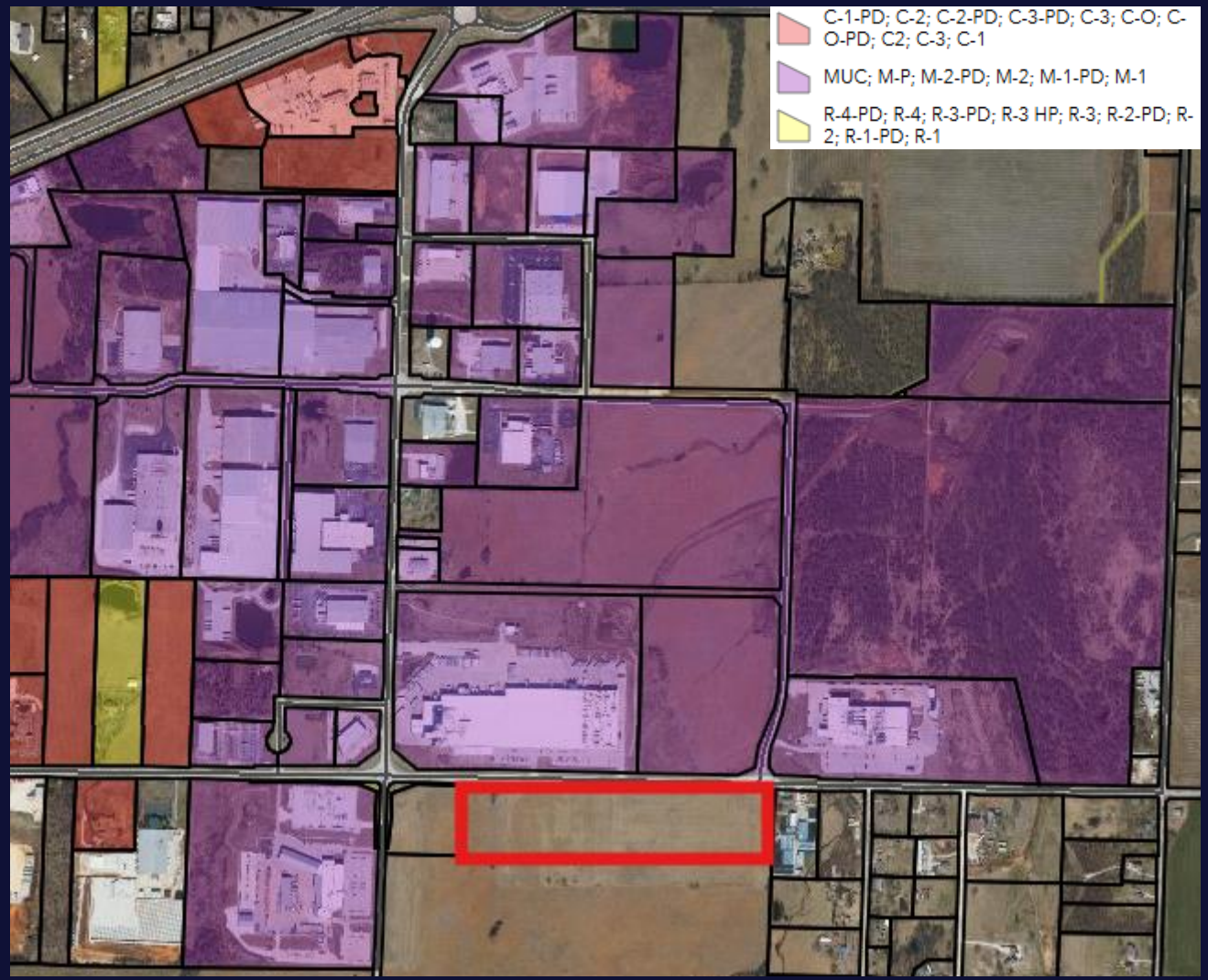
Existing:

- Newton County

Proposed:

- City of Joplin

Zoning



Existing:

- **N/A - unincorporated**
- All adjacent zoning and most SE of I-44/I-49 is M-2

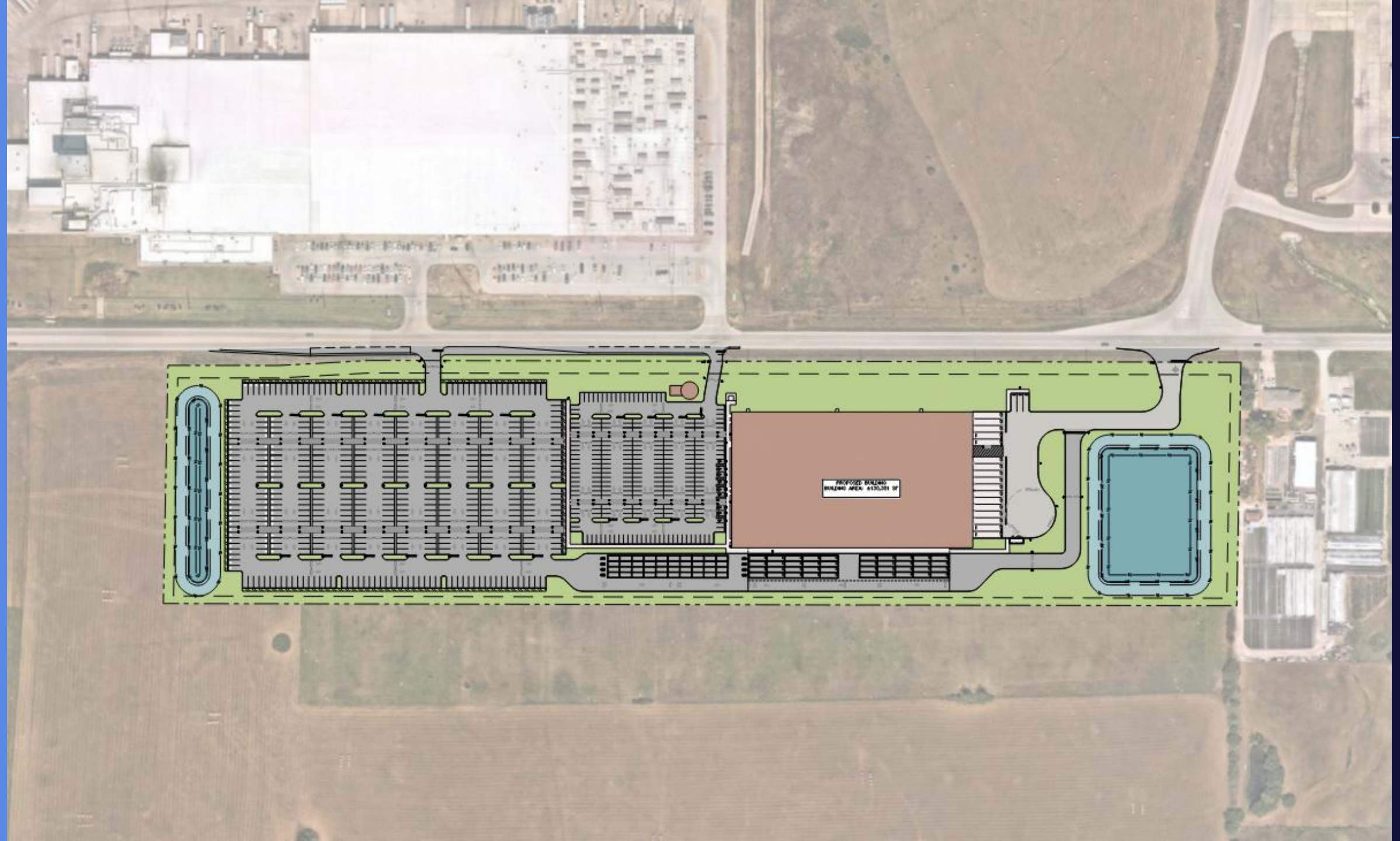
Proposed:

- **M-2 – Heavy Industrial**

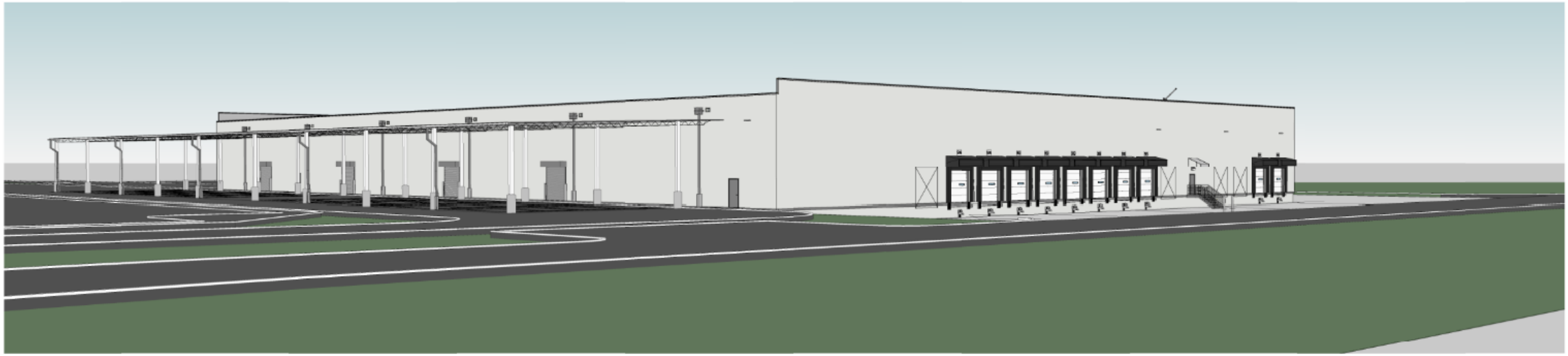
- Compatible with proposed use and aligns with surrounding zoning
- No City residential nearby

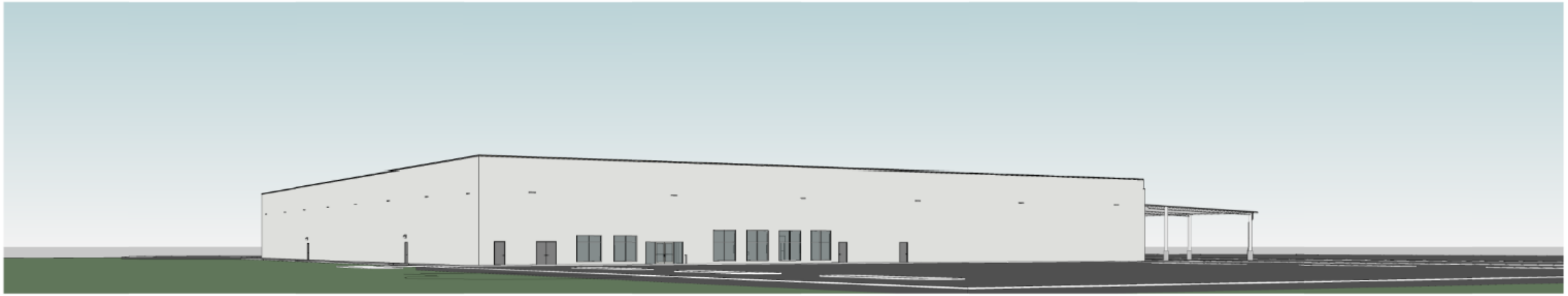
Proposed Development

- Class A Distribution Facility
- ~130,000 SF building; ~30’ height, single-story concrete
- Intended operations include:
  - Receiving, storage, staging, shipping
- Clean operations with no odor, pollution, and no industrial waste
- Small office space with restrooms
  - Modest water and sanitary sewer usage


PROPOSED BUILDING
BUILDING AREA: 61,130,191 SF

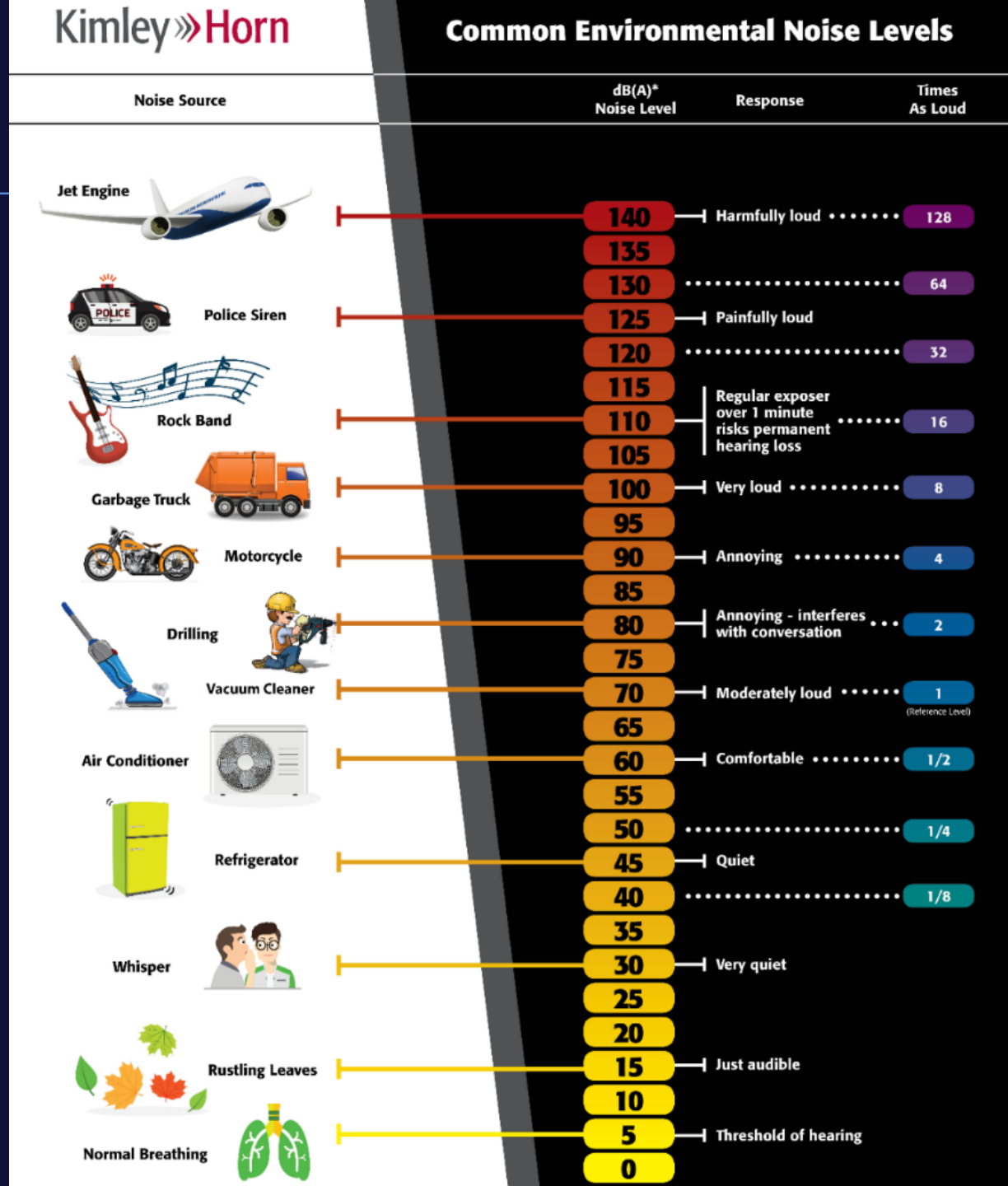
AMBROSE





Noise

- All local ordinances will be met, and exterior landscaping and buffering will be utilized to exceed goals
- Operational noise levels of 55 dB(A)



Lighting

- Photometric plan to be approved by City and meet all local ordinances
- Cutoff lighting to be utilized. Keeps light on property and off neighbors.
- Exterior landscaping and buffering will be utilized to exceed goals

Environmental & Geotechnical

- Extensive studies completed
- U.S. Fish and Wildlife Service engaged to ensure endangered bird species are protected
- U.S. Army Corps of Engineers (Little Rock, AR division) engaged to ensure wetlands are protected
- Earthwork and soil stabilization to be completed by local experts
- Stormwater management

Traffic

- **If traffic flow doesn’t work for you, it doesn’t work for us.**
- Traffic Impact Study submitted to the City and MoDOT
  - Study provides analysis of proposed impacts and makes improvement recommendations if necessary (Turn lanes in this case).
  - Will ensure all roads and intersections operate at an acceptable level of service

Community Benefits

- Construction jobs & local contractor involvement encouraged
- Permanent Jobs
  - Both part-time and full-time positions with benefits
- Economic Growth of community
- Tax Revenue
- Community Outreach Programs
  - Community service & staff volunteering
  - Product donation to local schools, emergency services, and other non-profits
  - Disaster Relief

Thank you!

Q&A



P & Z Case 012-26
Conley Commercial Holdings, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-263 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District M-2 (Heavy Industrial) property as described below and generally known as approximately 25 acres approximately 450 feet East of the Southeast corner of East 32nd St and South Kodiak Rd, Newton 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. 2022-119 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

A tract of land in the Northwest Quarter of Section 23, Township 27 North, Range 32 West of the 5th Principal Meridian in Newton County, Missouri being bounded and described by or under the direct supervision of Jason S Roudebush, PLS 2002014092 under the authority of Kimley-Horn CLS 2025011669 on January 29, 2026, as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 2°02'28" West, along the East line of said Northwest Quarter, 39.73 feet to a point on the South right-of-way line of Missouri State Route FF (32nd Street), as now established, said point also being the Northwest corner of Lot 1, EASTBROOK ACRES, a subdivision of land in said Newton County, Missouri, said corner also being the Point of Beginning of the tract of land to be herein described; thence continuing South 2°02'28" West along said East line, 485.81 feet; thence North 88°49'37" West, 2,141.47 feet to the Southeast corner of an excepted tract as described in file 2015-00000445 and recorded in Book 87 at Page 5 in the Recorder of Deeds office, Newton County, Missouri; thence North 2°10'07" East, along the East line of said tract, 475.00 feet to a point on the South right-of-way line of said Missouri State Route FF (32nd Street) as established by Warranty Deed to the State of Missouri recorded in Book 358 at Page 3810 in the Recorder of Deeds office, Newton County, Missouri; thence South 88°53'11" East, along said South right-of-way line, 221.28 feet; thence North 87°50'32" East, continuing along said South right-of-way line, 182.31 feet; thence South 88°49'37" East, continuing along said South right-of-way line, 1,737.29 feet to the Point of Beginning. Containing 1,036,625 square feet or 23.80 acres, 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.

Section 3. This Council Bill shall become effective in 20 days.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2026-264 – Rezoning

MEETING DATE:
March 2, 2026

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
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 013-26: 612 West E Street – Rezoning – A request to rezone from District R-2 (Two-Family Residential) to District R-2 HL (Two-Family Residential – Historic Landmark Overlay) – Hudson Real Estate, LLC

BACKGROUND:

The character of the neighborhood is a traditional neighborhood consisting of long residential blocks will center block alleys. The adjacent zoning districts are all low density residential, either R-1 or R-2 with most uses are single family and a few two family uses. The proposed zoning change will not permit uses inconsistent with traditional uses and the surrounding character of the neighborhood.
The Intent HL overlay, under Appendix E of the Joplin Development Code is to individually designate a property a local landmark and states “A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures, prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Joplin.” With consideration of the criteria of a property to received designation, the property and documented application meets the intent of the ordinance.
The 2012 City of Joplin Comprehensive Plan designates this property as low density residential. The Future Land Use Plan and development policies and preservation code are consistent with this request.
Base zoning is not being requested or desired to be changed with this application for the HL-Overlay district and will continue to have the same restriction. Residentially zoned properties that receive the historic overlay are eligible for special use permit to allow traditional uses associated

with the property through a separate process, and this is not a consideration if the property meets the criteria for designation.
The zoning change will not negatively impact surrounding property. The requested zoning district does not change permitted uses through landmark designation. Special use permit would be required to permit any uses other than those permitted by right through base zoning, and any detrimental affect are addressed through special use permit conditions. There are no detrimental affects from landmark designation.
On February 17th, 2026 the Historic Preservation Commission reviewed the application for local designation in a public hearing. It was the determination of the Commission that the property was eligible for designation on Criteria 1 - Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country. Applicant was present to speak in favor, while no one was in attendance to speak against.

PLANNING & ZONING COMMISSION TESTIMONY:

Thomas Walters, City Staff, represented the case. He explained the historic background of the property. The Historic Preservation Commission recommended approval. Ms. Angela Hudson, the applicant, spoke of her hopes to restore the property.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2026-264
Planning & Zoning Commission recommends approving Case 013-26 (6 in Favor, 0 Opposed, 0 Absent, 1 Abstain)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
HPC Report and Supporting Materials
Applicant Materials
Map

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 013-26 A request to rezone from District R-2 (Single-Family Residential) to R-2-HL (Historic Landmark)

LOCATION 612 W E Street in the Neighborhood of North Heights

APPLICANT **Historic Preservation Commission on behalf of** Angela Hudson (Hudson Real Estate LLC)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-2	Single Family	Approximately 1,850 Sqft

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-2	R-2	R-2
Land Use	Single Family	Single Family	Single Family	Single Family

FUTURE LAND USE

The 2012 City of Joplin Comprehensive Plan designates this property as low density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W E St	Arterial	50′

UTILITIES

City Sewer is located on the East side of the property in the alley.

FLOOD PLAIN

The property is not located within the flood plain.

STAFF ANALYSIS

CHARACTER OF THE NEIGHBORHOOD

The character of the neighborhood is a traditional neighborhood consisting of long residential blocks will center block alleys. The adjacent zoning districts are all low density residential, either R-1 or R-2 with most uses are single family and a few two family uses. The proposed zoning change will not permit uses inconsistent with traditional uses and the surrounding character of the neighborhood.

THE EXTENT TO WHICH THE REZONING REQUEST MEETS THE INTENT OF THE REGULATIONS

The Intent HL overlay, under Appendix E of the Joplin Development Code is to individually designate a property a local landmark and states "A property or structure designated as a "landmark" by ordinance of the City Council, pursuant to procedures, prescribed herein, that is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Joplin." With consideration of the criteria of a property to received designation, the property and documented application meets the intent of the ordinance.

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The 2012 City of Joplin Comprehensive Plan designates this property as low density residential. The Future Land Use Plan and development policies and preservation code are consistent with this request.

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

Base zoning is not being requested or desired to be changed with this application for the HL-Overlay district and will continue to have the same restriction. Residentially zoned properties that receive the historic overlay are eligible for special use permit to allow traditional uses associated with the property through a separate process, and this is not a consideration if the property meets the criteria for designation.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning change will not negatively impact surrounding property. The requested zoning district does not change permitted uses through landmark designation. Special use permit would be required to permit any uses other than those permitted by right through base zoning, and any detrimental affect are addressed through special use permit conditions. There are no detrimental affects from landmark designation.

DISCUSSION

On February 17th, 2026 the Historic Preservation Commission reviewed the application for local designation in a public hearing. It was the determination of the Commission that the property was eligible for designation on Criteria 1 - *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country.* Applicant was present to speak in favor, while no one was in attendance to speak against.

Staff recommends approval of Case 012-26.

ENCLOSURES

- Map of property
- HPC Resolution
- HPC Staff Report
- Application

CASE 013-26 REZONING FROM R-2 TO R-2HL

Mr. Thomas Walters, City Staff, 602 S. Main Street, spoke as to how the Historic Preservation Commission is requesting and forwarding a nomination for 612 West E Street. For something to be designated a local landmark it must substantially meet one of ten criteria and must be substantially researched and well documented. The Commission approved the designation based on criteria one. No one came to the commission meeting to speak in opposition. Mr. Walters explained how the landmark process is different from the special use process and how he did not wish to confuse the two with this commission. He went on to share some of the research to the commission and explained how this request has been brought to this commission and asked that it be recommended to the City Council.

Dr. Rosenberg reminisced about his memories of the grocery store that was at this location.

Mr. Walters indicated how there is one other of these type of landmarks in the city located in the Murphysburg Historic District.

Ms. Harrington explained how her daughter would visit the store and how if this would make it onto the national register it might qualify for funding.

Mr. Kimble asked if there was anyone in attendance who would like to speak in favor of the case.

Ms. Angels Hudson, 528 N. Moffet Ave, explained how she is the property owner and hopes to restore it back to more to what it used to look like. She went on to say how she live directly cross the alley from this location and thought this was a good opportunity. Ms. Hudson spoke about her investment in her own home and her involvement in neighborhood activities.

Mr. Kimble asked if there were any questions from the commission.

Mr. Kimble asked if there was anyone else that would like to speak in favor of the case.

Ms. Mary Brokenshire, 600 Morgan Court, indicated that she is Ms. Hudson's mother. She spoke how Ms. Hudson is renovating her home on South Moffet and hope how the property in question will be renovated with the original historic features as much as she can.

Mr. Kimble asked if there was anyone else who would like to speak in favor of the case.

Mr. Kimble asked if there was anyone who would like to speak in opposition to the case.

Mr. Kimble opened the floor to a motion from the commission.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 013-26. THIS MOTION WAS SECONDED BY MS. WARREN, MOTION PASSED. (6 IN FAVOR, 0 IN OPPOSITION, 0 ABSENT, 1 ABSTAIN).

Rezoning Procedures

Applicability. The rezoning process provides review of changes to the boundary of zoning districts (map amendment) that may be necessary to implement the comprehensive plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development. Application for a rezoning may be initiated by the property owner, the City Council, or the Planning Commission.

Review Criteria. A rezoning shall be reviewed according to the following criteria:

1. The application is consistent with the comprehensive plan, and any official plan or program developed under the guidance of that plan.
2. The application supports the character of the neighborhood, considering the design of streets, civic spaces, and other open spaces; the scale, pattern, and format of buildings; the zoning of property and intent of other zoning districts in the vicinity; and the compatibility, transitions, and integration of existing and potential future uses.
3. The suitability of the subject property for the uses to which it has been restricted.
4. The application furthers the intent of the proposed zoning district and the general purposes of these regulations.
5. The application demonstrates compliance with all substantive standards and guidance of the proposed zoning district; or, where no proposed development application is associated with the application, there is a likelihood of development that complies with all substantive standards can be demonstrated.
6. The ability of the City or other government agencies to provide any services, facilities or programs that may be necessary if the application is approved.
7. The effect of approval on surrounding property, including the likelihood that surrounding areas may be developed in accordance with current zoning or future plans.
8. The recommendations of professional staff or other reviews associated with the application.

Review Procedures. In addition to the general requirements in Table 2-1 and Section 2.01, the following requirements are specific to zoning map amendment applications.

1. Applications may be accompanied by one of the following complementary applications: a Site Plan, a Special Use Permit, or a Concept Plan of a similar nature to that required in Section 2.04 for Planned Developments.
2. Applications may be accompanied by any plat that is necessary for the project.
3. The City Council may recommend the application be returned to Planning Commission for further study or additional information at its next regular meeting. Failure by the Planning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.
4. The Planning Commission may recommend, or City Council may approve a lessor change than was proposed in the notice, whether in extent of property or project area, or in the scale, intensity, or other substantive standards for proposed project and zoning change.

Effect of Decision. Rezoning shall be approved by the City Council in the form of an ordinance. Approved changes shall be indicated on the Official Zoning Map by the Director within 30 days following approval. Any application that includes a required site plans or other similar applications

(except Concept Plans), may proceed to building permits after the effective date of the ordinance and upon satisfying all other conditions of the approval. If the applicant fails to obtain a building permit within one year of the effective date of the ordinance approving the change, the Director may schedule a hearing to reconsider and revert the zoning to the previous classification, subject to all procedures and criteria of the original change.

Rezoning Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: _____
Filing Fee: $625.00
Received: _____
Date Advertised: _____
Proj. No.: _____
Public Hearing Date: _____

Applicant: Joplin Historic Preservation Commission Phone No.: _____

Address: _____ Email: _____

Owner: Angela Hudson (Hudson Real Estate LLC) Phone No.: 720-236-0559

Address: 528 N Moffet Ave, Joplin MO 64801 Email: ahudson2002@gmail.com

Location of Property: 612 West E Street

Present Use of Property: Single Family

Proposed Use of Property: Single Family

Current Zoning: R-2 (Two Family) Requested Zoning: R-2-HL

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Single Family	R-1
South	Single Family	R-2
East	Single Family	R-2
West	Single Family	R-2

Character of the Neighborhood: Traditional Walkable Neighborhood

_____

Relationship to Existing Zoning Pattern:

Yes	No	
☐	☑	Would proposed change create a small, isolated district unrelated to surrounding districts?
☐	☑	Are there substantial reasons why the property cannot be used in accord with existing zoning?

If yes, explain: _____

_____

_____

Conformance with Comprehensive Plan:

Yes	No	
☑	☐	Consistent with Development Policies?
☑	☐	Consistent with Future Land Use Map?

Traffic Conditions:

Yes	No	
☐	☑	Will turning movements caused by the proposed use create an undue traffic hazard?

Street(s) with Access to Property: West E Street

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: 50'

Subdivision Platting:

Yes	No	
☐	☑	Is platting required?
☐	☑	Are lots appropriately sized?
☑	☐	Is street right-of-way appropriately sized?

☑ ☐ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

Unique Characteristic of Property and/or Additional Comment:

This property meets the criterial for local historic landmark designation under criteria one of Appendix E of the development code

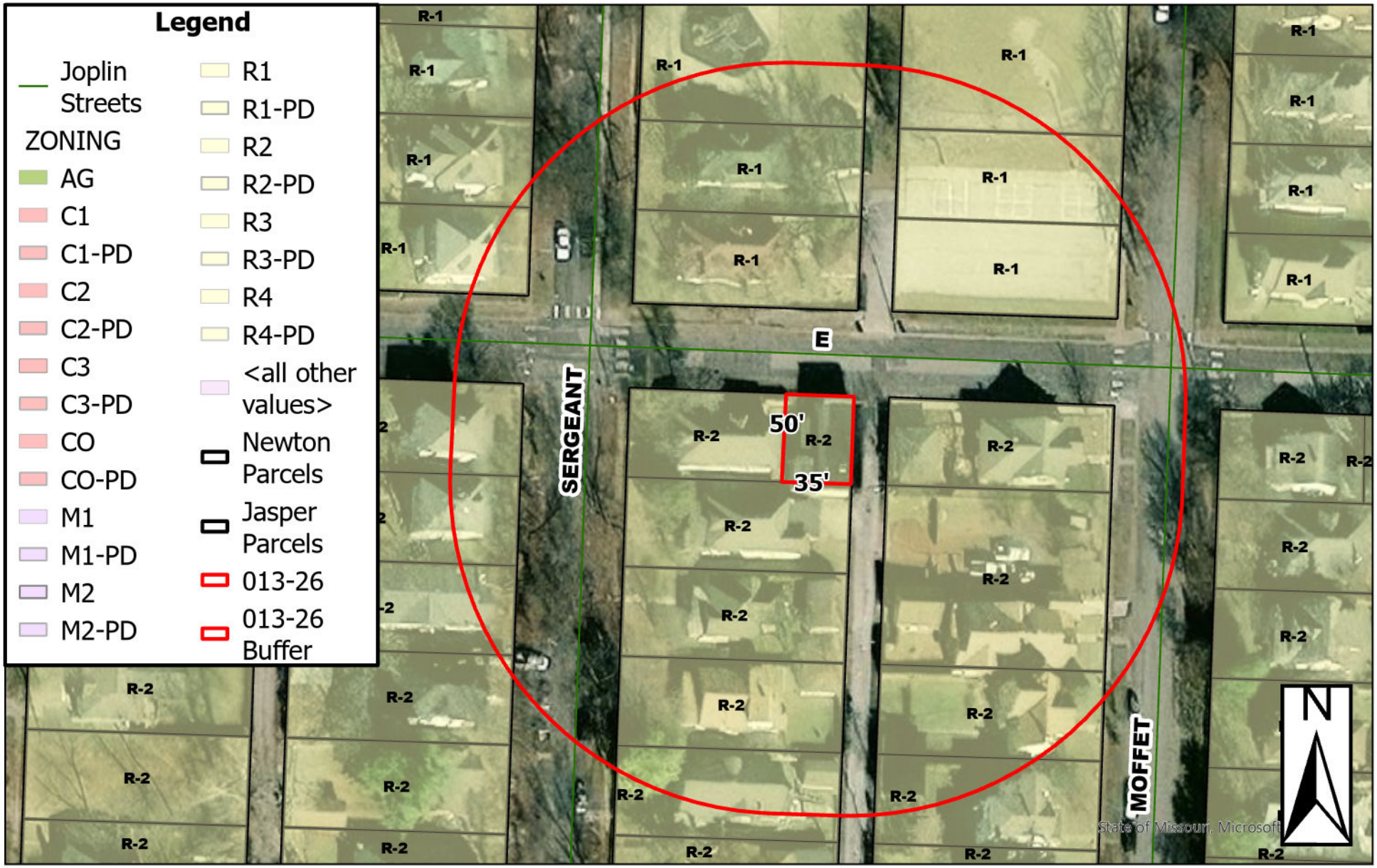
Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☑	☐	Completed and signed application.
☑	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☑	☐	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.
☑	☐	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: Thomas Walters Digitally signed by Thomas Walters Date: 2026.02.26 10:57:08 -06'00' **Date:** 2/26/26

Case 013-26: Rezoning



612 West E Street – Rezoning – A request to rezone from District R-2 (Two-Family Residential) to District R-2 HL (Two-Family Residential – Historic Landmark Overlay) – Hudson Real Estate, LLC

0 25 50 100 150 200 Feet

JOPLIN | HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

RESOLUTION NO. 2026-02

A RESOLUTION NOMINATING THE LLOYD RUFF GROCERY STORE LOCATED AT 612 W E STREET TO BE LISTED AS A LOCAL LANDMARK AN FORWARDING SAID NOMINAITON TO THE PLANNING AND ZONNING COMMISSION AND THE JOPLIN CITY COUNCIL.

WHEREAS, **Historic Preservation Commission** of the City of Joplin, at a public meeting held on February 17th, 20026 received the Historic Landmark Nomination Form for The Lloyd Ruff Grocery Store located at 612 W. E Street in the City of Joplin, Jasper County, Missouri; and

WHEREAS, the form was presented by Angela Hudson, owner of said property, and found to be in proper form; and

WHEREAS, at a public meeting held on February 17th, 2026, the **Historic Preservation Commission** found that all the evidence presented in the Nomination Form and developed in research of the existing records supported the requirements of Appendix E (Historic Preservation Code) of Appendix 29-A (Joplin Development Code) of the Joplin Municipal Code and that the subject Lloyd Ruff Grocery Store met one or more of the Criteria for Consideration of Nomination as directed in paragraph 29.10 of that Code;

NOW, THEREFORE, BE IT RESOLVED by the **Historic Preservation Commission of the City of Joplin**, as follows:

That the property on the following described real estate to-wit:

All of the east 35 feet of lot 329 in North Heights Addition to the City of Joplin, Jasper County, Missouri.

be recommended by this **Commission** to be designated an "Historic District" under the definitions and requirements of Appendix E (Historic Preservation Code) of Appendix 29-A (Joplin Development Code) of the Joplin Municipal Code, and that this Resolution with the report and nomination form be sent to the Zoning and Planning Commission of the City

of Joplin, and that the appropriate Ordinance designating the above said property Zoning District "H-L" be adopted by the City Council of the City of Joplin.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Seventeenth Day of February, 2026.

Dr. William Mountz
Chairperson

Property: 612 West E Street, Joplin, Missouri
Historic Name: Lloyd Ruff Grocery Store (later Richard's Food Market)

Purpose of Submission:
These supporting documents accompany the Local Historic Landmark Nomination for 612 West E Street. The materials document the building's construction date, historic commercial use, association with the Ruff family, and its long-standing role as a neighborhood-serving grocery and community space.

The attached materials demonstrate that the property meets the criteria for designation as a Local Historic Landmark due to:

- Its role in Joplin's early-20th-century neighborhood commercial development,
- Its long association with Lloyd Ruff and the Ruff family,
- Its status as a representative example of a utilitarian neighborhood grocery structure, and
- Its continued suitability for preservation through adaptive reuse consistent with its historic community-serving function.

Attachments Included:
Bibliography, Cross-Reference Index, Historic Summary Spreadsheet, Newspaper articles and advertisements, City directory excerpts, Obituaries and genealogical documentation, Historic postcard (Missouri Digital Heritage), Later-use documentation.

HOME BUILDING BOOM IS ON IN CITY OF JOPLIN

LUMBER DEALERS SAY THERE ARE MORE THAN 20 RESIDENCES BEING BUILT.

Expect High Tide of Activity in Fall Due to General Prosperity.

With twenty or more houses and a few store buildings now under course of construction, lumber dealers believe Joplin soon will see the biggest building boom in its history. Not in months has there been as great activity along this line as at present, and it is the belief of dealers that fall will see the boom at high tide.

The dealers attribute the revival of home building to the general prosperity brought on by higher ore prices. It is on the theory that times will continue to be good that they see in store for the city a building boom.

One of the largest houses being built at this time is at Sixteenth street and Missouri avenue. It is being erected by A. Barr, a contractor, and will contain ten or twelve rooms.

A brick veneer bungalow is being built by Dr. S. H. Miller on Sergeant Leont avenue near First street. It is nearly finished.

Other Buildings Going Up.

Other buildings are being constructed in this part of the city. Near E and Sergeant Loyd Ruff, a grocer is building a house and store building. A two-story house is being built between D and E on Moffet by Leon Boucher. The foundation for a six-room cottage, to be built by Dr. M. B. Harutun, has been laid in Roanoke addition.

Near Twenty fifth street S. B.

NewspaperArchive by Storied

Joplin News Herald, July 25, 1915 Pg. 3, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jul-25-1915-p-3/

For 50c—Next Week Only

Plus Five Trademarks from Quaker Oats Packages, 10c Size
or Plus Two Trademarks from Quaker Oats Packages, 25c Size

This Quaker Cooker

We have supplied perfect double-Cookers to over 700,000 homes, to make Quaker Oats more delightful. They are made to our order to bring out the fullness of the flavor and aroma.

Such a Cooker as this, if sold at retail, would cost more than most homes would pay. But our purpose requires it in every home where Quaker Oats are used, so we ourselves supply it.

Our purpose is this: To create more Quaker Oats users, by making this the best-loved morning dish.

To this end, we use queen grains only in this brand—just the big, plump grains. We get but ten pounds per bushel. That means that two-thirds of the oats as they come to us are discarded in Quaker Oats.

The result is large, luscious flakes. They make this dish doubly-delicious. Yet they cost you no extra price.



Pure Aluminum
Made to Our Order
Extra Large and Heavy
Cereal Capacity, 2½ Qts.
Retail Value, $2.50

These flavory flakes have won the world to Quaker. In a hundred nations this is the favorite brand. Millions of oat lovers send thousands of miles to get it.

Our next object is right cooking, and we offer this Cooker to every home to attain it. But we supply only one to a home.

Get this Cooker next week under this special offer. You want children to delight in this vim-food. You want them to eat an abundance. The way to attain that is to serve Quaker Oats cooked in this Quaker Cooker.

Next Week 50c—But Never Again

Our regular offer made in each Quaker Oats package is this:

Send us five trademarks cut from the front of the Quaker Oats packages. That is to prove you a Quaker Oats user. Send $1 with the trademarks and this Quaker Cooker will be sent by parcel post.

Next week's offer is this: Send us five trademarks—the picture of the Quaker—cut from the fronts of five Quaker Oats packages, 10c size, or two from the 25c size. Send with them **only 50 cents**, and we will send the Cooker by parcel post.

For one week—for next week—we cut the payment in two. For 50c you get this big Aluminum Cooker. But this offer will never be repeated. No requests will be honored unless mailed next week. **And the offer is confined to this county.**

Note the grocers who have the Cooker on show. You will find Quaker Oats displayed with it. See the Cooker and, if you approve it, arrange next week to get it. It will mean a 50-cent saving under the lowest price we have ever offered. Please don't forget.

Address—The Quaker Oats Company, 1755 Railway Exchange, Chicago

These Grocers Next Week

Display the Quaker Cooker

BEN F. SCOTT	611 West Ninth St.
BERT ASKINS	617 West Nineteenth St.
C. L. WELCH	Twenty-second and Bird Sts.
LOCKWOOD & CO.	3103 Empire St.
C. P. BEAVERS	2028 Byers Ave.
T. S. BUFORD	211 East Twentieth St.
CHURCH & BLAIR	1702 Main St.
DAVISON BROS.	814 Main St.
J. W. TAYLOR	1222 Main St.
G. W. MARTIN	2039 Empire St.
ORIN HARVEY	511 West B St.
CHAS. O. HAUCK	200 Main St.
PITNEY & GLAZEBROOK	112 Main St.
C. E. JONES	137 West First St.
THE FAIR GROCERY	520 Broadway
GRAHAM BROTHERS' GROCERY	218 West Third St.
JAS. THOMPSON	511 West Second St.
LLOYD H. RUFF	912 West E St.
J. R. BEARDN	417 West A St.
C. H. HAVENS	214 East Fifth St.
N. MARR	302 Main St.
N. MARR	314-316 Main St.
N. MARR	1604 Main St.
KLOTZ & JOHNS	Corner Sixth and Moffet
R. M. WELCH GRO. CO.	Fifteenth and Indiana
A. L. MILLS	1408 Main St.
FERRIER GROCER CO.	222 West Fourth St.
WAYSIDE GROCERY (Geo. W. Burton)	1501 Missouri
CLAYTON & SONS	Twelfth and Main Sts.
G. W. KOEHLER	116 West Sixth St.
A. L. BASTAIN	830 Main St.
MIDLAND GROCERY CO.	800 Main St.
THE PEARL	309 Main St.
T. C. EBERLY	414 West Fourth St.
GEO. L. MORRISON'S	1310 Main St.
S. G. NUGENT	704 Broadway
C. R. DAVIS	914 Main St.
H. A. BROWN	715 Broadway
W. T. ZIMMERMAN	621 West Fourteenth St.
WM. H. DAVIES	1612 Byers Ave.
MOORE & CO.	317 Murphy St.
SCHWARZE GROCERY CO.	802 West Seventh St.
L. A. PITNEY	1007 West Sixth St.
WALTER PORTER	1417 Perkins Ave.
HARRY OCHSENBEIN	1460 Perkins Ave.
T. B. OSBORN	Chitwood, Mo.
NORTH HEIGHTS GROCERY	D and Pearl Sts.
F. L. COX	Chitwood, Mo.
L. R. FRYER	1442 Perkins Ave.

This advertisement was originally intended for appearance yesterday

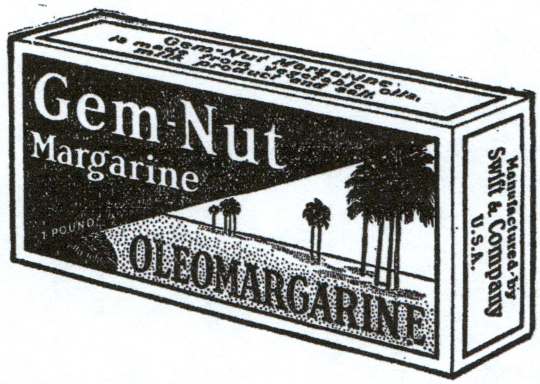
Quaker Oats 10c and 25c

In Round Packages With Top

and Mesdames McGuire, Watkins and E. N. Williams. Mesdames

NewspaperArchive by Storied

Joplin Globe, October 22, 1915 Pg. 4, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-oct-22-1915-p-4/



Gem-Nut Margarine

You can get it fresh from these dealers:

JOPLIN.

J. L. Connelly Merc. Co..1202 Broadway
Inman & King.....1101 Broadway
J. D. West.....815 Broadway
C. E. Jones.....110 W. First St.
L. C. Herb.....229 N. Connor
Dan Flannery.....1428 Perkins St.
H. Ochsenbein.....1462 Perkins St.
Frank Cox & Co.....412 Connor
Ben Scott.....610 W. Ninth
J. H. Young & Co.....110 E. Ninth
Midland Gro. Co.....914 Main
Ozark Mercantile Co.....920 Main
J. W. Warmack.....1332 Main
H. E. Peters.....1402 Main
J. F. Kugler.....1720 Main
Overall & Doss.....2002 Main
Foster's Cash Gro.....2012 Main
A. J. Alexander.....2102 Main
L. Grinstead.....3128 Main
C. L. Welch.....2201 Bird
H. T. Roberts.....1930 Annie Baxter
Youngblood & Breazeale.....122 Main
N. Griffin.....417 W. A St.
Oberlechner Bros.....1408 Perkins
T. C. Taylor.....1217 W. Seventh
Royal Heights Gro.....Royal Heights
Joe Bailey.....Chitwood
Lloyd Ruff.....612 W. E St.
Chas Bell.....105 W. Seventh
Klug's Market.....630 Main
Lambert & Son...Seventh and Virginia
Matthews Grocery.....806 Main St.
T. S. Buford.....211 E. Twentieth St.
Grace Brackette.....412 E. Twelfth St.
Bert Chaney.....612 W. Fourteenth
Geo. Carter.....407 E. Twentieth St.
Fair Grocery.....520 Broadway
Griffin Grocery.....417 W. A
L. Grinstead..Thirty-second and Main
Wm. Ingram.....1702 Main
Lawmaster Grocery.....1312 Main
Nugent & Son.....213 E. Eighth
C. L. Welch.....2201 Bird
W. T. Zimmerman...621 W. Fourteenth

CARTHAGE, MO.

J. R. Dempsey — G. E. Slates
W. H. Davison — J. N. Vaughn
Mrs. L. Farmer — Jno. Wormington

WEBB CITY, MO.

W. E. Stone.....916 W. Daugherty
W. F. Gill.....307 W. Daugherty
Geo. Staples.....516 N. Cedar
S. R. Tuder.....1302 W. Nelson
Jno. Herrod.....36 S. Allen
Al Herrod.....106 S. Allen
R. Thrall.....124 S. Allen

GALENA.

Tryon & Son — O. W. Masters
Best Yet Grocery — Ed Hudgins
Economy Grocery — J. S. Jarrett
Clark's Grocery — J. E. Shaddy
Scott Blick — Craig Bros.
Corner Grocery — Joseph & Jacob
Archer & Son — D. S. Reed
Blick's Market — L. A. Sater
R. Hardwick

BAXTER SPRINGS, KAN.

L. W. Betts, Grocer

LOWELL, KAN.

Jess McClure

RIVERTON, KAN.

F. A. Osborne — Leo Williams
McClure & Ware

CARL JUNCTION, MO.

A. E. Bryant — Star Grocery
W. A. Ireland

ORONOGO, MO.

A. T. Woodward — B. J. Daugherty
W. M. Hamby

PURCELL, MO.

W. H. Worth — New System Gro.

WACO, MO.

Pitcock Merc. Co.

ASBURY, MO.

Kerr's Grocery

ALBA, MO.

Jno. Barnett

CARTERVILLE.

J. R. Cardwell Grocery Store

NewspaperArchive by Storied
Joplin News Herald, January 30, 1925 Pg. 7, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jan-30-1925-p-7/

CAKE SALE

Benefit of M. E. Church

Held Under Auspices of Ladies of Church

Regular 35c Sunshine Cakes— Special Today for 29c

Three delicious varieties—Loganberry, Toasted Coconut and Chocolate Sprinkle

These cakes can be purchased at this special bargain price at any of the following stores.

Lloyd Ruff Grocery
612 West E
North Heights Grocery
405 West D
Monte Taylor
414 West 4th
Marr-Bridger
804 Main
Marr-Bridger
302 Main
Marr-Bridger
1802 Main
Marr-Bridger
621 Broadway
Marr-Bridger
1442 Perkins
Marr-Bridger
1930 Empire
Central Market and Grocery
1726 Main
N. G. Patterson
1702 Main

N. G. Patterson
116 Main St.
Table Supply
304 West 6th
H. C. King Merc. Co.
1101 Broadway
Griffith Grocery Co.
417 West A
James Thompson
811 West 2nd
Ben F. Scott
611 West 9th
Rush Grocery Co.
302 East 7th
Wallace Brothers
1602 Main
S. P. Havens
2331 Annie Baxter
Youngblood & Breazeale
124 Main

NewspaperArchive by Storied

Joplin Globe, June 30, 1928 Pg. 6, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jun-30-1928-p-6/

Closing of neighborhood store sparks memories



Loyal customers gather outside Richard's Food Market for a picture. In front are Richard and Raymond Morris with their mother, Mabel.



Elizabeth Ricketts, April Long and Jodie Russell have been visiting Raymond Morris and his candy case since they were in grade school.

By Marti Attoun
Globe Staff Writer

It's not the quick loaf of bread the customers will miss, so much as the friendly advice that came with it, free of charge, at Richard's Food Market, 612 West E St.

"It's not a convenience store leaving. It's an institution," says Camille Ricketts, one of dozens of customers of Raymond and Richard Morris who flocked to the neighborhood grocery Friday for a farewell party. "Someone said we should thank them for 40 years of recipes."

After 40 years of working 10-hour days six days a week, the Morris brothers decided it was time to retire. When they hang up their aprons in a week or so, the store will be boarded up after 73 years of serving north Joplin.

Four generations of customers have fished in the candy case at the little grocery, says Raymond. His parents, Mabel Morris and the late Richard Morris, bought the store from the original builder and owner, Lloyd Ruff, who soon will be 100. Customers like Hilda Satterlee remember browsing for a nickel's worth of candy every week. Now, her grandchildren visit Richard's.

"They've been a great baby-sitting service," says Kathy DeTar. "You'd give the kids a quarter and tell them to go down to Richard's. I don't know what we're going to do without them. We'll no longer have menus, recipes or a grapevine."

"When I was first married they'd plan my menus for me," says Susan Satterlee. "We can't fix dinner without them."

Mrs. DeTar, too, received cooking lessons from the Morris brothers. She remembers when she bought a canned ham to take back to college with her. The Morrises wouldn't let her take it until she had instructions on how to cook it.

Carolyn Keeter, peering into the meat case, tells Richard, "I need something to make sandwiches with tomorrow. The men are going hunting."

He thinks a minute, then says, "He's always happy with hot dogs."

"See, it's wonderful," Mrs. Keeter says. "You don't have to think. They do all the work."

"There are certain things they won't stock here, because they know what the neighborhood won't eat," Mrs. DeTar says.

"You'd just be surprised what these boys know," adds their mother, Mabel.

The brides who put together their first meals, and in some cases their most recent, with the Morris brothers' help aren't the only ones who will miss the grocery store.

"Why couldn't you wait at least another week to close?" asks Josh DeTar, 9.

"I've been coming here since first grade," adds Spencer Satterlee, 8. "They're nice."

"This is a hangout for the grade school kids," Elizabeth Ricketts, 14, points out. "I used to sit on the front steps with my dog and eat candy."

Raymond is modest about the praise, but obviously pleased.

"We're just old-fashioned. We didn't change the store much since we bought it. We're just one big happy family out here."

Purchases were rung up on a 1908 brass cash register and the brothers delivered to many of the elderly residents.

"We've just run our own business and didn't try to keep up with the big stores," Raymond says.

The Morrises allowed customers to charge and even borrow cash in a pinch, says Mrs. Satterlee. When her children were home sick, one of the men delivered groceries, she recalled.

For a surprise farewell party Friday afternoon, loyal customers waited on the Morris brothers for a change. They had cake and coffee and gave the grocers a sock full of silver dollars.

"You can't say enough good about this place," says Mrs. DeTar. "We're all heart-broken. My husband came home and saw the closing sign and said, 'I can't go in there and see all those empty shelves.'"



Globe Photos/VINCE ROSATI

Mable Morris gets a hug from longtime customer and friend, Mrs. John Scott.

NewspaperArchive by Storied

Joplin Globe, December 02, 1984 Pg. 28, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-dec-02-1984-p-28/

Joplin Deaths

Mrs. Lola Mae Ruff

Mrs. Lola Mae Ruff, 87, 2619 E. 14th St., died at 4:50 p.m. Wednesday at a Joplin nursing home following a two - month illness.

Mrs. Ruff was born on May 2, 1886, at Jerico Springs, Mo., and had lived here since 1904. She and her husband, Lloyd H. Ruff, who survives, operated Ruff's Grocery at 612 W. E. St. from 1912 until 1943. She and her husband were married here on June 17, 1906. Mrs. Ruff was a member of the First Methodist Church.

In addition to her husband, she is survived by a son, Neal Ruff, West Yellowstone, Mont.; a sister, Mrs. Berta Bowers, Tulsa, Okla.; three grandchildren and four great grandchildren.

Funeral services will be at 2 p.m. Friday at the Thornhill - Dillon Chapel, with Dr. William Henderson officiating. Burial will be in Ozark Memorial Park Cemetery.

Pallbearers will be Ross Roberts, Melvin Hoare, Tom Brookshire, D. T. Knight, Raymond Morris and Victor Trease.

The family will receive friends from 7 until 8:30 p.m. today at the funeral home chapel.

NewspaperArchive by Storied

Joplin Globe, May 02, 1974 Pg. 26, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-may-02-1974-p-26/

Lloyd Ruff

Graveside services for Lloyd H. Ruff, 99, 2618 E. 14th St., who died at 8:45 p.m. Sunday in a Joplin nursing home where he had been a patient two days, are scheduled for 4 p.m. today at Ozark Memorial Park Cemetery.

Dr. William Henderson will officiate. Graveside services will be conducted by members of the Fellowship Masonic Lodge, No. 345, AF&AM. Arrangements are under the direction of Parker Mortuary.

The casket will be closed at all times.

Mr. Ruff was born on June 17, 1886 at McDowell. He moved to Joplin in 1904 from Galena, Kan.

He operated Ruff's Grocery Store, 612 W. E St., from 1909 to 1954. He retired in 1960 when he sold the Broadway Hardware Co.

He was a member of the First United Methodist Church.

He was a member of the Fellowship Lodge and the Scottish Rite Bodies, Valley of Joplin, since 1919. He was a member of the Abou Ben Adhem Shrine Temple since 1920.

His wife, Lola, died May 1, 1974.

Survivors include a son, Neal Ruff, 2619 E. 14th St., three grandchildren and six great-grandchildren.

Contributions may be made to the Shriner's Crippled Children's Fund in

NewspaperArchive by Storied

Joplin Globe, September 24, 1985 Pg. 18, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-sep-24-1985-p-18/

Source: Find-A-Grave, captured December 23, 2025

BOONE NEAL RUFF OBITUARY

Boone Neal Ruff, age 103, Joplin, passed away at 2:58 a.m. Sunday, August 9, 2020, at his home after an illness.

Neal was born August 31, 1916, in Joplin, Missouri to the late Lloyd Ruff and Lola Neal Ruff and had lived in the Joplin area most of his life.

He graduated from Joplin High School and attended the University of Arkansas-Fayetteville, where he studied engineering and played the trumpet. Neal worked at Eagle Picher Industries and Rocketdyne as an engineer for several years before moving to West Yellowstone, Montana, where he owned and operated the Hitching Post Motel. He retired in 1977 and moved back to Joplin.

Neal was a proud veteran of the United States Army Air Corps, serving during World War II as a fighter pilot. He flew in 74 combat missions in the Central Pacific and witnessed the atomic bomb explosion as he flew out on one of his missions. Neal did his own navigating and radio work in his small, single engine plane. He flew by instruments only. Neal was awarded several medals and citations, including the Silver Star, Distinguished Flying Cross with Seven Oak Leaf Clusters and the Asiatic Pacific Service Medal.

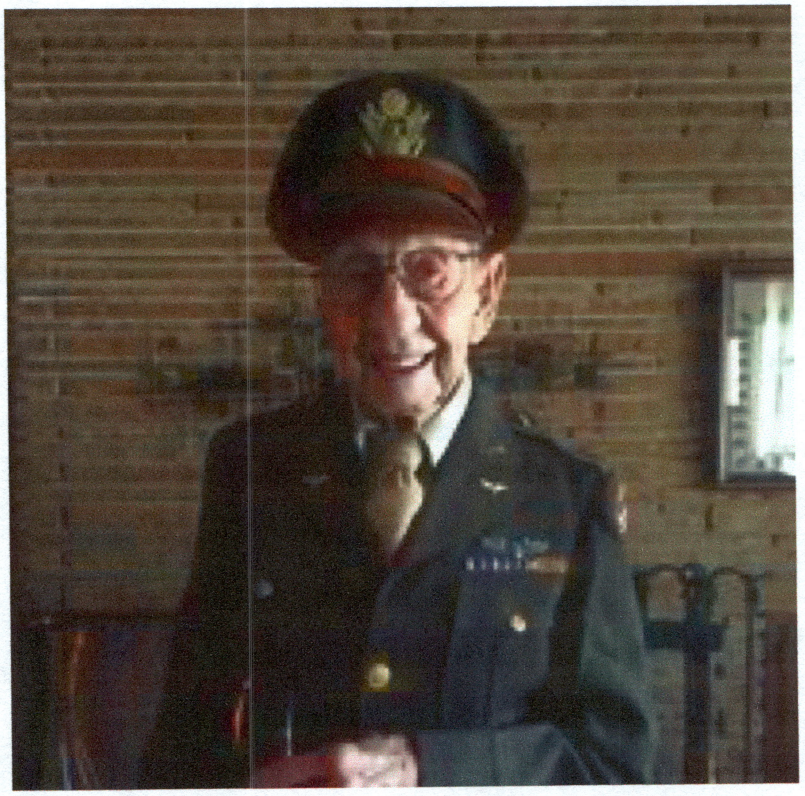
Neal was a member of the Boy Scouts of America and attained the rank of Eagle Scout. It was during the time he spent at the Joplin Regional Airport that he developed a love for flying. He also loved the outdoors. Neal enjoyed fly fishing and hunting. He shot guns his whole life-all the way to the age of 103! He took his last hunting and fishing trip with his son at the age of 100. He lived life to the fullest and will be missed by everyone that knew and loved him.

Neal married Crystal Hawes on October 10, 1963, in Miami, Oklahoma. She survives.

Additional survivors include his children, Dr. Sandra Jennings, Joplin, Sally Martin, New Braunfels, Texas, David Ruff and wife, Gaye, Springdale, Arkansas; seven grandchildren; nineteen great grandchildren and five great-great grandchildren.

Memorial services are planned for Wednesday at 11am at Ozark Memorial Park Cemetery with full Military honors. Honorary pallbearers will be Henry Robertson, Jimmy Ross, Bob Reid and Brandon Spaugy.

In lieu of flowers, donations may be made to the Joplin Humane Society or St. Jude Children's Research Hospital, in care of the mortuary. Cremation arrangements are under the direction of Parker Mortuary.

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JOPLIN | HISTORIC PRESERVATION COMMISSION

STAFF REPORT

APPLICANT:

Angela Hudson (Hudson Real Estate LLC)

OWNER:

Angela Hudson

ADDRESS AND LANDMARK NAME:

612 W E St, Joplin, MO 64801
Lloyd Ruff Grocery Store

PRESENT USE:

Vacant (Zoned R-2)

HISTORIC USE:

Neighborhood Grocery Store

PHYSICAL DESCRIPTION:

Date of Construction: 1915

Architectural Style: Single Retail

Construction: Three bay storefront with center bay consisting of entrance typical of single retail architectural type. Storefront masonry does not appear to be original and window have been replaced when converted to single family home. (See applicant description, attached)`

Site: All of the east 35 feet of lot 329 in north heights addition to the City of Joplin, Jasper County, Missouri

HISTORICAL SIGNIFICANCE:

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;*

   Neighborhood Grocers were the principle retail for food staples prior to the dominance of the automobile when walkability was a necessity. Very few remain in the community when once there were at least one in every neighborhood. The local landmark listing has one other previously listed, Morgan's Grocery Store affiliated with Murphysburg, while the Lloyd Ruff Grocery Store is affiliated with what is now the associated as part of North Heights, the current target neighborhood for preservation efforts and survey. Nomination preserves the pattern of development of the pre-auto era forms of neighborhood development which had a greater focus on mixed uses and proximity of services to residents.

   Finding: The building meets the requirements of criteria 1 for its value as part of the development of the community and specifically the neighborhood of North Heights.

2. *Its location as a site of a significant local, county, state, or national event;*

   Not applicable to this nomination

3. *Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;*

   The property is associated with Lloyd Ruff and later the Morris brothers who operated and owned the store.

4. *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*

   The single retail architectural type is part of an utilitarian architectural style characterized by an absence of significant architectural elements an typically not eligible under this criteria.

5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;*

   Not applicable to this nomination.

6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*

   Not applicable to this nomination.

7. *Its embodiment of design elements that make it structurally or architecturally innovative;*

Not applicable to this nomination

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

   Not applicable to this nomination.

9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or*

   Not applicable to this nomination.

10. *Its suitability for preservation or restoration.*

Finding: The site meets the requirements for criteria 10 as staff would rate the integrity of the resource as fair or better.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ord. No. 86-31, ' 1, 3-17-86)

STAFF RECOMMENDATION:

Staff recommends The Lloyd Ruff Grocery Store, located at 612 W E Street, be forwarded by HPC Resolution to the Planning & Zoning Commission, to be added to the HP zoning overlay, and be designated as a local landmark.

SUPPORTING DOCUMENTS:

Documents included in determination were attached to application.

HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

HPC Case No._____

Meeting Date_____

LOCAL HISTORIC LANDMARK NOMINATION FORM

LOCATION

Address: 612 W E St, Joplin, MO 64801

Property Name (historic or common): Lloyd Ruff Grocery Store (later Richard's Food Market

OWNER INFORMATION

Name: Angela Hudson (Hudson Real Estate LLC) Phone: 720-236-0559

Address: 528 N Moffet Ave, Joplin, MO 64801

FORM PREPARED BY (If other than owner)

Name:_____ Phone: _____

Address:_____

Relationship to Owner:_____

*A notarized letter of consent from the legal owner is required.

CLASSIFICATION

Present Use: Vacant / rehabilitation in progress (intended adaptive reuse; see "Suitability" below)

Historic Use (if known): Neighborhood grocery store; later Richard's Food Market; later community arts/greenhouse use

Public or Private: Private Occupied or Unoccupied: Unoccupied

ARCHITECTURAL and PHYSICAL DESCRIPTION (attach a separate sheet if needed)

Construction Date: 1915

Architect and/or Builder (if known): Unknown

Building Materials (foundation, walls, roof, etc.): Wood Frame, Slab (although there is a 1 foot crawlspace) vinyl siding, cedar shingle awning, attached greenhouse

Architectural Style: Neighborhood commercial / early-20th-century utilitarian storefront (small neighborhood grocery)

Site Description (property and surrounding area): Small early-20th-century neighborhood commercial building in the North Heights area. The building historically served nearby residents as a walkable grocery and community stop for decades, later continuing community-serving uses.

HISTORICAL SIGNIFICANCE

(*Must meet at least one of the following, but please provide a brief description of how the nominated landmark meets the significance for any requirement that applies below – attach a separate sheet if needed).

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country: 612 W E St is a documented example of Joplin's early-20th-century pattern of small neighborhood grocery stores embedded in residential areas, serving as walkable, community-scale commerce. The business is documented at this address in period newspaper listings and advertisements and remained a remembered neighborhood institution into the late 20th century.

2. Its location as a site of a significant local, county, state, or national event: _____

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country: The store is closely associated with Lloyd H. Ruff, a long-time Joplin grocer, and the Ruff family. Obituaries and contemporary sources document the Ruff grocery operation at 612 W E St for decades, making the property strongly associated with a locally significant family-run neighborhood business.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials: _____

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of a community, county, state, or country: _____

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant: _____

7. Its embodiment of design elements that make it structurally or architecturally innovative:

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature: _____

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance: This property is a particularly representative example of a utilitarian neighborhood commercial building (corner/storefront grocery type), a building type that historically anchored residential neighborhoods but is increasingly rare. Its long operation as a grocery and later community-oriented uses reinforce its historic role and type.

10. Its suitability for preservation or restoration: The building is suitable for preservation through adaptive reuse, retaining its historic function as a neighborhood-serving gathering and commerce space. The structure's history demonstrates sustained community use. From early grocery operations to later community/arts and greenhouse activity, supporting restoration as a contributing neighborhood landmark.

(Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. Ord. No. 86-31, ' 1, 3-17-86)

SUPPORTING DOCUMENTS

A. Bibliography – Please provide a list of all sources used to complete this nomination form.
B. Photographs – Please provide current photographs of the property, as well as historic photographs (if available).
C. Any other sources (such as maps, newspaper clippings, etc.) that help support the nomination as a local historic landmark.

Please submit completed nomination forms to:

Planning & Community Development
Joplin City Hall
602 S. Main Street
Joplin, MO 64801

Please sign below once the nomination form is complete and ready for submittal:

Printed Name: Angela Hudson

Signature: Angela C Hudson Date: 1/15/2026

*If the property owner would additionally desire a historic marker to be placed on the property, please complete and submit the following application with this Local Landmark Nomination Form.

Date	Source	Address Referenced	Description / Significance	Use in Application	Link/photo
Mar 20, 1915	Joplin Globe	West F St	Lloyd Ruff operating grocery prior to relocation; establishes business existence before E Street construction.	Pre-construction business history	photo
Jul 25, 1915	Joplin News Herald	Near E & Sergeant	Article states Lloyd Ruff is building a house and store; confirms construction year of E Street building.	Construction date confirmation	photo
Oct 22, 1915	Joplin Globe	E Street	Advertisement lists Lloyd Ruff grocery on E Street; confirms store operational by late 1915.	Establishes earliest use date	photo
1920	Joplin City Directory	612 W E St	City Directory lists Ruff grocery at 612 W E St; confirms address and continuity.	Address verification	photo
Jan 30, 1925	Joplin News Herald	612 W E St	Advertisement listing Lloyd Ruff grocery at 612 W E St.	Ongoing commercial use	photo
Jun 30, 1928	Joplin Globe	612 W E St	Benefit notice lists Lloyd Ruff Grocery; shows community role beyond commerce.	Community significance	photo
1943	Joplin Globe	612 W E St	Associated Grocers advertisement lists multiple grocers; Ruff store notably independent.	Illustrates local business character	photo
1984	Joplin Globe	612 W E St	Richard's Food Market closing article reflects neighborhood memories and long operation.	Cultural and social significance	photo
Late 20th Century	Local records / business listings	612 W E St	Building later used as art studio / greenhouse (Studio Greenhouse), continuing community use.	Adaptive reuse history	https://www.mapquest.com/us/missouri/studio-greenhouse-353123055

Property: 612 West E Street, Joplin, Missouri
Historic Name: Lloyd Ruff Grocery Store (later Richard's Food Market)

Purpose of Submission:
These supporting documents accompany the Local Historic Landmark Nomination for 612 West E Street. The materials document the building's construction date, historic commercial use, association with the Ruff family, and its long-standing role as a neighborhood-serving grocery and community space.

The attached materials demonstrate that the property meets the criteria for designation as a Local Historic Landmark due to:

- Its role in Joplin's early-20th-century neighborhood commercial development,
- Its long association with Lloyd Ruff and the Ruff family,
- Its status as a representative example of a utilitarian neighborhood grocery structure, and
- Its continued suitability for preservation through adaptive reuse consistent with its historic community-serving function.

Attachments Included:
Bibliography, Cross-Reference Index, Historic Summary Spreadsheet, Newspaper articles and advertisements, City directory excerpts, Obituaries and genealogical documentation, Historic postcard (Missouri Digital Heritage), Later-use documentation.

Bibliography

(Sources used to complete this nomination. PDFs attached separately)

- Joplin News Herald, July 25, 1915, p. 3. Article noting Lloyd Ruff constructing a house and store near E Street.
- Joplin Globe, October 22, 1915, p. 4. Advertisement listing Lloyd Ruff grocery operating on E Street.
- Joplin City Directory, 1910. Listing for Lloyd Ruff grocery at 611 West F Street.
- Joplin City Directory, 1920. Listing for Lloyd Ruff grocery at 612 West E Street.
- Joplin News Herald, January 30, 1925, p. 7. Advertisement listing Lloyd Ruff grocery, 612 West E Street.
- Joplin Globe, June 30, 1928, p. 6. Benefit notice listing Lloyd Ruff Grocery at 612 West E Street.
- Joplin Globe, January 31, 1943, p. 40. Associated Grocers advertisement illustrating independent neighborhood grocery operations in Joplin.
- Joplin Globe, December 2, 1984, p. 28. Article announcing the closing of Richard's Food Market and reflecting community memories of the store.
- Joplin Globe, May 2, 1974, p. 26. Obituary of Lola Mae Ruff.
- Joplin Globe, September 24, 1985, p. 18. Obituary of Lloyd H. Ruff.
- Find A Grave. Boone Neal Ruff obituary and memorial record.
- Missouri Digital Heritage, Joplin Public Library Postcard Collection. Historic postcard depicting early-20th-century neighborhood commercial context in Joplin.
- Local business listings and community records documenting later use of 612 West E Street as Studio Greenhouse.
- Private correspondence and research assistance from local historic preservation volunteers.

Supporting Documents – Cross-Reference Index

Criteria Key:
(1) Community development / heritage
(3) Association with significant persons
(9) Distinctive utilitarian commercial structure
(10) Suitability for preservation / adaptive reuse

Source	Criteria Supported
Joplin News Herald, Jul 25, 1915	1, 9, 10

Joplin Globe, Oct 22, 1915	1, 9
City Directory, 1910	3
City Directory, 1920	1, 3, 9
News Herald, Jan 30, 1925	1, 9
Globe, Jun 30, 1928	1, 9
Globe, Jan 31, 1943	1
Globe, Dec 2, 1984	1, 9, 10
Lola Ruff Obituary	3
Lloyd Ruff Obituary	3
Boone Neal Ruff Obituary	3
Missouri Digital Heritage Postcard	1, 9
Studio Greenhouse Records	1, 10

Historic Summary (Chronological)

- 1910–1915: Ruff grocery operates on West F Street
- 1915: Construction of store on/near E Street
- Late 1915: Grocery operating on E Street
- 1920–1984: Continuous neighborhood grocery use at 612 W E Street
- 1984: Richard's Food Market closes
- Late 20th century: Adaptive reuse as art studio/greenhouse

Newspaper Articles & Advertisements (Chronological)

1. Joplin News Herald – July 25, 1915
2. Joplin Globe – October 22, 1915
3. Joplin News Herald – January 30, 1925
4. Joplin Globe – June 30, 1928

5. Joplin Globe – January 31, 1943
6. Joplin Globe – December 2, 1984

City Directory Excerpts

- 1910 directory (611 W F St)
- 1920 directory (612 W E St)

Obituaries & Genealogical Documentation

- Lola Mae Ruff obituary (1974)
- Lloyd H. Ruff obituary (1985)
- Boone Neal Ruff obituary

Historic Images & Context Materials

- Missouri Digital Heritage postcard
- Historic and contemporary photos of the building

HOME BUILDING BOOM IS ON IN CITY OF JOPLIN

LUMBER DEALERS SAY THERE ARE MORE THAN 20 RESIDENCES BEING BUILT.

Expect High Tide of Activity in Fall Due to General Prosperity.

With twenty or more houses and a few store buildings now under course of construction, lumber dealers believe Joplin soon will see the biggest building boom in its history. Not in months has there been as great activity along this line as at present, and it is the belief of dealers that fall will see the boom at high tide.

The dealers attribute the revival of home building to the general prosperity brought on by higher ore prices. It is on the theory that times will continue to be good that they see in store for the city a building boom.

One of the largest houses being built at this time is at Sixteenth street and Missouri avenue. It is being erected by A. Barr, a contractor, and will contain ten or twelve rooms.

A brick veneer bungalow is being built by Dr. S. H. Miller on Sergeant Leont avenue near First street. It is nearly finished.

Other Buildings Going Up.

Other buildings are being constructed in this part of the city. Near E and Sergeant Loyd Ruff, a grocer is building a house and store building. A two-story house is being built between D and E on Moffet by Leon Boucher. The foundation for a six-room cottage, to be built by Dr. M. B. Harutun, has been laid in Roanoke addition.

Near Twenty fifth street S. B.

NewspaperArchive by Storied

Joplin News Herald, July 25, 1915 Pg. 3, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jul-25-1915-p-3/

For 50c—Next Week Only

Plus Five Trademarks from Quaker Oats Packages, 10c Size
or Plus Two Trademarks from Quaker Oats Packages, 25c Size

This Quaker Cooker

We have supplied perfect double-Cookers to over 700,000 homes, to make Quaker Oats more delightful. They are made to our order to bring out the fullness of the flavor and aroma.

Such a Cooker as this, if sold at retail, would cost more than most homes would pay. But our purpose requires it in every home where Quaker Oats are used, so we ourselves supply it.

Our purpose is this: To create more Quaker Oats users, by making this the best-loved morning dish.

To this end, we use queen grains only in this brand—just the big, plump grains. We get but ten pounds per bushel. That means that two-thirds of the oats as they come to us are discarded in Quaker Oats.

The result is large, luscious flakes. They make this dish doubly-delicious. Yet they cost you no extra price.



Pure Aluminum
Made to Our Order
Extra Large and Heavy
Cereal Capacity, 2½ Qts.
Retail Value, $2.50

These flavory flakes have won the world to Quaker. In a hundred nations this is the favorite brand. Millions of oat lovers send thousands of miles to get it.

Our next object is right cooking, and we offer this Cooker to every home to attain it. But we supply only one to a home.

Get this Cooker next week under this special offer. You want children to delight in this vim-food. You want them to eat an abundance. The way to attain that is to serve Quaker Oats cooked in this Quaker Cooker.

Next Week 50c—But Never Again

Our regular offer made in each Quaker Oats package is this:

Send us five trademarks cut from the front of the Quaker Oats packages. That is to prove you a Quaker Oats user. Send $1 with the trademarks and this Quaker Cooker will be sent by parcel post.

Next week's offer is this: Send us five trademarks—the picture of the Quaker—cut from the fronts of five Quaker Oats packages, 10c size, or two from the 25c size. Send with them **only 50 cents**, and we will send the Cooker by parcel post.

For one week—for next week—we cut the payment in two. For 50c you get this big Aluminum Cooker. But this offer will never be repeated. No requests will be honored unless mailed next week. **And the offer is confined to this county.**

Note the grocers who have the Cooker on show. You will find Quaker Oats displayed with it. See the Cooker and, if you approve it, arrange next week to get it. It will mean a 50-cent saving under the lowest price we have ever offered. Please don't forget.

Address—The Quaker Oats Company, 1755 Railway Exchange, Chicago

These Grocers Next Week

Display the Quaker Cooker

BEN F. SCOTT	611 West Ninth St.
BERT ASKINS	617 West Nineteenth St.
C. L. WELCH	Twenty-second and Bird Sts.
LOCKWOOD & CO.	3103 Empire St.
C. P. BEAVERS	2028 Byers Ave.
T. S. BUFORD	211 East Twentieth St.
CHURCH & BLAIR	1702 Main St.
DAVISON BROS.	814 Main St.
J. W. TAYLOR	1222 Main St.
G. W. MARTIN	2039 Empire St.
ORIN HARVEY	511 West B St.
CHAS. O. HAUCK	200 Main St.
PITNEY & GLAZEBROOK	112 Main St.
C. E. JONES	137 West First St.
THE FAIR GROCERY	520 Broadway
GRAHAM BROTHERS' GROCERY	218 West Third St.
JAS. THOMPSON	511 West Second St.
LLOYD H. RUFF	912 West E St.
J. R. BEARDN	417 West A St.
C. H. HAVENS	214 East Fifth St.
N. MARR	302 Main St.
N. MARR	314-316 Main St.
N. MARR	1604 Main St.
KLOTZ & JOHNS	Corner Sixth and Moffet
R. M. WELCH GRO. CO.	Fifteenth and Indiana
A. L. MILLS	1408 Main St.
FERRIER GROCER CO.	222 West Fourth St.
WAYSIDE GROCERY (Geo. W. Burton)	1501 Missouri
CLAYTON & SONS	Twelfth and Main Sts.
G. W. KOEHLER	116 West Sixth St.
A. L. BASTAIN	830 Main St.
MIDLAND GROCERY CO.	800 Main St.
THE PEARL	309 Main St.
T. C. EBERLY	414 West Fourth St.
GEO. L. MORRISON'S	1310 Main St.
S. G. NUGENT	704 Broadway
C. R. DAVIS	914 Main St.
H. A. BROWN	715 Broadway
W. T. ZIMMERMAN	621 West Fourteenth St.
WM. H. DAVIES	1612 Byers Ave.
MOORE & CO.	317 Murphy St.
SCHWARZE GROCERY CO.	802 West Seventh St.
L. A. PITNEY	1007 West Sixth St.
WALTER PORTER	1417 Perkins Ave.
HARRY OCHSENBEIN	1460 Perkins Ave.
T. B. OSBORN	Chitwood, Mo.
NORTH HEIGHTS GROCERY	D and Pearl Sts.
F. L. COX	Chitwood, Mo.
L. R. FRYER	1442 Perkins Ave.

This advertisement was originally intended for appearance yesterday

Quaker Oats 10c and 25c

In Round Packages With Top

and Mesdames McGuire, Watkins and E. N. Williams. Mesdames

NewspaperArchive by Storied

Joplin Globe, October 22, 1915 Pg. 4, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-oct-22-1915-p-4/

Joplin Automobile Tire Repair Co.
JOHN I. FLEMING, Manager
PRICES RIGHT
Work Guaranteed.
619 Joplin St.
Bell Phone 761

Foust Automatic Concentrating Co.
Manufactures Jigs---Greatest Capacity, Closest Saving
117-118 Miners Bank Building Both Phones 1823 Joplin, Mo.

RUDD BROS (W M Rudd) insurance 101-103 Miners Bank bldg tels 564 see left center lines
Rudd Chas helper Inter-State Marble & Tile Co r 1417 Jackson
~~Rudd Mary r 122 Moffet~~
~~Rudd Nicholls and Richard H r 123 Moffet~~
RUDD WM M (Rudd Bros 101-103 Miners Bank bldg)
Ruddy Elizabeth Mrs r 515 Byers
Ruddy James r 119 Moffet
Ruebottom R F mach r 1112 Jackson
Ruff Lloyd H groceries and meat 611 w F r 106 s Jackson
Ruhe Wm r 2221 Wall
RUHL OTTO mining editor Joplin Daily Globe r Oakland
Runner James R notions 1420½ Main r 1415 Pearl
Runyon James C police r 204 John
Rupert Dollie lab r 1205 Carter
~~Rupert Mary dom 632 Sergeant~~
~~Rush Bert cook W D Porter r 1214 Virginia~~
~~Rush Clear & News Co (Rush and S E Albright) 1224 Main~~
Rush Jacob T driller r 2419 Penn
Rush Wm L min r r es Adelia 1st n of 23d
Rushton Wm V brake r 923 Pearl
Rusine Chris C (Lum) miner r 2119 Harlem
Rusk Edna r 401 Bway
~~Rusk Edw J miner r 401 Bway~~
~~Rusk Leon student r 118 n Moffet~~
~~Rusk Gibson G r 401 Bway~~
Rusk Lola r 629 n Pearl
~~Rusk Raymond C clk North Heights Gro r 603 n Joplin~~
Rusk Wm I mine opr r 629 n Pearl
Rusk Wm S elevator opr Christman D G Co r 118 n Moffet
~~Ruson Mary dom 1122 Jasper~~
Russell Ace lab r 1312 Bird
~~Russell Allie seam Joplin Overall Co rms 309 Byers~~
Russell Alvah A chf clk Frisco 112 w 4th r 824 Penn
Russell Anga r 1514 Moffet
~~Russell Arthur J yd clk Frisco frt depot r 824 Penn~~
~~Russell Bee (United Doctors 624 Main) r Charleston Hotel~~
Russell Cullie Mrs starcher New Method Ldry r 415 Gray
~~Russell E r Hotel Southern~~
Russell Fred M team r 1514 Moffet
Russell Grace phone opr M & K Tel Co r 1517 Pearl

BOTH PHONES 671 POST OFFICE BOX 572
O. H. GENTRY
CITY REAL ESTATE, LOANS AND MINERAL LANDS
CUNNINGHAM BUILDING, SUITE 8. JOPLIN, MO.

Switzer Bros.
Printers
FINE Stationery
A Specialty
Home Phone 656
1215 Main Street

Joplin Automobile Co.
GASOLINE AND ELECTRIC AUTOMOBILES
AUTOMOBILE SUPPLIES, LIVERY, STORAGE AND REPAIRING
618-620 WALL STREET HOME PHONE 1053, BELL PHONE 787

A. B. McCONNELL REAL ESTATE CO.
FIRST NATIONAL BANK BUILDING
411 Main Street Both Phones 178



~~Russell Hillard B bus boy r 609 Joplin~~
Russell James I cook Clarkston Hotel r 609 Joplin
Russell John L lab r 211 Park
Russell John R miner rear 1903 Byers
~~Russell Kline waiter Connor Hotel rms 316 Kentucky~~
~~Russell Lizzie dom 812 w 2d~~
Russell Neoma milliner appr r 116 n Cox
~~Russell Ray helper M P rd house r 1514 Moffet~~
RUSSELL ROBT saloon 2002 Main tel Home 948 White r 2116 Virginia
~~Russell Robt lab r 211 Park~~
Russell Thos W miner r ss 3d 5th e of Winfield
Russell Wm team r Perkins nw cor Walnut (Chitwood)
Russell Wm A barber W J Tabber r 715 Hill
~~Russell Wm R lab r 116 n Cox~~
~~Russum Elizabeth tchr High School r 223 Cox~~
~~Russum Serena tchr Washn School r 223 Cox~~
~~Rutherford Clarence student r 1435 w 9th~~
Rutherford Elizabeth wid Daniel r 1011 Valley
~~Rutherford Ernest L mingr r 1012 Valley~~
Rutherford J W power expert Empire District Electric Co
~~Rutherford Ode mach Maitland-Rich Machinery Co r country~~
Rutherford Robt L team r 1436 w 9th
Rutledge Bertha r 1224 Connor
~~Rutledge Bertha dom 2115 Pearl~~
~~Rutledge Ethel r 1224 Connor~~
~~Rutledge Geo E lab r 2001 Indiana~~
Rutledge Henry transfer r 2001 Indiana
Rutledge John A team r 1207 Connor
Rutledge John C miner r 1224 Connor
Rutledge Mabel clk F W Woolworth & Co r 2001 Indiana
See also Routledge
Ruttan David W confr 404 School
Rutter John A team r 1215 Central
Ryan Dennis city police r 1408 North
Ryan Edw A trav r 1719 Pearl
Ryan John H auctioneer r 1223 Joplin
Ryan Millie r 111 Main
RYLAND INVESTMENT CO E O Bartlett pres and treas W P Cleveland sec 109-110 Miners Bank bldg
~~Ryno Floyd student r 2002 Connor~~
Ryno Wesley A mgr Western National Vault Co 119 e 7th r 2002 Connor

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Ross Frank r 410 Wall
Ross Frank C (Fannie C) trav sale r 1311 Jackson av
Ross Graeme (Margaret H) mgr Westinghouse E & M Co r 515 N Moffet av
Ross Harrison (Bertha) eng r 1417 Jackson av
Ross Harry r 214 N Oak av
Ross Harry (Tillie) r 916 Grand
Ross Horace (Bessie) porter r 829 Grand
Ross Hughes r 214 N Oak av
Ross James C (Dee) r 214 N Oak av
Ross James H (Betsy) carp r 132 Brownell
Ross Nancy A wid David A r 1820 Indiana av
Ross Nellie Mrs r 1505 Hill
Ross Vest H mech Tel Co r 214 N Oak av
Ross Wm L (Marie) cook r 1820 Indiana av
Rosser Janie Miss sales Christman's r 309 Byers
Rotary Club Dolph Shaner sec 117 W 4th
Roten Ethmer glazier H N Van Fleet r 2108 W 5th
Roten James (Billie) furn rooms 214 Main r same
Roten James E (Frances) miner r 216 N John av
Roten Nellie Miss r 1820 W 4th
ROTH HENRY C (Mary C) (C G R Electric Co) r 327 N Wall av
Roth James M clk r 1629 Byers av
Rothchild Building 312-314 Main
Rothgeb A (Narcissa) r 310 Wall
Rothschild Benj (Esther) (Rothschild Iron & Metal Co) r 221 N Sergeant
Rothschild Iron & Metal Co (Lee, Benj and Isaac Rothschild and I H Cohen) 700-720 E 7th
Rothschild Isaac (Jennie) (Rothschild Iron & Metal Co) r 917 W 2d
Rothschild Lee (Rothschild Iron & Metal Co) r 917 W 2d
Rothschild Milton student r 917 W 2d
Rothschild Ruth student r 917 W 2d
Rothwell Roy T (Rose) r 419 W 4th
Roundtree Clarence lab r 30th and Empire av
Rountree Elzie (Bessie) emp Connor Hotel r 815 Porter
Roundtree Worth B (Iva) emp Connor Hotel r 626 N Sergeant av
Roup Senia A Mrs cook Empire Cafe r Web City
Rouse Morris (Della) carp r 2401 Tyler av
Rouse Nelson M (Ozark Candy Co) r Central City
Rouse Norman (Ava) sales Ozark Candy Co r 2320 Lois av
Roush John H (Octavia) fire dept r 106 Forest av
Roush Marguerite steno Connor Investment Co r 524 W 5th
Roush Opal emp Meeker Adv Co r 524 W 5th
Routh Carrie Mrs emp Joplin Overall Mfg Co r Carterville
Routh James M clk W D Walker r 1607 Byers
Routh James P (Ella) r 1607 Byers av
Row John (Myrtle) lab r 1126 E 12th
Rowand F W asst fore Boucher Cigar Co r Hillcrest
Rowand Marie bander Boucher Cigar Co r Hillcrest

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Rowe Ben (Stella) smelter r 312 N McCoy av
Rowe Gladys Miss teller Gas Co r 118 N Washington av
Rowe Harry (Lola) r 1524 Jackson av
Rowe Lee (Mary) chauf r 923 W 3d
Rowe Lee F (Opal E) mech r 2010 Annie Baxter av
Rowe Lola Mrs wrapper Junge Baking Co r 1524 Jackson av
Rowe Rachael wid Wm r 923 W 3d
Rowe Viola wid Richard r 118 N Washington av
Rowe Wm S (Alice E) clk F A Snyder & Co r 503 Penn
Rowland Dan lab r 601 Kentucky av
Rowland James (Kathryn) fore Empire Dist Elect Co r 314 W 9th
Rowland John W barber V W Creasy r Walnut Kan
Rowland Lizzie Mrs r 2022 Harlem av
Rowland Mary wid Wm dressmkr r 717 Connor av
Roy Wm P (Charity J) eng r 712 Roosevelt
Royal Charles E fore Empire Dist Elect Co r 909 Missouri av
Royal Flora wid Henry r 909 Missouri av
Royal Homer T lineman Empire Dist Elect Co r 909 Missouri av
Royal Shoe Store Kirb S Pirtle mgr 603 Main
Royse Edna Miss r 824 Connor av
Royse Orville D (Nellie S) pres Royse Title & Security Co r 320 Moffet
ROYSE TITLE & SECURITY CO O D Royse pres C M Schulte sec 410½ Joplin phone 143
Royston Amos R (Lydia) r All Jack Crossing
Ruby Henry C r 827 Wall
RUBY HOTEL Mrs Ida M Ruby prop 319 W 4th phone 2186
Ruby Ida May Mrs prop Hotel Ruby 319 W 4th r same
Ruby Myrtle Miss clk Wm Fleischaker r 827 Wall
Rucker Abe (Cora) miner r 1503 Virginia
Rucker Cora Mrs maid Connor Hotel r 1503 Virginia av
Rucker John O furn rooms 818½ Main r same
Rucker Nelson mess Postal Tel & Cable Co r 1505 Virginia
Rudd Allie Mrs sales Christman's r 307 Byers
Rudd Camille steno Newman's r 307 Byers
Ruddy Elizabeth wid George H r 515 S Byers
Rudder Anne Mrs r Royal Heights
Rudder Clarence r Royal Heights
Rudolph Edward W (Lorine) adv solcr News Herald r 630 N Joplin av
Rue Arthur H lab r 1606 Sergeant av
Rue Everett N (Stella) emp Frisco r 1606 Sergeant av
Ruff Lloyd H (Lola) grocer 613 w E r 533 N Sergeant av
Ruffin Alta dep clk U S Dist Court r 612 N Byers
Ruffin John T r 612 N Byers av
RUHL OTTO (Effie) consulting mining engineer 303-304 Miners Bank bldg phone 1780 and sec and treas Hebbard Mfg Co r Midway (see page 41)
Rule Rosa Miss r 801 E 7th
Rumbang Luella Miss tchr Central Sch r 121 N Byers
Rumpal Joseph W (Clara) mech r 114 Jackson av
Runner Faye I Miss bkpr Christman's r 1218 Penn av

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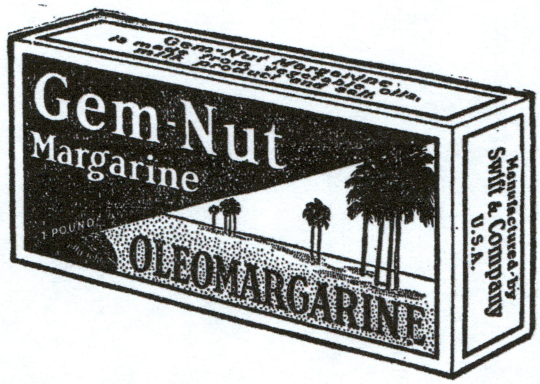

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J. L. Connelly Merc. Co..1202 Broadway
Inman & King.....1101 Broadway
J. D. West.....815 Broadway
C. E. Jones.....110 W. First St.
L. C. Herb.....229 N. Connor
Dan Flannery.....1428 Perkins St.
H. Ochsenbein.....1462 Perkins St.
Frank Cox & Co.....412 Connor
Ben Scott.....610 W. Ninth
J. H. Young & Co.....110 E. Ninth
Midland Gro. Co.....914 Main
Ozark Mercantile Co.....920 Main
J. W. Warmack.....1332 Main
H. E. Peters.....1402 Main
J. F. Kugler.....1720 Main
Overall & Doss.....2002 Main
Foster's Cash Gro.....2012 Main
A. J. Alexander.....2102 Main
L. Grinstead.....3128 Main
C. L. Welch.....2201 Bird
H. T. Roberts.....1930 Annie Baxter
Youngblood & Breazeale.....122 Main
N. Griffin.....417 W. A St.
Oberlechner Bros.....1408 Perkins
T. C. Taylor.....1217 W. Seventh
Royal Heights Gro.....Royal Heights
Joe Bailey.....Chitwood
Lloyd Ruff.....612 W. E St.
Chas Bell.....105 W. Seventh
Klug's Market.....630 Main
Lambert & Son...Seventh and Virginia
Matthews Grocery.....806 Main St.
T. S. Buford.....211 E. Twentieth St.
Grace Brackette.....412 E. Twelfth St.
Bert Chaney.....612 W. Fourteenth
Geo. Carter.....407 E. Twentieth St.
Fair Grocery.....520 Broadway
Griffin Grocery.....417 W. A
L. Grinstead..Thirty-second and Main
Wm. Ingram.....1702 Main
Lawmaster Grocery.....1312 Main
Nugent & Son.....213 E. Eighth
C. L. Welch.....2201 Bird
W. T. Zimmerman...621 W. Fourteenth

CARTHAGE, MO.

J. R. Dempsey — G. E. Slates
W. H. Davison — J. N. Vaughn
Mrs. L. Farmer — Jno. Wormington

WEBB CITY, MO.

W. E. Stone.....916 W. Daugherty
W. F. Gill.....307 W. Daugherty
Geo. Staples.....516 N. Cedar
S. R. Tuder.....1302 W. Nelson
Jno. Herrod.....36 S. Allen
Al Herrod.....106 S. Allen
R. Thrall.....124 S. Allen

GALENA.

Tryon & Son — O. W. Masters
Best Yet Grocery — Ed Hudgins
Economy Grocery — J. S. Jarrett
Clark's Grocery — J. E. Shaddy
Scott Blick — Craig Bros.
Corner Grocery — Joseph & Jacob
Archer & Son — D. S. Reed
Blick's Market — L. A. Sater
R. Hardwick

BAXTER SPRINGS, KAN.

L. W. Betts, Grocer

LOWELL, KAN.

Jess McClure

RIVERTON, KAN.

F. A. Osborne — Leo Williams
McClure & Ware

CARL JUNCTION, MO.

A. E. Bryant — Star Grocery
W. A. Ireland

ORONOGO, MO.

A. T. Woodward — B. J. Daugherty
W. M. Hamby

PURCELL, MO.

W. H. Worth — New System Gro.

WACO, MO.

Pitcock Merc. Co.

ASBURY, MO.

Kerr's Grocery

ALBA, MO.

Jno. Barnett

CARTERVILLE.

J. R. Cardwell Grocery Store

NewspaperArchive by Storied
Joplin News Herald, January 30, 1925 Pg. 7, Joplin, Missouri, US
https://newspaperarchive.com/joplin-news-herald-jan-30-1925-p-7/

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North Heights Grocery
405 West D
Monte Taylor
414 West 4th
Marr-Bridger
804 Main
Marr-Bridger
302 Main
Marr-Bridger
1802 Main
Marr-Bridger
621 Broadway
Marr-Bridger
1442 Perkins
Marr-Bridger
1930 Empire
Central Market and Grocery
1726 Main
N. G. Patterson
1702 Main

N. G. Patterson
116 Main St.
Table Supply
304 West 6th
H. C. King Merc. Co.
1101 Broadway
Griffith Grocery Co.
417 West A
James Thompson
811 West 2nd
Ben F. Scott
611 West 9th
Rush Grocery Co.
302 East 7th
Wallace Brothers
1602 Main
S. P. Havens
2331 Annie Baxter
Youngblood & Breazeale
124 Main

NewspaperArchive by Storied

Joplin Globe, June 30, 1928 Pg. 6, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jun-30-1928-p-6/



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A.G. STORES, JOPLIN TRADE AREA

ALBA, MO.—Simmons Grocery
ATLAS, MO.—Marchbank's Grocery
ANDERSON, MO.—Geo. Tatum Merc. Co.
ASBURY, MO.—Cooper
AVILLA, MO.—Moore Bros. Grocery
BAXTER SPRINGS, KAN.—Craig's Grocery, 538 West 8th; Henbert Grocery, 1226 Military
CARL JUNCTION—Bryant's Grocery
CARTHAGE, MO.—McCormick Grocery, South Side of Square; Cantrell Grocery; Oak Street Grocery, 1002 Oak St.; Reid Grocery; Kane's Fairview Grocery, 1947 Garrison
CARTERVILLE, Mo.—Hardman Grocery, 201 South Pine; Cooper's Store, 110 Main St
CASSVILLE, MO.—Haskins Grocery
COLUMBUS, KAN.—Reeves Quality Market; Zimmerman Food Market
CRESTLINE, KAN.—Chestnutt Grocery
DIAMOND, MO.—Fullerton Grocery; Tyler Grocery, Route No. 1
DUENWEG, MO.—Houk Grocery; Rush Grocery
GALENA, KAN.—Hardwick Grocery; Livingston Grocery, 1018 Euclid; Phipps Grocery; Price Grocery
GRANBY, MO.—Darnell Grocery
GIRARD, KAN.—Huber Grocery
GOODMAN, MO.—City Market; Lipe Grocery
JASPER, MO.—Curnutt Grocery
LAMAR, MO.—Young's Grocery
LANAGAN, MO.—Denison Grocery
LAWTON, KAN.—McFerron Grocery
LOWELL, KAN.—Winfrey
MONARK SPRINGS, MO.—Rush Grocery
MOUNTAIN, MO.—Lipe Grocery
MONETT, MO.—Hill-Top Grocery
MELROSE, KAN.—Dungan Grocery
MULBERRY, KAN.—Model Grocery
NEOSHO, MO.—Hald Grocery; Turner Grocery; J. B. Edmondson Grocery, Route No. 4; McConnell's Grocery.
NEW HOPE, MO.—Johnson Grocery.
NEWTONIA, MO.—Gum Grocery.
NOEL, MO.—Walters Store
PIERCE CITY, MO.—Hunt's Bargain Store
PINEVILLE, MO.—Burk's Grocery
PITTSBURG, KAN.—Robins Grocery
POWELL, MO.—Joe Schell Grocery
PURCELL, MO.—Hogan's Store
RACINE, MO.—Hodgden Grocery
RITCHEY, MO.—Kistler Grocery
RIVERTON, KAN.—Williams Grocery
SARCOXIE, MO.—Farmers' Exchange
SCAMMON, KAN.—Sonder's Grocery
SENECA, MO.—Chase's Grocery; Gullette Grocery, Route No. 2; Buzzard Grocery, Route No. 2
SPLITLOG, MO.—Jones Bros.
STOTTS CITY, MO.—Brooks Grocery
TIFF CITY, MO.—Carter Grocery
TIPTON FORD, MO.—Dugan's Grocery
WEST MINERAL, KAN.—Bruyr & Son
WEBB CITY, MO.—Abbott & Brown, 414 West Daugherty; Cooper's Store, 402 So. Hall; West End Market, 928 Daugherty

A.G. STORES IN JOPLIN

ALEXANDER GROCERY, 2106 Main St.
BAILEY FOOD MARKET, 1015 Broadway
BALAY GROCERY, 615 West 17th St.
BUFORD GROCERY, 211 East 20th St.
BUXTON GROCERY, 602 East 15th St.
BUZZARD GROCERY, 1406 Kentucky
CAMPBELL GROCERY, 815 West 7th St.
CLARK MERCANTILE CO., 116 N. Schifferdecker
COOPER'S GROCERY, 2321 Annie Baxter
CONSUMERS' MARKET, 7th and Pearl
DEKM'S FOOD MARKET, 2402 Main
DENHAM GROCERY, 425 West 32nd
FERGUSON FOOD MARKET, 1202 Broadway
HADLEY GROCERY, 107 Main St.
HAMRICK GROCERY, 1110 Moffet Ave.
EXCHANGE GROCERY, 414 West 4th
HAWLEY GROCERY, 1002 Central
HEGWOOD FOOD MARKET, 2313 Florida
HERB GROCERY, 229 N. Connor
HOHLIER GROCERY, 117 McKinley
E. M. HOPPER, 2030 Byers
KUGLER GROCERY, 1722 Main St.
LEEPER'S GROCERY, 621 Broadway
MAHAN GROCERY, 302 East 7th St.
MARTIN'S GROCERY, 2020 Empire
MELIN'S GROCERY, 611 West 20th
MORGAN GROCERY, 505 W. 2nd
NILES GROCERY, 1930 Annie Baxter
OCHSENBEIN GROCERY, 1400 Perkins
PETTIGREW'S GROCERY, 2102 Connor
ED. PHILLIPS, 1302 Connor
PHILLIPS' GROCERY, 1116 Jackson
RITTER'S GROCERY, 2304 East 4th
SCHILDKNECHT GROCERY, 4302 Main
SIFTY MARKET, 214 East 5th St.
THOMPSON'S GROCERY, 2202 West 4th
YNLAND'S GROCERY, 405 West D St.
WILDER GROCERY, 1113 West 8th St.
Y & B GROCERY, 2nd and Main
ZIMMERMAN FOOD MARKET, 621 West 11th

JOPLIN RURAL ROUTES

BARHAM GROCERY, Route No. 1 Joplin
HOOD GROCERY, Oak Grove
KING GROCERY, 20th and Duquesne
CREAMER GROCERY, Fillmore's Bridge
GOOD GROCERY, Lone Elm
RENIKER'S GROCERY, Redings Mill
C. E. DAVIS, Redings Mill
THOMPSON GROCERY, Tipton Ford

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Joplin, Mo.

NEWSPAPERARCHIVE
Joplin Globe, January 31, 1943 Pg. 40, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-jan-31-1943-p-40/

Closing of neighborhood store sparks memories



Loyal customers gather outside Richard's Food Market for a picture. In front are Richard and Raymond Morris with their mother, Mabel.



Elizabeth Ricketts, April Long and Jodie Russell have been visiting Raymond Morris and his candy case since they were in grade school.

By Marti Attoun
Globe Staff Writer

It's not the quick loaf of bread the customers will miss, so much as the friendly advice that came with it, free of charge, at Richard's Food Market, 612 West E St.

"It's not a convenience store leaving. It's an institution," says Camille Ricketts, one of dozens of customers of Raymond and Richard Morris who flocked to the neighborhood grocery Friday for a farewell party. "Someone said we should thank them for 40 years of recipes."

After 40 years of working 10-hour days six days a week, the Morris brothers decided it was time to retire. When they hang up their aprons in a week or so, the store will be boarded up after 73 years of serving north Joplin.

Four generations of customers have fished in the candy case at the little grocery, says Raymond. His parents, Mabel Morris and the late Richard Morris, bought the store from the original builder and owner, Lloyd Ruff, who soon will be 100. Customers like Hilda Satterlee remember browsing for a nickel's worth of candy every week. Now, her grandchildren visit Richard's.

"They've been a great baby-sitting service," says Kathy DeTar. "You'd give the kids a quarter and tell them to go down to Richard's. I don't know what we're going to do without them. We'll no longer have menus, recipes or a grapevine."

"When I was first married they'd plan my menus for me," says Susan Satterlee. "We can't fix dinner without them."

Mrs. DeTar, too, received cooking lessons from the Morris brothers. She remembers when she bought a canned ham to take back to college with her. The Morrises wouldn't let her take it until she had instructions on how to cook it.

Carolyn Keeter, peering into the meat case, tells Richard, "I need something to make sandwiches with tomorrow. The men are going hunting."

He thinks a minute, then says, "He's always happy with hot dogs."

"See, it's wonderful," Mrs. Keeter says. "You don't have to think. They do all the work."

"There are certain things they won't stock here, because they know what the neighborhood won't eat," Mrs. DeTar says.

"You'd just be surprised what these boys know," adds their mother, Mabel.

The brides who put together their first meals, and in some cases their most recent, with the Morris brothers' help aren't the only ones who will miss the grocery store.

"Why couldn't you wait at least another week to close?" asks Josh DeTar, 9.

"I've been coming here since first grade," adds Spencer Satterlee, 8. "They're nice."

"This is a hangout for the grade school kids," Elizabeth Ricketts, 14, points out. "I used to sit on the front steps with my dog and eat candy."

Raymond is modest about the praise, but obviously pleased.

"We're just old-fashioned. We didn't change the store much since we bought it. We're just one big happy family out here."

Purchases were rung up on a 1908 brass cash register and the brothers delivered to many of the elderly residents.

"We've just run our own business and didn't try to keep up with the big stores," Raymond says.

The Morrises allowed customers to charge and even borrow cash in a pinch, says Mrs. Satterlee. When her children were home sick, one of the men delivered groceries, she recalled.

For a surprise farewell party Friday afternoon, loyal customers waited on the Morris brothers for a change. They had cake and coffee and gave the grocers a sock full of silver dollars.

"You can't say enough good about this place," says Mrs. DeTar. "We're all heart-broken. My husband came home and saw the closing sign and said, 'I can't go in there and see all those empty shelves.'"



Globe Photos/VINCE ROSATI

Mable Morris gets a hug from longtime customer and friend, Mrs. John Scott.

NewspaperArchive by Storied

Joplin Globe, December 02, 1984 Pg. 28, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-dec-02-1984-p-28/

Joplin Deaths

Mrs. Lola Mae Ruff

Mrs. Lola Mae Ruff, 87, 2619 E. 14th St., died at 4:50 p.m. Wednesday at a Joplin nursing home following a two - month illness.

Mrs. Ruff was born on May 2, 1886, at Jerico Springs, Mo., and had lived here since 1904. She and her husband, Lloyd H. Ruff, who survives, operated Ruff's Grocery at 612 W. E. St. from 1912 until 1943. She and her husband were married here on June 17, 1906. Mrs. Ruff was a member of the First Methodist Church.

In addition to her husband, she is survived by a son, Neal Ruff, West Yellowstone, Mont.; a sister, Mrs. Berta Bowers, Tulsa, Okla.; three grandchildren and four great grandchildren.

Funeral services will be at 2 p.m. Friday at the Thornhill - Dillon Chapel, with Dr. William Henderson officiating. Burial will be in Ozark Memorial Park Cemetery.

Pallbearers will be Ross Roberts, Melvin Hoare, Tom Brookshire, D. T. Knight, Raymond Morris and Victor Trease.

The family will receive friends from 7 until 8:30 p.m. today at the funeral home chapel.

NewspaperArchive by Storied

Joplin Globe, May 02, 1974 Pg. 26, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-may-02-1974-p-26/

Lloyd Ruff

Graveside services for Lloyd H. Ruff, 99, 2618 E. 14th St., who died at 8:45 p.m. Sunday in a Joplin nursing home where he had been a patient two days, are scheduled for 4 p.m. today at Ozark Memorial Park Cemetery.

Dr. William Henderson will officiate. Graveside services will be conducted by members of the Fellowship Masonic Lodge, No. 345, AF&AM. Arrangements are under the direction of Parker Mortuary.

The casket will be closed at all times.

Mr. Ruff was born on June 17, 1886 at McDowell. He moved to Joplin in 1904 from Galena, Kan.

He operated Ruff's Grocery Store, 612 W. E St., from 1909 to 1954. He retired in 1960 when he sold the Broadway Hardware Co.

He was a member of the First United Methodist Church.

He was a member of the Fellowship Lodge and the Scottish Rite Bodies, Valley of Joplin, since 1919. He was a member of the Abou Ben Adhem Shrine Temple since 1920.

His wife, Lola, died May 1, 1974.

Survivors include a son, Neal Ruff, 2619 E. 14th St., three grandchildren and six great-grandchildren.

Contributions may be made to the Shriner's Crippled Children's Fund in

NewspaperArchive by Storied

Joplin Globe, September 24, 1985 Pg. 18, Joplin, Missouri, US
https://newspaperarchive.com/joplin-globe-sep-24-1985-p-18/

Source: Find-A-Grave, captured December 23, 2025

BOONE NEAL RUFF OBITUARY

Boone Neal Ruff, age 103, Joplin, passed away at 2:58 a.m. Sunday, August 9, 2020, at his home after an illness.

Neal was born August 31, 1916, in Joplin, Missouri to the late Lloyd Ruff and Lola Neal Ruff and had lived in the Joplin area most of his life.

He graduated from Joplin High School and attended the University of Arkansas-Fayetteville, where he studied engineering and played the trumpet. Neal worked at Eagle Picher Industries and Rocketdyne as an engineer for several years before moving to West Yellowstone, Montana, where he owned and operated the Hitching Post Motel. He retired in 1977 and moved back to Joplin.

Neal was a proud veteran of the United States Army Air Corps, serving during World War II as a fighter pilot. He flew in 74 combat missions in the Central Pacific and witnessed the atomic bomb explosion as he flew out on one of his missions. Neal did his own navigating and radio work in his small, single engine plane. He flew by instruments only. Neal was awarded several medals and citations, including the Silver Star, Distinguished Flying Cross with Seven Oak Leaf Clusters and the Asiatic Pacific Service Medal.

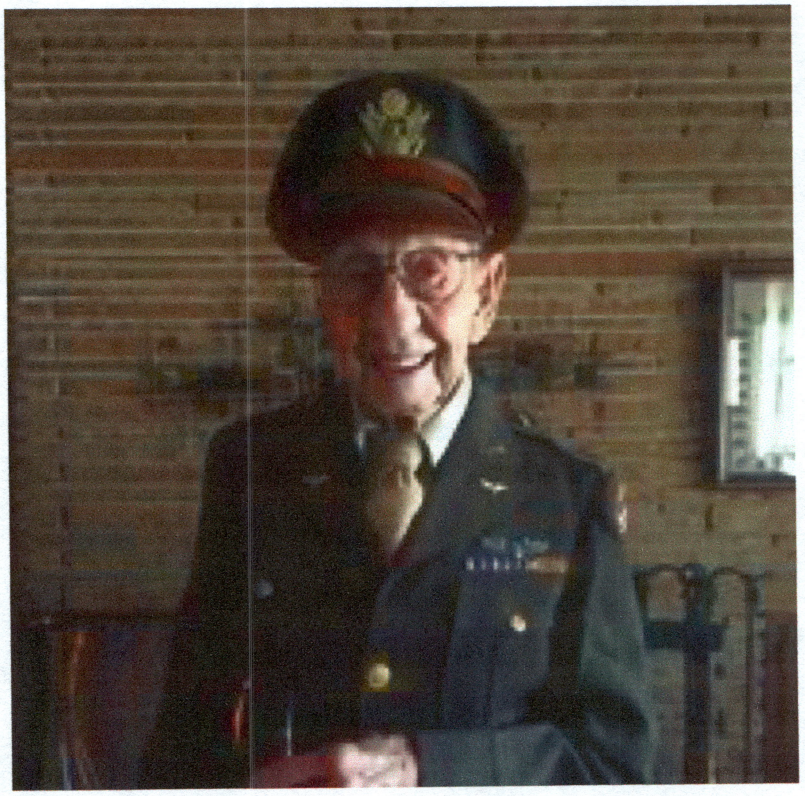
Neal was a member of the Boy Scouts of America and attained the rank of Eagle Scout. It was during the time he spent at the Joplin Regional Airport that he developed a love for flying. He also loved the outdoors. Neal enjoyed fly fishing and hunting. He shot guns his whole life-all the way to the age of 103! He took his last hunting and fishing trip with his son at the age of 100. He lived life to the fullest and will be missed by everyone that knew and loved him.

Neal married Crystal Hawes on October 10, 1963, in Miami, Oklahoma. She survives.

Additional survivors include his children, Dr. Sandra Jennings, Joplin, Sally Martin, New Braunfels, Texas, David Ruff and wife, Gaye, Springdale, Arkansas; seven grandchildren; nineteen great grandchildren and five great-great grandchildren.

Memorial services are planned for Wednesday at 11am at Ozark Memorial Park Cemetery with full Military honors. Honorary pallbearers will be Henry Robertson, Jimmy Ross, Bob Reid and Brandon Spaugy.

In lieu of flowers, donations may be made to the Joplin Humane Society or St. Jude Children's Research Hospital, in care of the mortuary. Cremation arrangements are under the direction of Parker Mortuary.

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MACARONI

EXHIBIT A

The Land referred to herein below is situated in the County of Jasper, State of Missouri, and is described as follows:

ALL OF THE EAST 35 FEET OF LOT 329 IN NORTH HEIGHTS ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

P & Z Case 013-26
Hudson Real Estate, LLC
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2026-264 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-2 (Two-Family Residential) and include in R-2 HL (Two-Family Residential – Historic Landmark Overlay) property as described below and generally known as 612 West E Street, 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. 2022-119 is hereby amended by removing from District R-2 (Two-Family Residential) the following described property and including in District R-2 HL (Two-Family Residential – Historic Landmark Overlay).

ALL OF THE EAST 35 FEET OF LOT 329 IN NORTH HEIGHTS ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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.

Section 3. This Council Bill shall become effective in 20 days.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

JOPLIN CITY COUNCIL
MARCH 16, 2026
MEETING MINUTES

CALL TO ORDER

The March 16, 2026, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Keenan Cortez.

INVOCATION was read by City Clerk, Holly Nagy

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by Sally Beard.

ROLL CALL

Answering Roll Call were Council Members: Joshua Bard, Doris Carlin, Charles Copple, Keenan Cortez, Mark Farnham, Ryan Jackson, Doug Lawson and Gary Shaw. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

Absent: Josh DeTar

Motion by Mr. Bard, second by Mr. Lawson to excuse the absence of Mr. DeTar. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1.

PRESENTATIONS

Proposition Police and Fire Presentation

Nick Edwards, City Manager, Gereld Ezell, Fire Chief, Richard Pearson, Police Chief presented.

Speaking in support:
Tom Bowin, Fraternal Order of Police Lodge #27 representative
Mark Cox, Joplin Professional Firefighters IAFF Local #59 representative
Dottie Murphy
CB Eastman

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office

Lynn Onstot, Public Information Officer presented.

CITIZEN REQUESTS AND PETITIONS

The following residents addressed Council.

Mary Price addressed Council regarding decorum.

PUBLIC HEARINGS

CONSENT AGENDA
Motion by Mr. Shaw, second by Mr. Lawson to approve the consent agenda. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1.

Minutes of the March 2, 2026, Joplin City Council Meeting

COUNCIL BILL NO. 2026-259 - AN ORDINANCE amending Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in C-2 (Central Business) property as described below and generally known as 1721 S Joplin Avenue, Jasper County, Missouri.
Ordinance No. 2026-045.

COUNCIL BILL NO. 2026-504 - AN ORDINANCE approving a Cooperative Agreement among the City of Joplin, Missouri, the Joplin Sports Facility Community Improvement District, and Prospect Village, LLC; and authorizing the City Manager to execute said Agreement on behalf of the City of Joplin, setting a date when this Ordinance shall become effective.
Ordinance No. 2026-046.

COUNCIL BILL NO. 2026-505 - AN ORDINANCE approving a Cooperative Agreement among the City of Joplin, Missouri, the Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC; and authorizing the City Manager to execute said Agreement on behalf of the City of Joplin, setting a date when this Ordinance shall become effective.
Ordinance No. 2026-047.

COUNCIL BILL NO. 2026-506 – AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Nathanial Dagley, for the sale of one parcel located at East Furnace Street – West of St Louis, totaling approximately 5,525 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective.
Ordinance No. 2026-048.

COUNCIL BILL NO. 2026-507 - AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Nathanial Dagley, for the sale of one parcel located at North Street – West of St Louis, totaling approximately 7,225 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective.
Ordinance No. 2026-049.

RESOLUTIONS

ORIDNANCES – EMERGENCY

COUNCIL BILL NO. 2026-120

Mr. Copple introduced Council Bill No. 2026-120 - AN ORDINANCE authorizing the acceptance of an agreement by and between the City of Joplin and Crawford, Murphy and Tilly for the Design and Bidding Phase services for the Restroom Expansion and Renovation Terminal Standards Update - Phase 1A at the Joplin Regional Airport in the not to exceed amount of Two Hundred Thirty-Four Thousand Six Hundred Fifty-One and 40/100 Dollars ($234,651.40) authorizing the City Manager or his designee to execute this agreement by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and containing an emergency clause. Motion by Mr. Copple, second by Mr. Jackson, that Council Bill No. 2026-120 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1.

Ordinance No. 2026-050.

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2026-112

Mr. Copple introduced Council Bill No. 2026-112 - AN ORDINANCE approving the City of Joplin to enter into an agreement with KCI Construction Company in the amount of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars ($122,290.00) for construction of the Newman Road Bridge Deck Repairs project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when the Ordinance shall become effective. Motion by Mr. Copple, second by Ms. Carlin that Council Bill No. 2026-112 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2026-112.

COUNCIL BILL NO. 2026-115

Mr. Bard introduced Council Bill No. 2026-115 - AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for Professional Engineering Consulting Services in the not to exceed amount of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00) for the Shoal Creek Wastewater Treatment Plant Final Clarifier Addition and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. Bard, second by Mr. Jackson, that Council Bill No. 2026-115 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2026-115.

COUNCIL BILL NO. 2026-116

Mr. Copple introduced Council Bill No. 2026-116 - AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for engineering consultation services in the not to exceed amount of Ninety-Eight Thousand and 00/100 Dollars ($98,000.00) for the Wastewater Treatment Plants Electrical Upgrades and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Ms. Carlin, that Council Bill No. 2026-116 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2026-116.

COUNCIL BILL NO. 2026-117

Mr. Lawson introduced Council Bill No. 2026-117 - AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for engineering consultation services in the not to exceed amount of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00) for the Wastewater Treatment Plants Lime Silo and Digester Roof Rehabilitation Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. Lawson, second by Mr. Jackson, that Council Bill No. 2026-117 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2026-117.

COUNCIL BILL NO. 2026-508

Mr. Jackson introduced Council Bill No. 2026-508 - AN ORDINANCE approving an agreement for banking and depository services by and between Commerce Bank and the City of Joplin, Missouri, for Commerce Bank to provide banking and depository services to the City of Joplin; authorizing the City Manager to execute said agreements; and setting a date when this Ordinance shall become effective. Motion by Mr. Jackson, second by Ms. Carlin, that Council Bill No. 2026-508 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2026-508.

COUNCIL BILL NO. 2026-606

Mr. Copple introduced Council Bill No. 2026-606 - AN ORDINANCE approving the purchase of annual insurance premiums from multiple insurance carriers to provide property, casualty and liability coverage for the City of Joplin; authorizing the City Manager to execute said agreement; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Ms. Carlin, that Council Bill No. 2026-606 be passed on the first reading and advanced to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2026-606.

SECOND AND THIRD READING

UNFINISHED BUSINESS

NEW BUSINESS

Marla LePage addressed Council at this time.

Certification of Results for Referendum Petition No. 2026-001-R (Annexation) Petition to Repeal Ordinance No. 2026-041 (Annexation)

City Clerk, Holly Nagy read the results of the certification of the referendum petitions that were received in her office on March 9, 2026, known as Referendum Petition No. 2026-001-R (Annexation). The petitioner turned in 2,832 signatures, which is 2,200 signatures short of the required number. The petition is certified as insufficient and does not qualify for further verification by the Jasper and Newton County Election Officials. No further action shall be had on this petition.

Certification of Results for Referendum Petition No. 2026-002-R (Rezoning) Petition to Repeal Ordinance No. 2026-042 (Rezoning)

City Clerk, Holly Nagy read the results of the certification of the referendum petitions that were received in her office on March 9, 2026, known as Referendum Petition No. 2026-002-R (Rezoning). The petitioner turned in 2,348 signatures, which is 2,684 signatures short of the required number. The petition is certified as insufficient and does not qualify for further verification by the Jasper and Newton County Election Officials. No further action shall be had on this petition.

Dr. Farnham addressed the need to move forward with a Utility Rates Study.

Mr. Copple inquired about the status of the Short-Term Rental tax he asked the Legal Department to look into. Mr. Peter Edwards confirmed that some additional information has been brought forward and they are still looking into it. Mr. Copple would like the Public Works Department to keep in mind the sidewalks being blocked on the east side of the viaduct near the high school as students are unable to navigate the sidewalks when snowplows clear the roads and the snow piles up.

Mr. Bard would like the protective netting at Joe Becker stadium either replaced or extended.

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, as set forth in Section 610.021 (1) RSMo, as amended, 2020. This meeting, record, and vote to be closed. Council shall adjourn at the end of the session.

Motion by Mr. Lawson, second by Mr. Jackson to go into closed session. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson and Shaw, 8. Absent: DeTar, 1.

The meeting was adjourned at 7:33 p.m.

Respectfully,

Holly Nagy
City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-112 Construction Agreement between City of Joplin and KCI Construction Company for the Newman Road Bridge Deck Repairs project

MEETING DATE
March 16, 2026

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2026-112; Agreement; Location Map; Bid Summary

REVIEWED BY
Director of Public Works, Daniel Johnson; Finance Director, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City of Joplin to enter into an agreement with KCI Construction Company in the amount of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars ($122,290.00) for construction of the Newman Road Bridge Deck Repairs project.

BACKGROUND
In April 2024, the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 12 years. One of the projects included in the program was the Newman Road: Turkey Creek Bridge Rehab project, with a proposed total cost of $4,950,000.00, to provide an extensive overhaul or replacement of the bridge deck at a minimum in the future.

The Newman Road Bridge Deck Repairs project focuses on repairing deteriorated portions of the Newman Road bridge deck only, extending the useful life of the existing bridge deck until the future bridge rehab project occurs. In accordance with the City of Joplin's procurement policies, a request for bid proposal for the construction of the Newman Road Bridge Deck Repairs project was advertised in the Joplin Globe on January 31st, 2026, and bids were received by the City on February 25th, 2026. Four bids were received, with KCI Construction Company selected as the lowest responsive bidder. The bid was below the engineer's estimate. The Notice to Proceed will be issued once signed contract documents have been received and executed. This project was designed by city staff. Construction oversight and project management will be provided by city staff as well.

This is a summary of the anticipated total expenditures for this item:

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Newman Road Bridge Deck Repairs	$122,290.00	CIST	June 2026
Newman Road: Turkey Creek Bridge Rehab	$4,827,710.00	CIST	T.B.D.
Grand Total	$4,950,000.00	CIST	

FUNDING SOURCE

The current cost of $122,290.00 is included in the voter-approved Capital Improvement Sales Tax Phase III Plan and the fiscal year 2026 CIST Budget.

RECOMMENDATION

Staff recommends approval of Council Bill 2026-112 on 1st reading.

BID SUMMARY

PROJECT: Newman Road Bridge Deck Repairs

DATE OF BID OPENING: 2/25/26 10:00am

CONTRACTOR	BID
Branco Enterprises Inc.	$230,777.50
Sprouls Construction, Inc.	$599,625.00
KCI Construction Co.	$122,290.00
Elements Construction Concepts	$239,875.00
Engineer's Estimate	**$265,103.75**

AGREEMENT
BETWEEN
CITY OF JOPLIN AND KCI CONSTRUCTION COMPANY

CITY		**CONTRACTOR**	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: KCI Construction Company Address: 1950 W. Sunset Street Springfield Mo. 65807	
Attention: Coty Pringle		Attention: Gregg Scholtens	
Department: Engineering Department		Phone:	Fax:
Phone: 417.624.0820 ext: 1557	Fax: 417.624.4620	Project: NEWMAN ROAD BRIDGE DECK REPAIRS	

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:

NEWMAN ROAD BRIDGE DECK REPAIRS

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 30 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 always maintain adequate insurance coverage 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, Sovereign Immunity Limits | Missouri Department of Insurance)

As of January 1, 2026, 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty-Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty-Two Thousand One Hundred Forty-Eight and no/100 Dollars ($532,148.00) 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty-Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty-Two Thousand One Hundred Forty-Eight and no/100 Dollars ($532,148.00) 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty-Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at Five Hundred Thirty-Two Thousand One Hundred Forty-Eight and no/100 Dollars ($532,148.00) 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. 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 $122,290.00 (One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars) 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, (2025-Spec-Review-Final-Copy) Contractor (or surety) shall be liable to the City in the amount of $1000.00 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 cancelled portions 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. Special Conditions & Provisions
f. Proposal
g. Statement of Bidder's Qualifications

h. Acknowledgment
i. Performance Bond
h. Payment and Material Bond
k. Instructions to Bidders
l. Non-collusion Affidavit
m. Notice to Proceed

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. 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 (One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars) ($122,290.00) 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. 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. 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. Contractor shall procure and maintain during the life of this contract:

a. If 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. 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. 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. 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: 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.

CONTRACTOR:

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.

By:

_____

Printed Name: _____

Title: _____

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN, MISSOURI

APPROVED AS TO FORM

_____

Daniel Johnson, P.E., Public Works Director

_____

Peter Edwards, City Attorney

CONTRACTOR'S BOND NO.

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS: That

KCI Construction Company

a Corporation, hereinafter called Principal, and

_____

(Name of Surety)

_____

(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

THE CITY OF JOPLIN, MISSOURI
602 S. MAIN STREET, JOPLIN, MO 64801

hereinafter called OWNER, in the total aggregate penal sum of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 DOLLARS ($122,290.00) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the OWNER, dated the _____ day of _____, 20____, a copy of which is hereto attached and made a part hereof for the construction of:

NEWMAN ROAD BRIDGE DECK REPAIRS

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, or any extensions thereof, which may be granted by the OWNER, with or with-out notice to the SURETY and during the one year guaranty period and if the PRINCIPAL shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said SURETY, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that it is expressly agreed that the BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment of the Contract not increasing the contract price more than 20 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the CONTRACT as so amended. The term "Amendment", wherever used in this BOND, and whether referring to this BOND, the Contract or the Loan Documents shall include any alteration, addition, extension, or modification of any character whatsoever.

IN WITNESS, whereof, this the _____ day of _____, 20____.

ATTEST: (SEAL)

_____ _____
Secretary Principal

Approved as to form this _____ day

of _____, 20____. By _____
Signature

_____ By _____
Peter Edwards, City Attorney Printed Name/Title

ATTEST: (SEAL)

_____ _____
Secretary Surety

Approved this _____ day of

_____, 20_____. By _____
Signature

_____ By _____
Leslie Haase, Director of Finance Printed Name/Title

NOTE: Date of BOND must not be prior to date of Contract.

If CONTRACTOR is partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

CONTRACTOR'S BOND NO.
FOR CITY CONTRACTS
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That

KCI Construction Company

a Corporation, hereinafter called Principal, and

_____

(Name of Surety)

_____

(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

THE CITY OF JOPLIN, MISSOURI
602 S. MAIN STREET, JOPLIN, MO 64801

hereinafter called OWNER, and unto all persons, firms, and corporations who or which may furnish labor, or who furnish materials to perform as described under the contract and to their successors and assigns in the total aggregate penal sum of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 DOLLARS ($122,290.00) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the principal entered into a certain contract with the OWNER, dated the _____ day of _____, 20___, a copy of which is hereto attached and made a part hereof for the construction of:

NEWMAN ROAD BRIDGE DECK REPAIRS

NOW, THEREFORE, if the PRINCIPAL shall promptly make payment to all persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extensions or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal or coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, all insurance premiums on said work, and for all labor cost incurred in such WORK including the stipulation in said contract requiring the payment of not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri or by final judicial determination of the Courts of the State of Missouri, including that by a SUBCONTRACTOR, and to any mechanic or material man lien holder whether it acquires its lien by operation of State or Federal law; then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, that beneficiaries or claimants hereunder shall be limited to the SUBCONTRACTORS, any persons, firms, and corporations having a direct contract with the PRINCIPAL or its SUBCONTRACTORS.

PROVIDED, FURTHER, that the said SURETY for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of this contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no suit or action shall be commended hereunder by any claimant: (a) Unless claimant, other than one having a direct contract with the PRINCIPAL, shall have given written notice to any two of the following: The PRINCIPAL, the OWNER, or the SURETY above named within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the PRINCIPAL, OWNER, or SURETY, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need to be made by a public officer. (b) After the expiration of one (1) year following the date of which PRINCIPAL ceased work on said CONTRACT, it being understood, however, that if any limitation embodied in the BOND is prohibited by any law controlling the construction thereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

PROVIDED, FURTHER, that it is expressly agreed that this BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment to the Contract not increasing the contract price more than 20 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the Contract as so amended. The term "Amendment", wherever used in this BOND and whether referring to this BOND, the contract or the loan documents shall include any alteration, addition, extension or modification of any character whatsoever.
PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS, whereof, this the _____ day of _____, 20____.

ATTEST: (SEAL)

_____
Secretary

_____
Principal

Approved as to form this _____ day

of _____, 20____.

By _____
Signature

_____
Peter Edwards, City Attorney

By _____
Printed Name/Title

ATTEST: (SEAL)

_____
Secretary

_____
Surety

Approved this _____ day of

_____, 20_____.

By _____
Signature

_____
Leslie Haase, Director of Finance

By _____
Printed Name/Title

NOTE: Date of BOND must not be prior to date of Contract.

If CONTRACTOR is partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

BRIDGE DECK REPAIRS
FOR THE NEWMAN RD. BRIDGE

GRAPHIC SCALE
0 250 500 1000
(IN FEET)
1 INCH = 500 FEET



newman road bridge.dwg

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP - CALL BEFORE YOU DIG!

JOPLIN MISSOURI	CITY OF JOPLIN, MISSOURI PUBLIC WORKS DEPARTMENT DIVISION OF ENGINEERING	ADDRESS: 602 S MAIN ST 64801 PH NO: 417-624-0820 EXT 1530 FAX NO: 417-625-4738 E-MAIL: DJOHNSO1@JOPLINMO.ORG	REV DATE: 00/2025	REVISION: PROJECT CHECK	SVYD BY: N/A PNT FILE: N/A.TXT SVY DATE: N/A ENGINEER: JOHNSON	ACAD DWG FILE & PATH NAME: STREET\00000000\00000000 SCALES: HORZ: 1" = 10' VERT: N/A	DWN BY: PRINGLE CKD BY: JOHNSON APD BY: JOHNSON DATE: 1/2026	PROJECT BRIDGE DECK REPAIRS FOR THE NEWMAN RD. BRIDGE	PLAN NO: 8550 SHEET 1 of 2

COUNCIL BILL NO. 2026-112 **ORDINANCE NO.**

AN ORDINANCE approving the City of Joplin to enter into an agreement with KCI Construction Company in the amount of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars ($122,290.00) for construction of the Newman Road Bridge Deck Repairs project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when the Ordinance shall become effective.

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

Section 1. That the City enter into an agreement with KCI Construction Company in the amount of One Hundred Twenty-Two Thousand Two Hundred Ninety and 00/100 dollars ($122,290.00) for construction of the Newman Road Bridge Deck Repairs, for the City of Joplin, 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 with KCI Construction Company

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works, and his certification to that effect to the Director of Finance, the contractor shall be paid out of the Capital Improvement Sales Tax Fund.

Section 4. That this Council Bill shall have an effective date of April 7, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____

day of_____, 2026, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2026-112 **ORDINANCE NO**

I hereby certify that a sufficient amount is available in the Capital Improvements 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 2026-115 – Work Authorization with Allgeier, Martin and Associates Inc. for Professional Engineering Consulting Services for the Shoal Creek Wastewater Treatment Plant Final Clarifier Addition.

MEETING DATE
March 16, 2026

ORIGINATING DEPT
Public Works – Operations

ATTACHMENTS
CB2026-115 Ordinance, Work Authorization (AMA-OC26-005)

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill will approve a Work Authorization between the City of Joplin and Allgeier, Martin and Associates Inc. to provide professional engineering consulting services in the not to exceed amount of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00).

BACKGROUND
The 2019 Facilities Plan identified probable improvement projects for the wastewater treatment plants to accommodate projected growth and address ongoing infrastructure needs. Construction of a third final clarifier at the Shoal Creek Wastewater Treatment Plant (WWTP) was included as one of the recommended improvements in that plan. In addition to the long-term planning recommendations, a review of recent influent flow and loading data indicates that expanded clarification capacity would be beneficial to maintain operational efficiency, regulatory compliance, and treatment reliability. The addition of a third final clarifier will provide increased redundancy and operational flexibility at the facility. Allgeier, Martin and Associates Inc. was selected from the City's on-call consultant list to provide the necessary engineering services for this project. This is a summary of the anticipated total expenditure for this item:

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Design	$ 430,000.00	Sanitary Sewer	April 2026
Construction	$ 3,870,000.00	Sanitary Sewer	August 2026
Grand Total	$ 4,300,000.00	Sanitary Sewer	

FUNDING SOURCE
The current cost of $430,000.00 is included in the 2019 Facilities Plan and the fiscal year 2026 Sanitary Sewer Budget.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.

CITY		ENGINEER	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: Allgeier, Martin and Associates, Inc Address: 7231 East 24th Street P.O. BOX 2627 JOPLIN, MO 64804	
Attention: Mr. John Cruz Sanitary Sewer Engineer		Attention: Mr. Jared Nichols, P.E. Vice President	
Department: Public Works		Phone: 417-680-7380	Fax: 417-680-7300
Phone: 417.624.0820 x 1584	Fax: 417.624.4620	Project: Shoal Creek WWTP Final Clarifier Addition	

WORK AUTHORIZATION NUMBER AMA-OC26-005

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES Dated 02/09/2026

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. Services. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in *Exhibit A*.

2. Addition to Services. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in *Exhibit A*, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. Term. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as *Exhibit A*.

4. Costs not to Exceed. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. Payment.

a. Conditioned upon acceptable performance. City agrees to pay the Engineer in accordance with the terms set forth in *Exhibit A*, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to

disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in *Exhibit A*.

b. Total compensation not to exceed. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number AMA-OC26-005 exceed the sum of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00).

6. Insurance. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question 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, Joplin, MO 64801; and

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, Sovereign Immunity Limits | Missouri Department of Insurance).

As of January 1, 2026, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. All other terms and conditions of the original Agreement shall remain in effect.

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

REVIEWED FOR APPROVAL

_____
John Cruz, Sanitary Sewer Engineer

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: Allgeier, Martin and Associates, Inc.

By: _____

Printed Name: Jared Nichols, PE

Title: : Vice President

Date: February 11, 2026

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A TO WORK AUTHORIZATION NUMBER AMA-OC26-005 TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES (Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Services Associated with Shoal Creek WWTP Final Clarifier Addition)

1. SERVICES

Engineer shall provide the City of Joplin, hereinafter referred to as OWNER, with the following services:

1.1 General

1.1.1 ENGINEER shall perform professional design, bidding, and construction phase services as hereinafter stated which include customary civil engineering services.

1.1.2 Coordinate the design and easement acquisition services for the improvements project with the OWNER.

1.1.3 In general, the Project consists of the following:

1.1.3.1 The addition of a third final clarifier at the Shoal Creek WWTP.

1.1.3.2 Bidding and Construction Phase Engineering services.

1.2 Design Phase.

ENGINEER shall provide the following planning and design services for the project, as follows:

1.2.1 Meet with OWNER and OWNER's representatives to discuss recommendations, project expectations, alternates, and costs.

1.2.2 Conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Conduct research and investigation into existing utilities and facilities located within project boundary.

1.2.4 Prepare preliminary design documents consisting of final design criteria and preliminary drawings, and review same with OWNER.

1.2.5 Based on the information contained in the preliminary design documents, submit to the OWNER an opinion of probable project costs.

1.2.6 On the basis of the accepted preliminary design documents and the opinion of probable project cost, prepare for incorporation in the contract documents final drawings and specifications to show the character and extent of the Project.

1.2.7 Advise OWNER of any adjustments to the latest opinion of probable Project cost caused by changes in extent or design requirements of the Project or construction costs and furnish a revised opinion of probable Project cost based on the drawings and specifications.

1.2.8 Compile for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

1.2.9 Furnish three copies of the above documents and present and review them in person with OWNER.

1.3 Bidding and Construction Phase

Following approval of the design documents by the OWNER, ENGINEER shall assist in the bidding phase for this project described, as follows:

1.3.1 Assist OWNER in advertising and obtaining bids for construction of the Project. Develop and distribute invitations to bid to contractors, plan houses, etc. Provide interested contractors and suppliers with copies of the plans and specifications as requests are made.

1.3.2 Consult with and advise OWNER as to the acceptability of substitute materials and equipment proposed by contractor(s) when substitution prior to the award of contracts is allowed by the bidding documents.

1.3.3 Respond to pre-bid questions, provide clarifications, review pre-bid submittal, prepare any necessary addenda, and oversee the opening of bids.

1.3.4 Assist OWNER in opening and evaluating bids or proposals and in assembling and awarding contract.

1.3.5 Schedule and assist with a project pre-construction conference.

1.3.6 Review and approve (or take other appropriate action in respect of) shop drawings (as that term is defined in the standard general conditions) and samples, the results of tests and inspections and other data which the contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the contract documents (but such review and approval or other action shall not extend to means, methods, sequences, techniques, or procedures of construction or to safety precautions and programs incident thereto); determine the acceptability of substitute materials and equipment proposed by contractor(s); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection which are to be assembled by contractor in accordance with the contract documents.

1.3.7 Issue all instructions of OWNER to contractor(s); issue necessary interpretations and clarifications of the contract documents and in connection therewith; prepare change orders as required; have authority, as OWNER's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the contract documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the contract documents pertaining to the execution and progress of the work; but ENGINEER shall not be liable for the results of any such interpretations or decisions rendered by him in good faith.

1.3.8 Conduct site visits as necessary to answer questions which may arise as to design concepts.

1.3.9 Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules, determine the amounts owing to contractor and recommend in writing payments to contractor in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated: that, to the best of ENGINEER's knowledge, information, and belief, the quality of such work is in accordance with the contract documents (subject to an evaluation of such work as a functioning Project upon substantial completion, to the results of any subsequent tests called for in the contract documents, and to any qualifications stated in his recommendation); and that payment of the amount recommended is due contractor(s). But by recommending any payment, ENGINEER will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by ENGINEER to check the quality or quantity of the work or to review the means, methods, sequences, techniques, or procedures of construction or safety precautions or programs incidental thereto; or that ENGINEER has made an examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the contract price; or that title to any of the work, materials, or equipment has passed to OWNER

free and clear of any lien, claims, security interests or encumbrances; or that contractor(s) have completed their work exactly in accordance with the contract documents.

1.3.10 Conduct site observation periodically to determine if the Project is substantially complete and conduct a final site review to determine if the work has been completed substantially in accordance with the contract documents and if each contractor has fulfilled all of his obligations thereunder so that ENGINEER may recommend, in writing, final payment to each contractor and may give written notice to OWNER and the contractor(s) that the work is acceptable (subject to any conditions therein expressed); but any such recommendation and notice shall be subject to the limitations expressed in paragraph 1.3.9.

1.3.11 Provide the OWNER with one set of record prints of drawings showing those changes made during the construction process, based on the marked-up prints, drawings, and other data furnished by the contractor to ENGINEER and which ENGINEER considers significant.

1.3.12 ENGINEER shall not be responsible for the acts or omissions of any contractor, or subcontractor, or any of the contractor(s)' or subcontractors' agents or employees, or any other persons (except ENGINEER's own employees and agents) at the site, or otherwise performing any of the contractor(s)' work; however, nothing contained in paragraph 1.3.1 through 1.3.11, inclusive, shall be construed to release ENGINEER from liability for failure to properly perform duties set forth in this contract.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed is provided by the OWNER and Design shall be completed within 180 consecutive calendar days from that date.

2.2 Distribution of compensation between individual tasks indicated in Section 3 may be altered as necessary to be consistent with services actually rendered but shall not exceed the total estimated compensation amount unless approved in writing by the OWNER.

3. PAYMENT

3.1 Payment to Engineer shall be at the hourly labor Rates and Non-Labor Rates set forth in the attachment Number One to Exhibit A: “RATE SCHEDULE 2026-2028”; with a total compensation ceiling of $430,000 as set forth in Work Authorization Number AMA–OC-26-005 to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum fees broken down for respective services in more detail as follows:

Task	Estimated Fee
Standard Project Engineering Services	
Planning and Design Phase Engineering Services	$300,000
Bidding and Construction Phase Engineering Services	$130,000
Total Estimated Maximum Fee – All Services	$430,000

4. SUMMARY OF ATTACHMENTS

Attachment Number 1 Rate Schedule

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2026, 2027 and 2028

LABOR RATES

Classification	Hourly Billing Rate 01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027	01/01/2028 thru 12/31/2028
Principal/Engineer VI	$316	$330	$342
Principal/Engineer V	$281	$293	$304
Principal/Engineer IV	$254	$266	$275
Principal/Engineer III	$234	$245	$253
Project Manager/Engineer II	$208	$217	$225
Project Manager/Engineer I	$189	$198	$205
Technician IV	$172	$180	$186
Technician III/GIS Specialist	$172	$180	$186
Technician III	$145	$152	$157
Technician II	$130	$136	$141
Technician I	$123	$128	$133
Two-Man GPS Survey Crew	$241	$251	$260
One-Man GPS Survey Crew	$189	$198	$205
Three-Man Survey Crew	$262	$274	$283
Two-Man Survey Crew	$208	$217	$225
Registered Land Surveyor II	$222	$232	$240
Registered Land Surveyor I	$195	$204	$211
Survey Crew Member	$99	$103	$107
Right of Way Specialist	$152	$158	$164
Project Representative III	$145	$152	$157
Project Representative II	$130	$136	$141
Project Representative I	$120	$126	$130
Secretary/Assistant	$99	$103	$107
Print Specialist	$99	$103	$107

Note: All pre-approved overtime hours shall be invoiced at 1 ½ times the hourly billing rates shown above

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NON-LABOR RATES

Item	Rate
Travel	$0.72 per mile (or current IRS rate)
Subsistence	Actual Cost
Lodging	Actual cost
Special Postage or Shipping	Actual cost
Printing	Actual cost
Surveying Materials	Actual cost
Subcontract Specialty Services	Cost + 10%
Deposition & Court Testimony	Standard Hourly Billing Rate x 2
Drone Topographic Processing	$100 per acre

COUNCIL BILL NO. 2026-115 **ORDINANCE NO.**

AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for Professional Engineering Consulting Services in the not to exceed amount of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00) for the Shoal Creek Wastewater Treatment Plant Final Clarifier Addition and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

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

Section 1. That the said agreement by and between the City of Joplin and Allgeier, Martin and Associates, Inc. in the not to exceed amount of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00) for the Shoal Creek Wastewater Treatment Plant Final Clarifier Addition on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; 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 consultant's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Sanitary Sewer Fund.

Section 4. That this Council Bill shall have an effective date of April 7, 2026.

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

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Sanitary Sewer Fund to pay the amounts called for through this on-call engineering selection.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-116 – Work Authorization with Allgeier, Martin and Associates Inc. for Professional Engineering Consulting Services for the Wastewater Treatment Plants Electrical Upgrades.

MEETING DATE
March 16, 2026

ORIGINATING DEPT
Public Works – Operations

ATTACHMENTS
CB2026-116 Ordinance, Work Authorization (AMA-OC26-003)

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill will approve a Work Authorization between the City of Joplin and Allgeier, Martin and Associates Inc. to provide professional engineering consulting services in the not to exceed amount of Ninety-Eight Thousand and 00/100 Dollars ($98,000.00).

BACKGROUND
During the 2026 budget process, priority projects were identified at both wastewater treatment plants and 26 lift stations. The proposed projects will address infrastructure rehabilitation or replacement needs and safety concerns in FY2026. Electrical improvements will be grouped together for bidding purposes. These projects include replacement of motor control centers and automatic transfer switches, including (MCC-2) at the Shoal Creek Wastewater Treatment Plant, (MCC-1), (MCC-2), (MCC-3), and (MCC-4) at the Turkey Creek Wastewater Treatment Plant, as well as 16 automatic transfer switches at various lift stations. Allgeier, Martin and Associates Inc. was selected from the City's on-call consultant list to provide engineering services for this project.

This is a summary of the anticipated total expenditure for this item:

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Design of WWTP Electrical Upgrades	$ 98,000.00	Sanitary Sewer	April 2026
Construction	$ 882,000.00	Sanitary Sewer	August 2026
Grand Total	$ 980,000.00	Sanitary Sewer	

FUNDING SOURCE
The current cost of $98,000.00 is included in the Fiscal Year 2026 Sanitary Sewer Budget.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.

CITY		ENGINEER	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: Allgeier, Martin and Associates, Inc Address: 7231 East 24th Street P.O. BOX 2627 JOPLIN, MO 64804	
Attention: Mr. John Cruz Sanitary Sewer Engineer		Attention: Mr. Jared Nichols, P.E. Vice President	
Department: Public Works		Phone: 417-680-7380	Fax: 417-680-7300
Phone: 417.624.0820 x 1584	Fax: 417.624.4620	Project: WWTP Electrical Upgrades	

WORK AUTHORIZATION NUMBER AMA-OC26-003

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES Dated 02/09/2026

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. Services. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in *Exhibit A*.

2. Addition to Services. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in *Exhibit A*, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. Term. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as *Exhibit A*.

4. Costs not to Exceed. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. Payment.

a. Conditioned upon acceptable performance. City agrees to pay the Engineer in accordance with the terms set forth in *Exhibit A*, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to

disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in *Exhibit A*.

b. Total compensation not to exceed. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number AMA-OC26-003 exceed the sum of Ninety-Eight Thousand and 00/100 Dollars ($98,000.00).

6. Insurance. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

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

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, Sovereign Immunity Limits | Missouri Department of Insurance).

As of January 1, 2026, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. All other terms and conditions of the original Agreement shall remain in effect.

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

REVIEWED FOR APPROVAL

_____
John Cruz, Sanitary Sewer Engineer

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: Allgeier, Martin and Associates, Inc.

By: _____

Printed Name: Jared Nichols, PE

Title: : Vice President

Date: February 11, 2026

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A TO WORK AUTHORIZATION NUMBER AMA-OC26-003 TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES (Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Services Associated with WWTP Electrical Upgrades)

1. SERVICES

Engineer shall provide the City of Joplin, hereinafter referred to as OWNER, with the following services:

1.1 General

1.1.1 ENGINEER shall perform professional design, bidding, and construction phase services as hereinafter stated which include customary civil engineering services.

1.1.2 Coordinate the design and easement acquisition services for the improvements project with the OWNER.

1.1.3 In general, the Project consists of the following:

1.1.3.1 Replacement of ATS's at lift stations and MCC gear at Turkey Creek WWTP and Shoal Creek WWTP.

1.1.3.2 Bidding and Construction Phase Engineering services.

1.2 Design Phase.

ENGINEER shall provide the following planning and design services for the project, as follows:

1.2.1 Meet with OWNER and OWNER's representatives to discuss recommendations, project expectations, alternates, and costs.

1.2.2 Conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Conduct research and investigation into existing utilities and facilities located within project boundary.

1.2.4 Prepare preliminary design documents consisting of final design criteria and preliminary drawings, and review same with OWNER.

1.2.5 Based on the information contained in the preliminary design documents, submit to the OWNER an opinion of probable project costs.

1.2.6 On the basis of the accepted preliminary design documents and the opinion of probable project cost, prepare for incorporation in the contract documents final drawings and specifications to show the character and extent of the Project.

1.2.7 Advise OWNER of any adjustments to the latest opinion of probable Project cost caused by changes in extent or design requirements of the Project or construction costs and furnish a revised opinion of probable Project cost based on the drawings and specifications.

1.2.8 Compile for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

1.2.9 Furnish three copies of the above documents and present and review them in person with OWNER.

1.3 Bidding and Construction Phase

Following approval of the design documents by the OWNER, ENGINEER shall assist in the bidding phase for this project described, as follows:

1.3.1 Assist OWNER in advertising and obtaining bids for construction of the Project. Develop and distribute invitations to bid to contractors, plan houses, etc. Provide interested contractors and suppliers with copies of the plans and specifications as requests are made.

1.3.2 Consult with and advise OWNER as to the acceptability of substitute materials and equipment proposed by contractor(s) when substitution prior to the award of contracts is allowed by the bidding documents.

1.3.3 Respond to pre-bid questions, provide clarifications, review pre-bid submittal, prepare any necessary addenda, and oversee the opening of bids.

1.3.4 Assist OWNER in opening and evaluating bids or proposals and in assembling and awarding contract.

1.3.5 Schedule and assist with a project pre-construction conference.

1.3.6 Review and approve (or take other appropriate action in respect of) shop drawings (as that term is defined in the standard general conditions) and samples, the results of tests and inspections and other data which the contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the contract documents (but such review and approval or other action shall not extend to means, methods, sequences, techniques, or procedures of construction or to safety precautions and programs incident thereto); determine the acceptability of substitute materials and equipment proposed by contractor(s); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection which are to be assembled by contractor in accordance with the contract documents.

1.3.7 Issue all instructions of OWNER to contractor(s); issue necessary interpretations and clarifications of the contract documents and in connection therewith; prepare change orders as required; have authority, as OWNER's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the contract documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the contract documents pertaining to the execution and progress of the work; but ENGINEER shall not be liable for the results of any such interpretations or decisions rendered by him in good faith.

1.3.8 Conduct site visits as necessary to answer questions which may arise as to design concepts.

1.3.9 Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules, determine the amounts owing to contractor and recommend in writing payments to contractor in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated: that, to the best of ENGINEER's knowledge, information, and belief, the quality of such work is in accordance with the contract documents (subject to an evaluation of such work as a functioning Project upon substantial completion, to the results of any subsequent tests called for in the contract documents, and to any qualifications stated in his recommendation); and that payment of the amount recommended is due contractor(s). But by recommending any payment, ENGINEER will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by ENGINEER to check the quality or quantity of the work or to review the means, methods, sequences, techniques, or procedures of construction or safety precautions or programs incidental thereto; or that ENGINEER has made an examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the contract price; or that title to any of the work, materials, or equipment has passed to OWNER

free and clear of any lien, claims, security interests or encumbrances; or that contractor(s) have completed their work exactly in accordance with the contract documents.

1.3.10 Conduct site observation periodically to determine if the Project is substantially complete and conduct a final site review to determine if the work has been completed substantially in accordance with the contract documents and if each contractor has fulfilled all of his obligations thereunder so that ENGINEER may recommend, in writing, final payment to each contractor and may give written notice to OWNER and the contractor(s) that the work is acceptable (subject to any conditions therein expressed); but any such recommendation and notice shall be subject to the limitations expressed in paragraph 1.3.9.

1.3.11 Provide the OWNER with one set of record prints of drawings showing those changes made during the construction process, based on the marked-up prints, drawings, and other data furnished by the contractor to ENGINEER and which ENGINEER considers significant.

1.3.12 ENGINEER shall not be responsible for the acts or omissions of any contractor, or subcontractor, or any of the contractor(s)' or subcontractors' agents or employees, or any other persons (except ENGINEER's own employees and agents) at the site, or otherwise performing any of the contractor(s)' work; however, nothing contained in paragraph 1.3.1 through 1.3.11, inclusive, shall be construed to release ENGINEER from liability for failure to properly perform duties set forth in this contract.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed is provided by the OWNER and Design shall be completed within 120 consecutive calendar days from that date.

2.2 Distribution of compensation between individual tasks indicated in Section 3 may be altered as necessary to be consistent with services actually rendered but shall not exceed the total estimated compensation amount unless approved in writing by the OWNER.

3. PAYMENT

3.1 Payment to Engineer shall be at the hourly labor Rates and Non-Labor Rates set forth in the attachment Number One to Exhibit A: “RATE SCHEDULE 2026-2028”; with a total compensation ceiling of $98,000 as set forth in Work Authorization Number AMA–OC-26-003 to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum fees broken down for respective services in more detail as follows:

Task	Estimated Fee
Standard Project Engineering Services	
Planning and Design Phase Engineering Services	$50,000
Bidding and Construction Phase Engineering Services	$48,000
Total Estimated Maximum Fee – All Services	$98,000

4. SUMMARY OF ATTACHMENTS

Attachment Number 1 Rate Schedule

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2026, 2027 and 2028

LABOR RATES

Classification	Hourly Billing Rate 01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027	01/01/2028 thru 12/31/2028
Principal/Engineer VI	$316	$330	$342
Principal/Engineer V	$281	$293	$304
Principal/Engineer IV	$254	$266	$275
Principal/Engineer III	$234	$245	$253
Project Manager/Engineer II	$208	$217	$225
Project Manager/Engineer I	$189	$198	$205
Technician IV	$172	$180	$186
Technician III/GIS Specialist	$172	$180	$186
Technician III	$145	$152	$157
Technician II	$130	$136	$141
Technician I	$123	$128	$133
Two-Man GPS Survey Crew	$241	$251	$260
One-Man GPS Survey Crew	$189	$198	$205
Three-Man Survey Crew	$262	$274	$283
Two-Man Survey Crew	$208	$217	$225
Registered Land Surveyor II	$222	$232	$240
Registered Land Surveyor I	$195	$204	$211
Survey Crew Member	$99	$103	$107
Right of Way Specialist	$152	$158	$164
Project Representative III	$145	$152	$157
Project Representative II	$130	$136	$141
Project Representative I	$120	$126	$130
Secretary/Assistant	$99	$103	$107
Print Specialist	$99	$103	$107

Note: All pre-approved overtime hours shall be invoiced at 1 ½ times the hourly billing rates shown above

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NON-LABOR RATES

Item	Rate
Travel	$0.72 per mile (or current IRS rate)
Subsistence	Actual Cost
Lodging	Actual cost
Special Postage or Shipping	Actual cost
Printing	Actual cost
Surveying Materials	Actual cost
Subcontract Specialty Services	Cost + 10%
Deposition & Court Testimony	Standard Hourly Billing Rate x 2
Drone Topographic Processing	$100 per acre

COUNCIL BILL NO. 2026-116 **ORDINANCE NO.**

AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for engineering consultation services in the not to exceed amount of Ninety-Eight Thousand and 00/100 Dollars ($98,000.00) for the Wastewater Treatment Plants Electrical Upgrades and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

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

Section 1. That the said agreement by and between the City of Joplin and Allgeier, Martin and Associates, Inc. in the not to exceed amount of Ninety-Eight Thousand and 00/100 Dollars ($98,000.00) for the Wastewater Treatment Plants Electrical Upgrades on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; 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 consultant's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Sanitary Sewer Fund.

Section 4. That this Council Bill shall have an effective date of April 7, 2026.

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

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Sanitary Sewer Fund to pay the amounts called for through this on-call engineering selection.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-117 – Work Authorization with Allgeier, Martin and Associates Inc. for Professional Engineering Consulting Services for the Wastewater Treatment Plants Lime Silo and Digester Roof Rehabilitation Project.

MEETING DATE
March 16, 2026

ORIGINATING DEPT
Public Works – Operations

ATTACHMENTS
CB2026-117 Ordinance, Work Authorization (AMA-OC26-004)

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill will approve a Work Authorization between the City of Joplin and Allgeier, Martin and Associates Inc. to provide professional engineering consulting services in the not to exceed amount of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00).

BACKGROUND
During the 2026 budget process, priority projects were identified at both wastewater treatment plants to address infrastructure rehabilitation, replacement needs, and safety concerns in FY2026. Proposed projects include rehabilitation of the lime silo, replacement of methane gas piping and valves, and painting of digester roofs at both the Turkey Creek and Shoal Creek Wastewater Treatment Plants. Allgeier, Martin and Associates Inc. was selected from the City's on-call consultant list to provide professional services for these projects.

This is a summary of the anticipated total expenditure for this item:

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Design of Lime Silo and Digester Roof Rehab.	$ 88,000.00	Sanitary Sewer	April 2026
Construction	$ 787,000.00	Sanitary Sewer	June 2026
Grand Total	$ 875,000.00		

FUNDING SOURCE
The current cost of $88,000.00 is included in the fiscal year 2026 Sanitary Sewer Budget.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.

CITY		ENGINEER	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: Allgeier, Martin and Associates, Inc Address: 7231 East 24th Street P.O. BOX 2627 JOPLIN, MO 64804	
Attention: Mr. John Cruz Sanitary Sewer Engineer		Attention: Mr. Jared Nichols, P.E. Vice President	
Department: Public Works		Phone: 417-680-7380	Fax: 417-680-7300
Phone: 417.624.0820 x 1584	Fax: 417.624.4620	Project: Lime Silo and Digester Roof Rehabilitation	

WORK AUTHORIZATION NUMBER AMA-OC26-004

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES Dated 02/09/2026

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. Services. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in *Exhibit A*.

2. Addition to Services. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in *Exhibit A*, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. Term. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as *Exhibit A*.

4. Costs not to Exceed. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. Payment.

a. Conditioned upon acceptable performance. City agrees to pay the Engineer in accordance with the terms set forth in *Exhibit A*, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to

disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in *Exhibit A*.

b. Total compensation not to exceed. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number AMA-OC26-004 exceed the sum of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00).

6. Insurance. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question 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, Joplin, MO 64801; and

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, Sovereign Immunity Limits | Missouri Department of Insurance).

As of January 1, 2026, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. All other terms and conditions of the original Agreement shall remain in effect.

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

REVIEWED FOR APPROVAL

_____
John Cruz, Sanitary Sewer Engineer

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: Allgeier, Martin and Associates, Inc.

By: _____

Printed Name: Jared Nichols, PE

Title: : Vice President

Date: February 11, 2026

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A TO WORK AUTHORIZATION NUMBER AMA-OC26-004 TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES (Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Services Associated with Lime Silo and Digester Roof Rehabilitation)

1. SERVICES

Engineer shall provide the City of Joplin, hereinafter referred to as OWNER, with the following services:

1.1 General

1.1.1 ENGINEER shall perform professional design, bidding, and construction phase services as hereinafter stated which include customary civil engineering services.

1.1.2 Coordinate the design and easement acquisition services for the improvements project with the OWNER.

1.1.3 In general, the Project consists of the following:

1.1.3.1 Replacing lime silo level control and sensor equipment, painting lime silos, and painting digester roofs at Turkey Creek WWTP and Shoal Creek WWTP.

1.1.3.2 Bidding and Construction Phase Engineering services.

1.2 Design Phase.

ENGINEER shall provide the following planning and design services for the project, as follows:

1.2.1 Meet with OWNER and OWNER's representatives to discuss recommendations, project expectations, alternates, and costs.

1.2.2 Conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Conduct research and investigation into existing utilities and facilities located within project boundary.

1.2.4 Prepare preliminary design documents consisting of final design criteria and preliminary drawings, and review same with OWNER.

1.2.5 Based on the information contained in the preliminary design documents, submit to the OWNER an opinion of probable project costs.

1.2.6 On the basis of the accepted preliminary design documents and the opinion of probable project cost, prepare for incorporation in the contract documents final drawings and specifications to show the character and extent of the Project.

1.2.7 Advise OWNER of any adjustments to the latest opinion of probable Project cost caused by changes in extent or design requirements of the Project or construction costs and furnish a revised opinion of probable Project cost based on the drawings and specifications.

1.2.8 Compile for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

1.2.9 Furnish three copies of the above documents and present and review them in person with OWNER.

1.3 Bidding and Construction Phase

Following approval of the design documents by the OWNER, ENGINEER shall assist in the bidding phase for this project described, as follows:

1.3.1 Assist OWNER in advertising and obtaining bids for construction of the Project. Develop and distribute invitations to bid to contractors, plan houses, etc. Provide interested contractors and suppliers with copies of the plans and specifications as requests are made.

1.3.2 Consult with and advise OWNER as to the acceptability of substitute materials and equipment proposed by contractor(s) when substitution prior to the award of contracts is allowed by the bidding documents.

1.3.3 Respond to pre-bid questions, provide clarifications, review pre-bid submittal, prepare any necessary addenda, and oversee the opening of bids.

1.3.4 Assist OWNER in opening and evaluating bids or proposals and in assembling and awarding contract.

1.3.5 Schedule and assist with a project pre-construction conference.

1.3.6 Review and approve (or take other appropriate action in respect of) shop drawings (as that term is defined in the standard general conditions) and samples, the results of tests and inspections and other data which the contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the contract documents (but such review and approval or other action shall not extend to means, methods, sequences, techniques, or procedures of construction or to safety precautions and programs incident thereto); determine the acceptability of substitute materials and equipment proposed by contractor(s); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspection which are to be assembled by contractor in accordance with the contract documents.

1.3.7 Issue all instructions of OWNER to contractor(s); issue necessary interpretations and clarifications of the contract documents and in connection therewith; prepare change orders as required; have authority, as OWNER's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the contract documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the contract documents pertaining to the execution and progress of the work; but ENGINEER shall not be liable for the results of any such interpretations or decisions rendered by him in good faith.

1.3.8 Conduct site visits as necessary to answer questions which may arise as to design concepts.

1.3.9 Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules, determine the amounts owing to contractor and recommend in writing payments to contractor in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated: that, to the best of ENGINEER's knowledge, information, and belief, the quality of such work is in accordance with the contract documents (subject to an evaluation of such work as a functioning Project upon substantial completion, to the results of any subsequent tests called for in the contract documents, and to any qualifications stated in his recommendation); and that payment of the amount recommended is due contractor(s). But by recommending any payment, ENGINEER will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by ENGINEER to check the quality or quantity of the work or to review the means, methods, sequences, techniques, or procedures of construction or safety precautions or programs incidental thereto; or that ENGINEER has made an examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the contract price; or that title to any of the work, materials, or equipment has passed to OWNER

free and clear of any lien, claims, security interests or encumbrances; or that contractor(s) have completed their work exactly in accordance with the contract documents.

1.3.10 Conduct site observation periodically to determine if the Project is substantially complete and conduct a final site review to determine if the work has been completed substantially in accordance with the contract documents and if each contractor has fulfilled all of his obligations thereunder so that ENGINEER may recommend, in writing, final payment to each contractor and may give written notice to OWNER and the contractor(s) that the work is acceptable (subject to any conditions therein expressed); but any such recommendation and notice shall be subject to the limitations expressed in paragraph 1.3.9.

1.3.11 Provide the OWNER with one set of record prints of drawings showing those changes made during the construction process, based on the marked-up prints, drawings, and other data furnished by the contractor to ENGINEER and which ENGINEER considers significant.

1.3.12 ENGINEER shall not be responsible for the acts or omissions of any contractor, or subcontractor, or any of the contractor(s)' or subcontractors' agents or employees, or any other persons (except ENGINEER's own employees and agents) at the site, or otherwise performing any of the contractor(s)' work; however, nothing contained in paragraph 1.3.1 through 1.3.11, inclusive, shall be construed to release ENGINEER from liability for failure to properly perform duties set forth in this contract.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed is provided by the OWNER and Design shall be completed within 120 consecutive calendar days from that date.

2.2 Distribution of compensation between individual tasks indicated in Section 3 may be altered as necessary to be consistent with services actually rendered but shall not exceed the total estimated compensation amount unless approved in writing by the OWNER.

3. PAYMENT

3.1 Payment to Engineer shall be at the hourly labor Rates and Non-Labor Rates set forth in the attachment Number One to Exhibit A: “RATE SCHEDULE 2026-2028”; with a total compensation ceiling of $88,000 as set forth in Work Authorization Number AMA–OC-26-004 to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum fees broken down for respective services in more detail as follows:

Task	Estimated Fee
Standard Project Engineering Services	
Planning and Design Phase Engineering Services	$50,000
Bidding and Construction Phase Engineering Services	$38,000
Total Estimated Maximum Fee – All Services	$88,000

4. SUMMARY OF ATTACHMENTS

Attachment Number 1 Rate Schedule

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2026, 2027 and 2028

LABOR RATES

Classification	Hourly Billing Rate 01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027	01/01/2028 thru 12/31/2028
Principal/Engineer VI	$316	$330	$342
Principal/Engineer V	$281	$293	$304
Principal/Engineer IV	$254	$266	$275
Principal/Engineer III	$234	$245	$253
Project Manager/Engineer II	$208	$217	$225
Project Manager/Engineer I	$189	$198	$205
Technician IV	$172	$180	$186
Technician III/GIS Specialist	$172	$180	$186
Technician III	$145	$152	$157
Technician II	$130	$136	$141
Technician I	$123	$128	$133
Two-Man GPS Survey Crew	$241	$251	$260
One-Man GPS Survey Crew	$189	$198	$205
Three-Man Survey Crew	$262	$274	$283
Two-Man Survey Crew	$208	$217	$225
Registered Land Surveyor II	$222	$232	$240
Registered Land Surveyor I	$195	$204	$211
Survey Crew Member	$99	$103	$107
Right of Way Specialist	$152	$158	$164
Project Representative III	$145	$152	$157
Project Representative II	$130	$136	$141
Project Representative I	$120	$126	$130
Secretary/Assistant	$99	$103	$107
Print Specialist	$99	$103	$107

Note: All pre-approved overtime hours shall be invoiced at 1 ½ times the hourly billing rates shown above

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NON-LABOR RATES

Item	Rate
Travel	$0.72 per mile (or current IRS rate)
Subsistence	Actual Cost
Lodging	Actual cost
Special Postage or Shipping	Actual cost
Printing	Actual cost
Surveying Materials	Actual cost
Subcontract Specialty Services	Cost + 10%
Deposition & Court Testimony	Standard Hourly Billing Rate x 2
Drone Topographic Processing	$100 per acre



Lime Silo

CB2026-117







Digester Roof

CB2026-117

COUNCIL BILL NO. 2026-117 **ORDINANCE NO.**

AN ORDINANCE authorizing the City of Joplin to enter into a work authorization with Allgeier, Martin and Associates, Inc. for engineering consultation services in the not to exceed amount of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00) for the Wastewater Treatment Plants Lime Silo and Digester Roof Rehabilitation Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

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

Section 1. That the said agreement by and between the City of Joplin and Allgeier, Martin and Associates, Inc. in the not to exceed amount of Eighty-Eight Thousand and 00/100 Dollars ($88,000.00) for the Wastewater Treatment Plants Lime Silo and Digester Roof Rehabilitation Project on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; 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 consultant's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Sanitary Sewer Fund.

Section 4. That this Council Bill shall have an effective date of April 7, 2026.

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

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Sanitary Sewer Fund to pay the amounts called for through this on-call engineering selection.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-508 – Approving an Agreement with Commerce Bank to provide banking and depository services for the City of Joplin

MEETING DATE
March 16, 2026

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2026-508 Ordinance; Exhibit "A" Agreement for Depository Services; Attachment "B" Commerce Bank Bid Response and Additional Response; Attachment "D" Depository Security Agreement; City of Joplin Original RFP

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

SUMMARY
This Council Bill approves an agreement with Commerce Bank to provide banking and depository services for the City of Joplin commencing July 1, 2026 for a period of four years, with the option of an additional year upon mutual agreement of both parties.

BACKGROUND
The Home Rule Charter appoints the Director of Finance to serve as city treasurer. As treasurer, the Finance Director is directed to deposit the City's funds in depositories as established by resolution of the City Council. The City Code sets forth certain requirements for banking institutions to be considered for the selection of the City's banking and depository services including 1) the creditworthiness of the institution, and 2) the ability to provide pledged collateral at the rate of 106% of the market value of principal and accrued interest of all City funds deposited in excess of applicable FDIC insurance. The pledged collateral is required to be in compliance with the City's investment policy as approved by the City Council.

The City's current banking and depository services are with Commerce Bank. This contract expires on June 30, 2026. Request for Proposals were mailed to all financial institutions located within the city limits of Joplin on January 8, 2026. On February 12, 2026, the City received written proposals in response to this request from Commerce Bank, Arvest Bank, Guaranty Bank, and Oak Star Bank.

After reviewing the responses, two bidders are unable to comply with the City of Joplin's collateralization policy. Two bids, Commerce Bank and Arvest Bank, were evaluated. The evaluation included a review of the Fed Fund Rate as well as the US Federal Reserve Bank's Interest on Reserve Balances (IORB) from a historical perspective and future outlook. Additionally, the bids were evaluated based on the current average daily balance of the general account, as well as on a lower balance as the City will likely invest idle funds over the coming years.

As a part of the RFP, the City requested a bid for interest to be paid on the City's temporary idle funds. Commerce Bank bid an Earnings Credit of .40% that can be used to offset an amount equal to the monthly service charge assessed, but doesn't pay any funds above that. Additionally, interest will be paid on any balances above the amount required to offset the monthly service charge. The interest rate quoted on these balances by Commerce Bank is a variable rate based on the IORB minus 1.45%, which is currently 2.20%. This is a higher rate than what is currently earned on the City's idle funds.

Arvest Bank also bid an Earnings Credit of .50% that can be used to offset an amount equal to the monthly service charge assessed, but doesn't pay any funds above that. Additionally, interest will be paid on any balances of up to $50,000,000.00, above the amount required to offset the monthly service charge. The interest rate quoted on these balances by Arvest Bank is a variable rate based on the Fed Funds rate minus 100 basis points, which is currently 2.50%. This bid offered to invest any funds above $50,000,000.00 in a bond ladder with unknown interest rates.

Each bid response was evaluated based on the best overall net benefit for the City utilizing the proposed service charges and interest earned. While the Arvest Bid offers a slightly higher rate on idle funds, there is a cap on the balance of the idle funds. As a result, the Commerce Bank will result in higher interest earnings overall for the City. Furthermore, when the City invests idle funds as set forth in the investment policy, such as in a bond ladder, the City is required to issue a competitive bid for those funds.

Based on the detailed analysis, it is recommended that Commerce Bank be awarded the bid for banking and depository services for a four-year period commencing July 1, 2026 with the option to extend the agreement for an additional year upon the mutual consent of both parties. Commerce Bank provided the best overall net benefit for these services.

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill on first reading.

CITY OF JOPLIN
JOPLIN, MO

2026-RFP-08

REQUEST FOR PROPOSAL
BANKING SERVICES

January 8, 2026

Prepared by:

Leslie Haase, CPA, CMA
Director of Finance
City Hall, 602 S. Main
Joplin, MO 64801
(417) 624-0820 ext 1251

CITY OF JOPLIN
TERMS AND CONDITIONS
REQUEST FOR PROPOSAL

1. TERMINOLOGY/DEFINITIONS

Whenever the following words and expressions appear in a Request for Proposal (RFP) document or any amendment thereto, the definition or meaning described below shall apply.

a. **Amendment** means a written, official modification to an RFP or to a contract.

b. **Attachment** applies to all forms, which are included with an RFP to incorporate any informational data or requirements related to the performance requirements and/or specifications.

c. **Proposal Opening Date and Time** and similar expressions mean the exact deadline required by the RFP for the physical receipt of sealed bids by the Department in its office.

d. **Offeror** means the person or organization that responds to an RFP by submitting a proposal with prices to provide the equipment, supplies, and/or services as required in the RFP document.

e. **Contract** means a legal and binding agreement between two or more competent parties, for a consideration for the procurement of equipment, supplies, and/or services.

f. **Contractor** means a person or organization who is a successful offeror as a result of an RFP and who enters into a contract.

g. **Exhibit** applies to forms, which are included with an RFP for the offeror to complete and return with the sealed proposal prior to the specified opening date and time.

h. **Request For Proposal (RFP)** means the solicitation document issued by the Finance Department to potential offerors for the purchase of equipment, supplies, and/or services as described in the document. The definition includes these Terms and Conditions as well as all Pricing Pages, Exhibits, Attachments, and Amendments thereto.

i. **May** means that a certain feature, component or action is permissible, but not required.

j. **Must** means that a certain feature, component, or action is a mandatory condition. Failure to provide or comply will result in a proposal being considered non-responsive.

k. **Pricing Page(s)** applies to the form(s) on which the offeror must state the price(s) applicable for the equipment, supplies, and /or services required in the RFP. The pricing pages must be completed and returned by the offeror with the proposal prior to the specified proposal opening date and time.

l. **RSMo (Revised Statutes of Missouri)** refers to the body of laws enacted by the Legislature, which govern the operations of all agencies of the State of Missouri.

m. **Shall** has the same meaning as the word must.

n. **Should** means that a certain feature, component and/or action is desirable but not mandatory.

2. OPEN COMPETITION/REQUEST FOR PROPOSAL DOCUMENT

a. It shall be the offeror's responsibility to ask questions, request changes or clarification, or otherwise advise the Finance Department if any language, specifications or requirements of an RFP appear to be ambiguous, contradictory, and/or arbitrary, or appear to inadvertently restrict or limit the requirements stated in the RFP to a single source. Any and all communication from offerors regarding specifications, requirements, competitive procurement process, etc., must be directed to the Finance Department as indicated on the first page of the RFP. Such communication should be received at least seven calendar days prior to the official proposal opening date.

Every attempt shall be made to ensure that the offeror receives an adequate and prompt response. However, in order to maintain a fair and equitable procurement process, all offerors will be advised, via the issuance of an amendment to the RFP of any relevant or pertinent information related to the procurement. Therefore, offerors are advised that unless specified elsewhere in the RFP, any questions received by the Finance Department less than seven calendar days prior to the RFP opening date may not be answered.

b. Offerors are cautioned that the only official position of the City of Joplin is that position which is stated in writing and issued by the Finance Department in the RFP or an amendment thereto. No other means of communication, whether oral or written, shall be construed as a formal or official response or statement.

c. During the bidding process all vendors must contact the Finance Department for any questions or clarifications of information contained in this RFP. Vendors are required to refrain from contacting any City employee concerning this RFP, during the course of the bidding process.

d. If a pre-bid conference is scheduled, this is the proper time to submit initial questions relevant to the RFP. This will give an equal opportunity for ALL vendors to hear and respond to ALL questions concerning the specifications in a fair and impartial way.

e. The Finance Department monitors all procurement activities to detect any possibility of deliberate restraint of competition, collusion among offerors, price-fixing by

offerors, or any other anti-competitive conduct by offerors, which appears to violate state and federal antitrust laws. Any suspected violation shall be referred to the Missouri Attorney General's Office for appropriate action.

f. The RFP is mailed to potential offerors at the current address maintained on the vendor registration file in the Finance Department. If any portion of the address is incorrect, the bidder must notify the Finance Department in writing upon receipt of the document. Any subsequent amendment to an RFP shall be mailed to the same address as the original RFP unless otherwise notified.

g. The Finance Department reserves the right to officially modify or cancel an RFP after issuance. Such a modification shall be identified as an amendment.

3. PREPARATION OF PROPOSALS

a. Offerors **must** examine the entire RFP carefully. Failure to do so shall be at offeror's risk.

b. Unless otherwise specifically stated in the RFP, all specifications and requirements constitute minimum requirements. All proposals must meet or exceed the stated specifications and requirements.

c. Prices bid shall remain valid for 90 days from bid opening unless otherwise indicated. If the bid is accepted, prices shall be firm for the specified contract period.

4. SUBMISSION OF PROPOSALS

Sealed Formal Proposals - ($15,000 and Over)

a. A proposal submitted by an offeror must (1) be signed by a duly authorized representative of the offeror's organization, (2) contain all information required by the RFP, (3) be priced as required, (4) be sealed in an envelope or container, and (5) be mailed or hand delivered (not faxed) to the office of the Finance Department and officially clocked in no later than the exact opening time and date specified in the RFP.

b. The sealed envelope or container containing a proposal should be clearly marked on the outside with (1) the official RFP number and (2) the official opening date and time. Different proposals should not be placed in the same envelope.

c. A proposal may only be modified or withdrawn by signed, written notice, which has been received by the Finance Department prior to the official opening date and time specified. A proposal may also be withdrawn or modified in person by the offeror or its authorized representative, provided proper identification is presented before the official opening date and time. Telephone or telegraphic request to withdraw or modify a proposal shall not be honored.

d. Offerors must sign and return the RFP cover page in order to constitute acceptance by the offeror of all RFP terms and conditions. Failure to do so shall result in rejection of the proposal unless the offeror's full compliance with those documents is indicated elsewhere within the offeror's response.

5. FACSIMILE DOCUMENTS - SEALED FORMAL PROPOSALS

All responses to sealed RFP's and amendments to sealed RFP's, including "no bid" responses and requests to modify a proposal, must be delivered to the office of Finance Department in a sealed envelope or container. Submission by unsealed facsimile, telegram or telephone is not acceptable. However, sealed proposals containing faxed pages are acceptable. In addition, requests to withdraw proposals may be submitted by facsimile but must be received by the Finance Department prior to the official opening date and time specified.

6. SEALED FORMAL PROPOSAL OPENING

a. Sealed formal proposal openings are public on the opening date and at the opening time specified on the RFP document. Only the names of the offerors shall be read at the proposal opening. The contents of the proposals shall not be disclosed.

b. It is the offeror's responsibility to ensure that the proposal is delivered by the official opening date and time to the Finance Department.

c. Proposals, which are not received by the Finance Department prior to the official opening date and time, shall be considered late, regardless of the degree of lateness or the reason related thereto, including causes beyond the control of the offeror. Late proposals shall not be opened.

7. EVALUATION/AWARD

a. Any clerical error, apparent on its face, may be corrected by the Finance Department before contract award. Upon discovering an apparent clerical error, the Finance Department shall contact the offeror and request written clarification of the intended proposal. The corrections shall be made in the notice of award. Examples of apparent clerical errors are: 1) misplacement of a decimal point; and 2) obvious mistake in designation of unit.

b. Any pricing information submitted by an offeror but not reflected on the pricing page shall be subject to evaluation if deemed by the Finance Department to be in the best interests of the City of Joplin.

c. Unless otherwise stated in the RFP, cash discounts for prompt payment of invoices shall not be considered in the evaluation of prices. However, such discounts are encouraged to motivate prompt payment.

d. Awards shall be made to the offeror whose proposal (1) complies with all mandatory specifications and requirements of RFP and (2) is the lowest and best proposal, considering

price, responsibility of the offeror, and all other evaluation criteria specified in the RFP.

e. In the event all offerors fail to meet the same mandatory requirement in an RFP, the Finance Department reserves the right, at its sole discretion, to waive that requirement for all offerors and to proceed with the evaluation. In addition, the Finance Department reserves the right to waive any minor irregularity or technicality found in any individual proposal.

f. When evaluating a proposal, the City of Joplin reserves the right to consider relevant information and fact, whether gained from a proposal, from an offeror, from an offeror's references, or from any other source. The City reserves the right to accept or reject any and all proposals.

g. Negotiations may be conducted with those offerors who submit potentially acceptable proposals. Proposal revisions may be permitted for the purpose of obtaining best and final offers. In conducting negotiations, there shall be no disclosure of any information submitted by competing offerors.

h. Any award of a contract shall be made by written notification from the Finance Department to the successful offeror. The Finance Department reserves the right to make awards by item, group of items, all or none, or a combination thereof, with one or more suppliers.

i. Pursuant to Section 610.021 RSMo, proposals and related documents shall not be available for public review until after a contract is executed or all proposals are rejected.

j. The Finance Department reserves the right to request written clarification of any portion of the offeror's response in order to verify the intent of the offeror. The offeror is cautioned, however, that its response shall be subject to acceptance or rejection without further clarification.

8. CONTRACT/PURCHASE ORDER

a. By submitting a proposal, the offeror agrees to furnish any and all equipment, supplies and/or services specified in the RFP, at the prices quoted, pursuant to all requirements and specifications contained therein.

b. A binding contract shall consist of: (1) the RFP and any amendments thereto, (2) the contractor's response (proposal) to the RFP, and (3) Finance Department's acceptance of the response (proposal) by "Notice of Award" (for ongoing provision of equipment, supplies, and/or services) or by "purchase order."

c. A notice of award does not constitute an authorization for shipment of equipment or supplies or a directive to proceed with services.

d. The contract expresses the complete agreement of the parties and performance shall be governed solely by the specifications and requirements contained therein. Any change, whether by modification and/or supplementation, must be accomplished by a formal contract amendment signed and approved by and between the duly authorized representatives of the contractor and the City of Joplin or by a purchase order change order prior to the effective date of such modification. The contractor expressly and explicitly understands and agrees that no other method and/or no other document including correspondence, acts, and oral communications by or from any person, shall be used or construed as an amendment/change order to the contract.

9. APPLICABLE LAWS AND REGULATIONS

a. The contract shall be construed according to the laws of the State of Missouri. The contractor shall comply with all local, state, and federal laws and regulations related to the performance of the contract to the extent that the same may be applicable.

b. To the extent that a provision of the contract is contrary to the Constitution or laws of the State of Missouri or of the United States, the provisions shall be void and unenforceable. However, the balance of the contract shall remain in force between the parties unless terminated by consent of both the contractor and the Finance Department.

c. The contractor must be registered and maintain good standing with the Secretary of State of the State of Missouri and other regulatory agencies, as may be required by law or regulations.

d. The contractor must timely file and pay all Missouri sales, withholding, corporate and any other required Missouri tax returns and taxes, including interest and additions to tax.

10. CONFLICT OF INTEREST

a. Officials and employees of the City of Joplin, its governing body, or any other public officials of the State of Missouri must comply with provisions of the Joplin City Code as well as Sections 105.452 and 105.454 RSMo regarding conflict of interest.

b. The contractor hereby covenants that at the time of the submission of the proposal the contractor has no other contractual relationships, which would create any actual or perceived conflict of interest. The contractor further agrees that during the term of the contract neither the contractor nor any of its employees shall acquire any other contractual relationships, which create such a conflict.

11. REMEDIES AND RIGHTS

a. No provision in the contract shall be construed, expressly or implied, as a waiver by the City of Joplin of any existing or future right and/or remedy available by law in the event of any claim by the City of Joplin of the contractor's default or breach of contract.

b. The contractor agrees and understands that the contract shall constitute an assignment by the contractor to the City of Joplin of all rights, title and interest in and to all causes of action that the contractor may have under the antitrust laws of the United States or the State of Missouri for which causes of

action have accrued or will accrue as the result of or in relation to the particular equipment, supplies, and/or services purchased or procured by the contractor in the fulfillment of the contract with the City of Joplin.

12. CANCELLATION OF CONTRACT

a. In the event of material breach of the contractual obligations by the contractor, the Finance Department may cancel the contract. At its sole discretion, the Finance Department may give the contractor an opportunity to cure the breach or to explain how the breach will be cured. The actual cure must be completed within no more than 10 working days from notification, or at a minimum the contractor must provide the Finance Department within 10 working days from notification a written plan detailing how the contractor intends to cure the breach.

b. If the contractor fails to cure the breach or if circumstances demand immediate action, the Finance Department will issue a notice of cancellation terminating the contract immediately.

c. If the Finance Department cancels the contract for breach, the Finance Department reserves the right to obtain the equipment, supplies, and/or services to be provided pursuant to the contract from other sources and upon such terms and in such manner as the Finance Department deems appropriate and charge the contractor for any additional costs incurred thereby.

13. COMMUNICATIONS AND NOTICES

Any written notice to the contractor shall be deemed sufficient when deposited in the Unites States mail postage prepaid, transmitted by facsimile, or hand-carried and presented to an authorized employee of the contractor at the contractor's address as listed in the contract.

14. NON-DISCRIMINATION AND AFFIRMATIVE ACTION

In connection with the furnishing of equipment, supplies, and/or services under the contract, the contractor and all subcontractors shall agree not to discriminate against recipients of services or employees or applicants for employment on the basis of race, color, religion, national origin, sex, age, disability, or veteran status. If the contractor or subcontractor employs at least 50 persons, they shall have and maintain an affirmative action program, which shall include:

a. A written policy statement committing the organization to affirmative action and assigning management responsibilities and procedures for evaluation and dissemination;

b. The identification of a person designated to handle affirmative action;

c. The establishment of non-discriminatory selection standards, objective measures to analyze recruitment, an upward mobility system, a wage and salary structure, and standards applicable to layoff, recall, discharge, demotion, and discipline;

d. The exclusion of discrimination from all collective bargaining agreements; and,

e. Performance of an internal audit of the reporting system to monitor execution and to provide for future planning. If discrimination by a contractor is found to exist, the Finance Department shall take appropriate enforcement action which may include, but not necessarily be limited to, cancellation of the contract, removal from all offeror's lists issued by the Finance Department until corrective action by the contractor is made and ensured, and referral to the attorney General's Office, whichever enforcement action may be deemed most appropriate.

15. AMERICANS WITH DISABILITIES ACT

In connection with the furnishing of equipment, supplies, and/or services under the contract, the contractor and all subcontractors shall comply with all applicable requirements and provision of the Americans with Disabilities Act. (ADA).

16. TITLES

Titles of paragraphs used herein are for the purpose of facilitating reference only and shall not be construed to infer a contractual construction of language.

City of Joplin
Terms and Conditions
Request for Proposal

INTRODUCTION AND GENERAL INFORMATION

1. INTRODUCTION

1.1 The City of Joplin invites qualified local banking institutions to submit proposals for the provision of banking services as described in the attached specifications. Sealed proposals will be received until **10 a.m. on Thursday, February 12, 2026** at the office of the Director of Finance, 602 South Main Street, Joplin, Missouri 64801.

1.1.1 The contract is for four (4) years commencing July 1, 2026 and extending through June 30, 2030. The contract may be extended by the mutual consent of the Depository and the City for an additional one (1) year or until another depository is selected.

1.1.2 Whenever temporary idle funds are available, the City may purchase certain short-term investments. All Financial Institutions which meet the minimum qualifications set forth in this document will be given an opportunity to be placed on the investment bid list and to participate in the bidding process at the time these instruments are sought for purchase.

2. QUALIFICATIONS

2.1 To qualify as a depository for City funds, the Financial Institution must meet the following qualifications:

2.1.1 The proposer must be a chartered banking institution with branch banking facilities located within the city limits of Joplin, Missouri. The branch bank of the proposer located within the City must be able to offer the full range of banking services required by this Request for Proposal (RFP).

2.1.2 All banks submitting proposals must be full-service banking institutions capable of providing at least those services identified in Exhibit A.

2.1.3 All banks submitting proposals must collateralize 106% of the City's deposits in excess of applicable FDIC insured funds in accordance with the City's Investment Policy (Exhibit C). The acceptable collateral includes United States Treasuries, GNMA (Government National Mortgage Association), U.S. Government Agency or U.S. Government Sponsored Entities as set forth in Section 2-228 of the City's Investment Policy. Any such collateral shall be provided as required by the City Investment Policy.

2.1.4 The successful bidder will be required to enter into a depository agreement substantially similar to the one identified as Exhibit B.

2.1.5 The investment activities of the City will in no way be affected by the appointment of a banking institution to handle the City's regular checking account. All investment activities will be handled at the direction of the City's Finance Director and in accordance with state laws.

2.1.6 The City reserves the right to rescind the appointment of a banking institution should the banking relationship become unsatisfactory. This will require a majority vote of the City Council.

2.1.7 The City reserves the right to reject collateral after review, based upon collateral evaluation, existing market and financial conditions.

3. PROCEDURAL INSTRUCTIONS:

3.1 The intent of this Request for Proposal (RFP) is to select one banking institution to provide basic banking services to the City of Joplin, Missouri. However, the City may also elect to award an agreement to the winning proposer for any or all optional services.

3.2 Each proposer shall use the attached Proposal Form, Exhibit A, and Optional Services Proposal Form, Exhibit A-1, or copies thereof in submitting a proposal. It is required that the proposal be completed in its entirety. The proposal must include a copy of the banking institutions latest financial report.

3.3 If a service cannot be met by a proposer, then the term "No Proposal" should be entered on the Proposal Form for that specific requirement. Equivalent alternative proposals for any and all of the optional banking services will be considered.

3.4 Proposals must be submitted in a sealed envelope or package bearing the title "City of Joplin, Banking Services Proposal, "2026-RFP-08" along with the proposer's name and address. The proposer shall return three (3) copies of completed proposal forms and other required information to Leslie Haase, Finance Director, City of Joplin, 602 South Main Street, Joplin, MO 64801, no later than 10 a.m. on Thursday, February 12, 2026. It is the responsibility of the proposer to ensure that the proposal arrives on time at the correct location. The proposal must be valid for a period of 60 days from the date of receipt by the Finance Director.

3.5 All proposals and information included therein or attached thereto submitted in response to this RFP shall become public record upon proposal opening and will be available for review upon request.

3.6 The Finance Director's office shall be the only contact for any or all aspects of this RFP. Questions should be directed to Leslie Haase, Finance Director, and telephone number: 417-624-0820, extension 1251 or e-mail address: LHaase@joplinmo.org.

3.7 The City reserves the right to reject any or all proposals, to waive any non-material irregularities or informalities in any RFP, and to accept or reject any item or combination of items.

3.8 If the banking institution does not execute an agreement within ten (10) working days of Council passage of a resolution awarding contract, the City may give notice to the banking institution of the City's intent to select the next most qualified "proposing banking institution" or call for new proposals, whichever the Finance Director deems appropriate.

4. SELECTION PROCESS:

4.1 Criteria for evaluation of proposals shall be as follows:

4.1.1 Legal and other qualifications met by the proposer.

4.1.2 Completeness of proposal.

4.1.3 Financial strength and capacity of the banking institution.

4.1.4 Ability to meet requirements. All service requirements must be able to be installed and operating on the first day of the bank contract.

4.1.5 Total cost to the City.

4.2 Responsiveness to criteria:

4.2.1 Services will be evaluated on availability, time schedules, reporting and in the case of interest-bearing demand accounts, services will be evaluated on interest rates. Each proposer is required to submit examples of reports mentioned in Required Services.

4.2.2 All proposals from qualified public depositories that pass the completeness test and financial strength/capacity tests and provide a satisfactory service level will then be ranked based upon least total cost to the City. Total cost to the City is defined as the lowest combination of projected monthly service costs, highest earnings factor specified in banking institution's proposal and the resulting compensating direct fee.

4.2.3 The basic required service proposal will be evaluated separately from any optional service proposal. Please make each proposal separate so that each can be evaluated on its individual completeness and cost criteria.

5. CONTRACT TERMS

5.1 The selected banking institution shall be designated as the City's depository for a four (4) year period commencing on July 1, 2026. The Banking Services Contract may be extended for one (1) additional year upon written notice by the City under the same terms and conditions, thereby providing for up to five (5) years of depository and banking services.

5.2 The Banking Services Contract shall provide that either the City or the selected banking institution reserves the right to cancel any agreement at any time upon ninety (90) days written notice of its intent to terminate any agreement. A decision to terminate the depository contract during the initial two years of the contract may NOT be as a result of profitability or non-profitability by either party.

5.3 The City of Joplin Banking Services Contract is expected to be awarded at the City Council Meeting to be held on March 16, 2026 in the City Council Chambers, 602 South Main Street, Joplin, Missouri, 64801.

6. DESCRIPTION OF OPERATING SYSTEM

6.1 The City of Joplin currently maintains one general demand account, two zero-balance accounts one each for accounts payable and payroll, and six (6) special purpose checking accounts— Health Insurance, Flexible Spending, Joplin Municipal Division, Drug Forfeiture, TIF EATS and TIF PILOTS.

6.2 The City's main demand account performs as our general operating account and receives all maturing investments and City revenues. Disbursements are made by City checks, ACH transmissions and/or wire transfers.

7. REQUIRED BANKING SERVICES

Each proposer shall submit a comprehensive list of service prices by completing the service cost section (Exhibit A) of the RFP. This list will be considered all inclusive and the prices shown on the list shall be incorporated into the agreement and will be effective for the duration of the Banking Services Contract. Services will be evaluated on availability, costs, time schedules, interest rates and the applicability of optional services. The following categories are the basic package of required banking services:

7.1 Bank Accounts

7.1.1 Main Operating Account: The banking institution will furnish the city with a main operating account. Deposits are primarily made in checks with some currency and credit card transactions. Disbursements from the main account will be mainly through accounts payable checks, payroll checks, ACHs and a small number of wire transfers. The City of Joplin currently issues approximately 1,000 accounts payable checks per month and 300 payroll checks, with the remaining payroll issued through direct deposit. The average number of deposits per month is 450. Accounts payable and payroll checks should be charged against two separate zero-balance checking accounts and cleared against the main operating account. Supplying of imprinted checks is a City responsibility for the main operating account and the two zero-balance accounts.

7.1.2 Health Insurance: The banking institution will furnish the city with a checking account into which deposits will be made for health insurance premium costs for the city and employees. Deposits are made by way of transfer from the Main Operating Account. Disbursements from this account will be mainly checks, ACHs, and a small number of wire transfers. The average number of deposits is 2 per month. Disbursements from this account average approximately 30 per month. This is an interest-bearing account.

7.1.3 Flexible Spending: The banking institution will furnish the city with a checking account into which deposits will be made for flexible spending accounts (FSA) for our city employees. Deposits are made by way of transfer from the Main Operating Account. Disbursements from this account will be mainly checks, ACHs, and a small number of wire transfers. The average number of deposits is 2 per month. Disbursements from this account average 30 per month. This is an interest-bearing account.

7.1.4 Joplin Municipal Division: This account is state mandated. The Joplin Municipal Court issues approximately 30 disbursements per month. Deposits are made in checks, currency, ACHs, and credit card. The average number of deposits is 30 per month. This is an interest-bearing account.

7.1.5 Drug Forfeiture: This account is federally mandated. Disbursements from this account are minimal, averaging less than 5 per month. The average number of deposits is 2 per month. This is an interest-bearing account.

7.1.6 TIF EATS: The City of Joplin issues approximately 5 TIF EATS checks per month. The average number of deposits is 5 per month. This is an interest-bearing account.

7.1.7 TIF PILOTS: The City of Joplin issues approximately 5 TIF PILOTS checks per year. The average number of deposits is 5 per year. This is an interest-bearing account.

7.1.8 Additional Accounts as Needed: The banking institution will provide the City with additional low volume special purpose checking accounts as the need arises. Such accounts will be provided with personalized and pre-numbered checks and deposit slips at no additional charge, and will be included in the total account analysis, with earnings credit given for collected balances and itemized charges compensated for through collected balance or fee payment through the primary demand deposit checking account. No charges will be made directly to any of these special accounts.

7.2 Banking Services

7.2.1 Electronic Funds Transfer: The Finance Department currently initiates wire transfers via the internet. This proposal is for internet access that would allow the Finance Department to initiate outgoing transfers and receive data on incoming and outgoing wire transfers.

The City has approximately 30 incoming and 15 outgoing wire transfers per month. The banking institution will provide for instant wire transfer of funds to any bank using the internet and federal wire systems for investment purchases or sales and other transactions with commercial banks or brokerage houses. Incoming wires shall be posted to the City's account within one hour of being received by the bank. When there are both transfers in and transfers out during the same day, they will be treated as if occurring simultaneously, precluding any consideration of daylight overdrafts for purposes of the RFP. Wire service credit and debit notices must be reported daily and included in the monthly statement.

7.2.2 Account Maintenance

7.2.2.1 Deposits accepted and/or received by 2:00 p.m., will be credited to the account on that same day.

7.2.2.2 Monthly Statements showing the overall activity of the City's accounts will be provided. These reports shall include a monthly detailed analysis of the banking institution's cost of operating the City's accounts. All canceled checks will be available electronically. The monthly statement will include the amount of interest paid or charged as a result of the daily funds balance.

7.2.2.3 Specific Contacts will be identified in both the branch and main office that are available during normal working hours to answer questions. These personnel shall be familiar with the City's accounts and the Banking Services Contract.

7.2.2.4 Insufficient Fund returned checks will be automatically presented for collection a second time.

7.2.2.5 Safety Deposit Box is required for the City that must be at least 8 ½" x 11" in size.

7.2.2.6 Branch Locations are utilized by various departments to make night deposits for the pools, golf course, and others. Please provide a listing of branch locations that offer a night depository drop off box.

7.2.2.7 Depository Credit/Debit Card Transactions: The City currently accepts MasterCard, VISA, American Express and Discover credit cards as a means for payment at the following locations:

- Public Works – 1 Machine
- Finance – 2 Machines
- Parks Athletic Complex – 1 Machine
- Parks Pools – 1 Machine
- Municipal Court – 2 Machines
- Jail – 1 Machine
- Police – 1 Machine
- Health – 2 Machines
- Museum – 1 Machine
- MAPS – 1 Machine
- Fire – 1 Machine

A separate merchant number is needed for each location. Additional locations could be added in the future. Also, the City requires EMV Chip Card technology on these machines.

7.2.2.8 Direct Deposit of Payroll Checks is currently a benefit to employees. The bank should indicate the minimum number of working days prior to the date of payment that the City would be required to deposit payroll monies and provide the transmission information. Funds should be available to employees at their respective banks at the time of opening on the date of payment. The City of Joplin is on a bi-weekly payroll schedule (26) pay periods per year.

7.2.2.9 On-line Banking Services including:

7.2.2.9.1 Positive Pay Services
7.2.2.9.2 On-line Stop Payment Services
7.2.2.9.3 Imaging
7.2.2.9.4 On-line reporting for banking transactions
7.2.2.9.5 On-line Wire Transfers & Account Transfers

7.3 Compensation

Each month the bank will be compensated for the services provided. The following procedures will be followed:

7.3.1 The bank will compute the actual cost to service the account based on the transaction volumes and the actual services provided. All fees will be deducted from the general account.

7.3.2 The bank will calculate interest earnings and deposit them into the general account and each of the special purpose checking accounts monthly.

7.3.3 The charges calculated in this section shall be the sole compensation to the bank for account services provided.

7.3.4 The bank agrees to abide by the service charges submitted in its proposal for a period of four (4) years and one additional year by agreement of both parties.

7.4 Optional Banking Services

In addition to the basic services described the City requests proposals for optional services. A proposer may, under separate cover, submit optional proposals for other services that the proposer feels would be in the best interest of the City. The "Selection Criteria" set forth previously herein applies to the selection of a banking institution for optional banking service(s). The City may be interested in the following optional banking services:

7.4.1 Automatic Overnight Investments

At a mutually agreed upon time each working day, the prior day's net collected balance shall be invested overnight through the banking institution's own investment department at a stipulated percentage rate, i.e., 75 percent of prime, 80 percent of 180-day T-bill, etc.

7.4.2 Other Optional Services as identified by the proposing bank.

8. VOLUME OF ACTIVITY – MONTHLY AVERAGE

8.1 Number of deposits	450
8.2 Number of A/P checks written	1,000
8.3 Number of Payroll checks written	300
8.4 Number of Payroll direct deposits	1,600
8.5 Number of wire transfers in/out	15/10
8.6 Number of credit card transactions	2,000
8.7 Dollar value of credit card transactions	$200,000
8.8 Average number of stop payments	5
8.9 Average daily balance-General Account	$95,000,000

9. The City has been carrying a higher average daily balance than normal. At any time, the City may invest idle funds. If the City invests idle funds, the average daily balance would be approximately $40,000,000.

EXHIBIT A: PROPOSAL - BANKING SERVICES

The undersigned, a banking institution maintaining branch offices within the city limits of the City of Joplin, Missouri, submits the following bid for banking services for the four-year period beginning July 1, 2026, as per specifications and exhibits attached.

1. Bank Services to be provided:
    a. Demand deposit checking account services
    b. Additional checking accounts as specified in this Request for Proposal
    c. Electronic fund transfer notification and on-line banking
    d. Account reporting, maintenance, and service
    e. Credit/Debit card services
    f. Other services as specified in this Request for Proposal
2. Charges for Services

Please complete all items on the questionnaire and attach any supplemental material you wish. You may use a separate sheet of paper to answer the following questions. If there are other services your financial institution can provide that would benefit the City, please provide the cost of those services and how they would benefit the City. If your financial institution does not or cannot provide a specifically requested service, please indicate so. Please submit samples of reports (e.g., check printouts, bank statements, account analysis, etc.) The City retains the right to select any and/or all items listed in this questionnaire as services to be provided by the financial institution receiving the contract.

3. Contact

Who may we contact at your financial institution regarding this proposal?

_____	_____
Name	Title
_____	_____
Office Address	Phone

EXHIBIT A-1
2026 BANK BID FEE RESPONSE FORM

SERVICE DESCRIPTION	QTY (per Month)	Bid Fee/Response
GENERAL ACCOUNT SERVICES:		
Checking Account Maintenance-Per Month	9	_____
ZBA Account Maintenance-Per Month	2	_____
ZBA Account Master Maintenance-Per Month	1	_____
Debits: Checks Paid Only-Per Item	1,100	_____
Debits: Electronic/Miscellanous-Per Item	80	_____
Credits: Electronic Deposits (ACH)-Per Item	300	_____
Collected Overdrafts-Per Item	20	_____
Deposit Assessment-based on Average Balance	20,000,000	_____
DEPOSITORY ACCOUNT SERVICES:		
Deposited Items: Cash Deposits	150,000	_____
Deposited Items: Coin Rolls	5	_____
Deposited Items: Branch Check Deposit-Per Item	3	_____
Image Cash Letter-Monthly Maintenance	1	_____
Image Cash Letter-Per Item	4,600	_____
Remote Deposit-Per Item	800	_____
Return Deposited Items	5	_____
Return Deposited Item Maintenance	2	_____
Return Deposited Item Email	15	_____
Recleared Checks-Per Item	5	_____
DISBURSEMENT SERVICES:		
Automated Stop Payment	5	_____
Auto Stop Pay-12 Month	5	_____

EXHIBIT A-1
2026 BANK BID FEE RESPONSE FORM

SERVICE DESCRIPTION	QTY (per Month)	Bid Fee/Response
FUNDS TRANSFER SERVICES:		
ACH Monthly Maintenance	2	_____
ACH Items Originated-Per Item	3,500	_____
ACH File Originated-Per File	10	_____
ACH Return-Per Item	10	_____
ACH Delete-Reversal-Per Item	1	_____
ACH Debits Received-Per Item	70	_____
ACH Credits Received-Per Item	400	_____
ACH Same Day Origination-Per Item	1	_____
ACH Risk Manager	1	_____
EPA Account Filter Maintenance	9	_____
Wire Transfer-Incoming-Per Item	2	_____
Wire Transfer-Outgoing-Per Item	10	_____
Wire Transfer-International Outgoing-Per Item	1	_____
Wire Transfer-Advice Email Notification-Per Item	2	_____
Account Internal Funds Tranfer-Per Item	8	_____
Remote Deposit-Monthly Maintenance	1	_____
Remote Deposit-Site License	1	_____
Remote Deposit-Per Item	800	_____
RECONCILIATION SERVICES:		
Positive Pay-Per Item	1,200	_____
Positive Pay Maintenance-Per Account	5	_____

EXHIBIT A-1
2026 BANK BID FEE RESPONSE FORM

SERVICE DESCRIPTION	QTY (per Month)	Bid Fee/Response
Paper Debit Block	1	_____
Check Imaged Items-Per Item	1,100	_____
Check Image Maintenance-Per Account	5	_____
Returned Check-Non Payment-Per Item	3	_____
INFORMATION REPORTING SERVICES:		
Current Day Balance Reporting-per account	9	_____
Prior Day Balance Reporting-per account	9	_____
Current Day Transation Detail-per item	1,000	_____
Prior Day Transaction Detail-per item	1,000	_____
Online Access Base Charge	1	_____
Wire Module	1	_____
INTEREST OR EARNINGS CREDIT:		
Earnings Rate on Idle Funds	40,000,000	_____
Earnings Credit Allowance		_____

EXHIBIT A-2: PROPOSAL - OPTIONAL BANKING SERVICES FEE

Automatic Overnight Investments (percent of earnings) _____

ATM's at certain city locations:

Any Other Optional Services:

EXHIBIT B

AGREEMENT
FOR DEPOSITORY SERVICES

THIS AGREEMENT, by and between the **CITY OF JOPLIN**, Missouri, whose address is 602 South Main Street, Joplin, Missouri 64801, hereinafter referred to as the "City" and XXXX Bank, whose address is XXXX, hereinafter referred to as the "Bank" is for professional banking services.

WHEREAS, the City desires to retain a Federally Insured Banking Association to provide general depository services.

WHEREAS, Requests for Proposals were issued; and

WHEREAS, the Bank has submitted a proposal and has been selected to provide the depository services.

NOW THEREFORE, WITNESSETH: That for and in consideration of the mutual covenants and promises between the parties hereto, the parties do hereby agree as follows:

ARTICLE I – SERVICES

The Bank agrees to perform all services in a professional and responsible manner and in accordance with this Agreement, the City's Request for Proposals incorporated herein by reference and attached hereto as Attachment "A", the Bank's Proposal dated XXX, incorporated herein by reference and attached hereto as Attachment "B". If the provisions of any Agreement document conflict with the provisions of any other Agreement document, either specifically or as to intent, the provision which allows the strictest construction shall control.

ARTICLE II - SCOPE OF SERVICES

I. Demand Deposit Checking Accounts

A). GENERAL ACCOUNT - The Bank Depository will provide a single bank account to handle the City's daily banking operations. Funds will be deposited into this account on a regular basis both by City personnel and by incoming wire transfers. Disbursements from this account will be accomplished by check drafts issued by the City as well as outgoing wire transfers initiated by authorized City personnel and transfers made to the City's imprest payroll account and imprest accounts payable account.

B). RATE OF INTEREST - The Bank Depository will grant XXXX. Such rates shall be in accordance with Bank's Response (Attachments "B" and "C").

C). IMPREST PAYROLL ACCOUNT - The Bank Depository will provide an imprest (zero balance) account to process all City payroll disbursements to employees and remittances of payroll withholdings and deductions to the appropriate agencies. Sufficient amounts to cover checks or Automatic Clearing House (ACH) transactions presented for payment against the Payroll Account will be automatically transferred by the Depository from the City's General Account at the close of each business day.

D). IMPREST ACCOUNTS PAYABLE ACCOUNT - The Bank Depository will provide an imprest (zero balance) account to process all accounts payable disbursements to vendors. Sufficient amounts to cover checks presented for payment against the accounts payable account will be automatically transferred by the Depository from the City's General Account at the close of each business day.

E). SUBSIDIARY ACCOUNTS - The Bank Depository will provide to the City the following additional demand deposit accounts required to be maintained separately from the City's general funds:

City of Joplin Health Insurance Account
City of Joplin Flexible Spending Account
Joplin Municipal Division Account
City of Joplin Drug Forfeiture Account
City of Joplin TIF EATS Account
City of Joplin TIF PILOTS Account

The Depository will also provide additional interest-bearing demand deposit accounts to the City as needed. All conditions and requirements applicable to existing subsidiary accounts will be applicable to any new accounts established during the term of the agreement. Such accounts will be provided with deposit slips and will be included in the total account analysis. No accounts may be opened in the name of the City without the authorization of the Director of Finance or the City Manager.

The rate of interest to be paid on ledger balances in these accounts will be the same as is paid on balances in the City's General Account.

F). AVAILABILITY OF FUNDS - The Bank Depository will agree to provide the City with same day credit for all cash deposits and for incoming wire transfers, provided these transactions are completed prior to 2:00 p.m. on any given regular business day.

Deposits of all cash equivalent items (U.S. Treasury checks, state warrants and money orders) as well as check drafts will be available for use by the City according to the Schedule of Availability submitted by the Depository with its proposal.

G). BANK STATEMENTS AND ACCOUNT RECONCILIATION - The Bank Depository will provide monthly bank statements as well as full and complete account reconciliation services for all accounts under the City's control according to the minimum standards set forth as follows:

* Bank statements on all accounts will be furnished to the City within ten (10) business days after the last working day of the calendar month.

* Bank statements will be issued on a calendar month basis covering a period from the first day of the month through the last day of the month.

* Supporting documentation such as deposit tickets; debit memos; and credit memos will be returned along with the respective bank statement. Cancelled checks will be available electronically.

* All bank statements and other correspondence relating to depository transactions or other banking services should be delivered to the Director of Finance or his designee.

H). COLLATERAL SECURITY - The Bank Depository will provide, at all times, pledged collateral in the amount of at least 106% for all City funds on deposit in excess of applicable FDIC insurance. All pledged collateral must be held in a third-party joint custody account in the name of the City and the Depository and must be held in instruments that are in strict compliance with Section 2-228, Authorized and Suitable Investments of the Joplin City Code. Collateral shall be released and/or substituted only upon the joint written authorization of the City and the Depository. The Depository agrees to provide the City with monthly statements of pledged collateral held in safekeeping that will include par value, coupon interest rate, current market value, maturity date, Cusip number and a description of the collateral. The Depository will be required to sign and abide by the terms of a separate Depository Security Agreement, being Attachment "D" attached hereto.

II. Other Banking Services

A). DEPOSIT SLIPS - The Bank Depository will provide the City with pre-printed deposit slips at no charge.

B). WIRE TRANSFERS - The Bank Depository will permit and facilitate direct

wire transfers into and out of City accounts from and to various Federal and State agencies as well as from and to other businesses and organizations. Prompt completion and notification of wire transfers is expected.

C). SERVICE CHARGES - The Bank Depository will assess fees against City Accounts as identified on Attachment "C".

D). SAFETY DEPOSIT BOX - The Bank Depository will provide the City with a safety deposit box at a Joplin branch location (minimum dimensions 8 1/2" X 11").

E). LOCKING BANK DEPOSIT BAGS - The Bank Depository will furnish and replace locking and non-locking bank deposit bags as needed.

F). DIRECT DEPOSIT SERVICES - The Bank Depository must be able to provide direct deposit of employee payroll earnings using the Automated Clearing House system, with the information provided through online banking services. The City maintains a bi-weekly payroll schedule with payday on every other Friday. Information will be transmitted to the Depository on the Wednesday preceding the Friday pay date. Employee earnings must be credited to their designated account(s) and available for their use by 8:00 a.m. on the appropriate Friday pay date. While the City does not require 100% participation in the direct deposit program, those employees choosing this method of payment must be allowed to make deposits into multiple accounts of their choice and be able to change the deposit location as frequently as City policy allows. (Note the City recognizes the normal schedule referenced above may have to be altered slightly due to holidays.)

G). NIGHT DEPOSITORY SERVICES - The Bank Depository will make available night depository services for evening and weekend events involving the collection of City funds, the location of which will be established by mutual agreement between the City and the Depository.

H). INSUFFICIENT FUNDS/RETURNED ITEMS - The Bank Depository will automatically redeposit any returned check into the City's General Account for which notification is not required. Items returned a second time as insufficient drafts will be debited against the City's General Account and promptly returned to the City for further collection action.

I). INVESTMENT SERVICES - The Bank Depository will provide the City assistance in the purchase or sale of U.S. Government securities. The Bank Depository will also provide, upon request, information pertaining to interest rates and general market conditions to assist the City in their investment program. These services are requested as operational assistance and not to be held as investment advisory assistance.

J). BANK LIAISON - The Bank Depository will provide an officer of the institution to serve, without compensation, as a liaison to the City in regards to the depository and other financial services offered by the Depository. This officer will also be available for consultation with City personnel and outside auditors when needed in matters involving the depository agreement and the services provided.

K). BANK CARD SERVICES - The Bank Depository will assist the City with the processing of credit card transactions and debit card transactions in various locations throughout the City. The City will pay all reasonable charges for installation, maintenance and consulting. A separate merchant number should identify each location.

ARTICLE III - AGREEMENT TIME

Performance hereunder will commence at 12:01 A.M. on July 1, 2026, and continue to and until 12:00 P.M., on June 30, 2030.

This Agreement may, at the option of the City, be extended for an additional term of one (1) year, upon the same terms and conditions. If City desires to extend this Agreement, it shall provide at least sixty (60) days' written notice.

City shall have the right to terminate this Agreement upon seven (7) days' prior written notice by Certified mail, return receipt requested, to the address mentioned above for breach of any of the terms and conditions of this Agreement. Upon termination, the obligation of the parties for further performance of the terms of this Agreement shall thereupon cease, but they shall not be relieved of the duty to perform their obligations up to the date of termination.

ARTICLE IV - GENERAL CONDITIONS

1. The Bank shall observe and comply with all Federal, State and local laws and ordinances that affect those employed or engaged by it on the project, or the material or equipment used, or the conduct of the work, and shall procure all necessary licenses, permits and insurance.

2. The Bank shall prosecute the work in a diligent manner.

3. This Agreement shall not be sub-let, assigned or otherwise disposed of, except with the prior written consent of the City.

4. The Bank warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Bank, to solicit or secure this

Agreement and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Bank, any fee, commission, gift or contingent fee.

5. In performance of the work covered by this Agreement, the Bank shall not discriminate against any worker because of race, creed, color, political affiliation, handicap or national origin.

ARTICLE V - RESPONSIBILITIES

The Bank shall:

a) Maintain its corporate office, or a full-service branch within the City limits of Joplin, Missouri;

b) Maintain its charter issued by the Federal Government and/or the State of Missouri;

c) Maintain Federal Deposit insurance;

d) Maintain a loan to deposit ratio of at least sixty percent (60%) in the Joplin Metropolitan Area; comply with the Federal Community Reinvestment Act; and support economic development activities and civic causes which demonstrate a commitment to the Joplin community, such as participation in Chamber of Commerce, Joplin Industrial Development Corporation and Joplin Industrial Development Authority and other City or Chamber sponsored economic development activities.

The City shall:

a) Cooperate with Bank's reasonable requests for assistance, and make available, a designated liaison to Bank; i.e., the Director of Finance or his designee.

b) Consider suggestions from Bank to streamline or improve procedures.

ARTICLE VI - ADOPTION OF REQUEST FOR PROPOSAL AND PROPOSAL AND ADDENDUM

The City and Bank acknowledge and agree that this Agreement is awarded based upon information submitted in Bank's Proposal and Addendum prepared in response to City's Request for Proposal. All services performed shall be in accordance with the Agreement documents as defined in Articles I and II above.

ARTICLE VII - INDEMNIFICATION

The Bank covenants and agrees to, and does hereby hold harmless and defend the City, its officers, agents and employees from and against any and all claims or suits for property loss or damage, and/or personal injury, including death, to any and all persons, of whatsoever kind or character, whether real or asserted, and to indemnify the City for any loss or damage, arising out of Bank's negligence in the performance of services under this Agreement.

ARTICLE VIII - STATUS OF THE BANK

The Bank shall be and shall remain an independent Contractor with respect to all services performed hereunder and agrees to and does accept full and exclusive responsibility for the provision of the services in accordance with this Agreement.

ARTICLE IX - AGREEMENT

This Agreement and the attached Agreement Documents contain the complete and full understanding of the parties; it may be varied only by written amendment executed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers in three (3) counterparts, each of which shall be deemed an original on this _____ day of _____, 2021.

FOR THE BANK

BY: _____
TITLE: _____

ATTEST:

BY: _____
Secretary

FOR THE CITY

BY: _____
Nicholas Edwards, City Manager

ATTEST:

BY: _____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

BY: _____
Peter C. Edwards, City Attorney

EXHIBIT C

CITY OF JOPLIN
INVESTMENT POLICY

Sec. 2-221. Generally.

It is the policy of the City of Joplin, Missouri to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the City and while conforming to the Constitution of the State of Missouri, and the City Charter of the City of Joplin, Missouri.

Sec. 2-222. Applicability of division.

This investment policy applies to the investment activities of the City of Joplin, Missouri except for the Policeman/Fireman's Pension Trust Fund, Employee Deferred Compensation Plan Funds, Barbee Trust Fund, Connor Trust Fund and Hager Book Trust Fund, which were organized and administered separately. The financial assets of all other funds, including the General Fund, Special Revenue Funds, Capital Projects Funds, Proprietary Funds, Internal Service Funds and Fiduciary Funds, and any other funds that may be created from time to time, shall be administered in accordance with the provisions of this policy.

Sec. 2-223. Standard of prudence.

(a) The standard of prudence to be used by investment officials shall be that of a "prudent person", which states, "investments shall be made with the judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in their management of their own affairs, not for speculation, but investment, considering the probable safety of their capital as well as the probable income to be derived" and shall be applied in the context of managing the entire portfolio.

(b) Investment officials, acting in accordance with the "prudent person" standard, shall be relieved of personal liability for an individual security's credit risks or market price changes, provided deviations from the expectations are reported in a timely fashion and appropriate actions are taken promptly to control adverse developments.

Sec. 2-224. Objective of investment program.

(a) Safety of principal is the foremost objective of the investment program. The cash investments of the City of Joplin, Missouri shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To obtain this objective, diversification of issuers, securities and maturities may be needed in order to reduce overall portfolio risk. Speculative investments or trading in the pursuit of gain or profit is prohibited.

(b) The investment portfolio shall be designed with the objective of obtaining a market rate of return throughout the budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow characteristics of the portfolio. The guideline used by the Director of Finance to determine whether the market rate of return is being achieved will normally be the 91-day U.S. Treasury Bill rate. If the 91-day U.S. Treasury Bill rate is not being achieved (an inverted yield curve being an example), the Finance Director should document the reason.

(c) The City of Joplin's investment portfolio will remain sufficiently liquid to enable the City to meet all operating and capital requirements, which might be reasonably anticipated.

Sec. 2-225. Duties of director of finance; investment committee.

(a) The Charter provides that the Director of Finance acts as city treasurer and has custody of all public funds belonging to the City. The responsibility for the day-to-day management of the City's investment portfolio is delegated to the Director of Finance. The Director of Finance shall establish written procedures for the operation of the investment program, consistent with this division and approved by the Investment Committee. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Director of Finance. The Director of Finance shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

(b) The investment committee is created and composed of the Director of Finance, the City Manager or designee, the City Attorney or designee, and one private sector investment professional that shall be hired through the regular procurement policies of the City of Joplin. Members of the investment committee shall meet at least quarterly to determine general strategies and monitor results. The investment committee shall include in its deliberations such topics as: economic outlook, portfolio diversification and maturity structure, potential risks to the City of Joplin's funds, expected cash flow requirements, authorized depositories, brokers and dealers, and the target rate of return on the investment portfolio.

Sec. 2-226. Ethics and Conflicts of Interests.

(a) Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with proper execution of the investment program, or which would impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Manager any material financial interests in financial institutions that conduct business with the City of Joplin and they shall further disclose any personal financial investment positions that could be related to the performance of the City's portfolio. Employees and officers shall subordinate their personal investment transactions to those of the City particularly with regard to the timing of purchases and sales.

(b) All participants in the investment process shall seek to act responsibly as custodians

of the public trust. Investment officials shall avoid any transaction that might impair public confidence in the City's ability to govern effectively.

Sec. 2-227. Depositories and brokers.

(a) Depositories shall be selected through the government's banking service procurement process, which shall include formal requests for proposals every four years. In selecting depositories, the credit worthiness of the institution shall be considered, and the Director of Finance shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history. Included in the depository and banking services is the bid and evaluation of the overnight investment account.

(b) Banks and Savings and Loan Associations seeking to establish eligibility for the City's competitive certificate of deposit purchase programs shall submit bids as required in the formal bid process which shall be reviewed by the investment committee.

(c) Before accepting funds or engaging in investment transactions with the City of Joplin, the supervising officer at each depository and recognized securities broker/dealer shall submit a certification. The document will certify that the officer has reviewed the investment policies and objectives and agrees to disclose potential conflicts or risks to public funds that might arise out of the business transactions between the firms/depository and the City of Joplin. All financial institutions shall agree to undertake responsible efforts to preclude imprudent transactions involving the City's funds.

(d) The supervising officers shall agree to exercise due diligence in monitoring the activities of other officers and subordinate staff members engaged in transactions with the City. Employees of any firm or financial institution offering securities or investments to the City shall be trained in precautions appropriate to public sector investments and should be required to familiarize themselves with the City's investment objectives, policies and constraints.

(e) The Director of Finance will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness, reputation, and experience who are authorized to provide investment services in the State of Missouri. These may include "primary dealers" or regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule). No public deposit shall be made except in a qualified public depository as established by the State of Missouri laws.

(f) All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Director of Finance with the following: audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) registration, trading resolution, proof of State of Missouri registration, completed broker/dealer questionnaire, certification of having read the entities' investment policy and depository contracts.

(g) An annual review of the financial condition and registrations of qualified bidders

will be conducted by the Director of Finance.

(h) A current audited financial statement is required to be on file for each financial institution and broker/dealer, which the City invests with.

Sec. 2-228. Authorized and Suitable Investments.

(a) The Director of Finance shall have the authority to purchase the following securities as investment instruments for the City of Joplin's investment portfolio:

1. United States Treasury Obligations.
   a. Maturity of five years or less.

2. Collateralized Certificates of Deposit in Commercial Banks and Savings and Loan Associations.
   a. Maturity of five years or less.

3. Collateralized Deposits in Commercial Banks and Savings and Loan Associations.
   a. Maturity of five years or less.

4. United States Government Agency and United States Government Sponsored Entities.
   a. Maturity of five years or less.

   b. Includes only those specific debt instruments listed below:

      1. *Stated maturity coupon bonds* with no embedded options and with final maturities of five (5) years or less.

      2. *Discount Notes.* Purchased at a discount with maximum maturities of one (1) year.

      3. *Callable Securities.* Restricted to securities callable at par only with final maturities of five (5) years or less.

      4. *Step-Up Securities.* The coupon rate is fixed for an initial term. At coupon date, the coupon rate rises to a new, higher fixed term. Restricted to securities with final maturities of five (5) years or less.

      5. *Floating Rate Securities.* The coupon rate floats off one index and resets at least quarterly with final maturities of five (5) years or less.

   c. U.S. Government Agency and U.S. Government Sponsored Entities shall include only the following: Government National Mortgage Association (GNMA), Federal Farm Credit Banks (FFCB), Federal Home Loan Bank (FHLB), Federal

National Mortgage Association (FNMA), and Federal Home Loan Mortgage Association (FHLMC).

5. U.S. Government Agency and U.S. Government Sponsored Entities Mortgage Backed Securities.

   a. Restricted to securities with stated final maturities of five (5) years or less.

   b. Mortgage backed securities refers to straight pass through securities. It specifically does not include Collateralized Mortgage Obligations.

(b) To provide for the safety and liquidity of the City of Joplin's funds, the investment portfolio will be subject to the following restrictions:

1. Only direct investments are permitted.

2. Borrowing for investment purposes (leverage) is prohibited.

3. Instruments known as Structured Notes (e.g. inverse floaters, leveraged floaters, and equity-linked securities) are not permitted. Investment in any instrument, which is commonly considered a "derivative" instrument (e.g. options, futures, swaps, caps, floors, and collars), is prohibited.

4. Contracting to sell securities not yet acquired in order to purchase other securities for purposes of speculating on developments or trends in the market is prohibited.

5. Collateralized Mortgage Obligations (CMO) will not be considered by the City of Joplin.

6. In no event shall more than 50 percent of the total investment portfolio of the City be invested in U.S. Government Agencies and U.S. Government Sponsored Entities including a maximum of 50 percent of the investment portfolio in U.S. Government agency and U.S. Government sponsored entities mortgage backed securities.

Sec. 2-229. Competitive Selection of Investment Instruments.

(a) Prior to placing any investment funds, a competitive "bid" process shall be conducted. If a specific maturity date is required, either for cash flow purposes or for conformance to maturity guidelines, bids will be required for instruments that meet the maturity requirement. If no specific maturity is required, a market trend (yield curve) analysis will be conducted to determine which maturities would be the most advantageous.

(b) A bid will be requested from financial institutions for various options with regard to term and instrument. The City will accept the bid, which provides the highest rate of return within the maturity required and within the parameters of this policy.

(c) Records will be kept of the bids offered, the bids accepted and a brief explanation of the decision, which was made regarding the investment.

Sec. 2-230 Authorized and Suitable Collateralization.

(a) Section 15.14 of the Joplin City Charter states "The Council shall require all funds of the City in any City depository to be adequately secured by a deposit of obligations of the U.S. government in an amount satisfactory to the Council." Any non-investment funds held by the city depository shall be collateralized by a deposit of United States Treasuries, Government National Mortgage Association (GNMA) securities or U.S. Government Agency and U.S. Government Sponsored Entities as set forth in Section 2-228 (c). In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 106% of market value of principal and accrued interest.

(b) Collateral will always be held by an independent third party with whom the City has a current custodial agreement. A clearly marked evidence of ownership (safe keeping receipt) must be provided to the City and retained.

(c) No change or substitution of securities or any part of same shall be made unless approved in writing by the Director of Finance. The securities to deposit under the provisions of this section shall be approved by the Director of Finance.

(d) Collateral for investment certificates of deposit will be limited to investments that Joplin is permitted to invest in directly without regard to maturity. (Refer to section 2-228. Authorized and Suitable Investments.) In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 106 percent of market value of principal and accrued interest.

(e) The city reserves the right to approve or reject collateral, after review, based upon the collateral evaluation, existing market and financial conditions.

Sec. 2-231. Safekeeping and custody of securities.

Securities will be held by a third party custodian designated by the Director of Finance and evidenced by safe keeping receipts. Safe keeping procedures shall be reviewed annually by the independent external auditor.

Sec. 2-232. Diversification.

(a) It is the policy of the City of Joplin to diversify its investment portfolio. Assets held in the cash funds and in the other investment funds shall be diversified to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer or a specific class of securities.

(b) In establishing specific diversification strategies the following general policies and constraints shall apply: portfolio maturities will be staggered to avoid undue concentration of assets in a specific maturities sector. Maturities selected shall provide for stability of income and reasonable liquidity.

Sec. 2-233. Maturity of investments.

To the extent possible, the City of Joplin will attempt to match its investments with anticipated cash flow requirements. The City will not directly invest in securities maturing more than five (5) years from the date of purchase as set forth specifically in Section 2-228. The City of Joplin shall adopt weighted average maturity limitations that should not exceed three (3) years and is consistent with the investment objectives.

Sec. 2-234. Internal controls.

The Director of Finance has established a system of written internal controls, which shall be reviewed annually by the independent external auditor. The controls shall be designed to prevent the loss of public funds due to fraud, error, misrepresentation, and unanticipated market changes or imprudent actions. The independent audit review shall provide internal control by assuring compliance with policies and procedures.

Sec. 2-235. Performance standards; investment monitoring.

(a) The investment portfolio will be designed to obtain a market average rate of return during budgetary and economic cycles taking into account the City's investment risks, constraints and cash flow needs.

(b) The Director of Finance will routinely monitor the contents of the portfolio; the available markets and relative values of competing instruments, and with the consent of the Investment Committee will adjust the portfolio accordingly.

Sec. 2-236. Basis for evaluation of performance.

The City's investment strategy is passive. Given this strategy, the guideline used by the Director of Finance to determine whether the market rate of return is being achieved will normally be the 91-day U.S. Treasury Bill rate. If the 91-day U.S. Treasury Bill rate is not being achieved (an inverted yield curve being an example), the Finance Director should document the reason.

Sec. 2-237. Reports.

(a) *Quarterly reports.* The Director of Finance in consultation with the Investment Committee shall submit quarterly an investment report to the City Council that summarizes investment instruments being held, maturities, purchase price and dates, par values and yield. The quarterly investment report will summarize recent market conditions, economic developments and

anticipated investment conditions.

(b) *Annual Report*. An annual report will be submitted to the City Council within ninety (90) days of the end of the fiscal year on the investment program. The annual report will contain: information stated in the interim report, twelve (12) month performance information, a comparison between interest incomes earned for fiscal year with budgeted figures, and suggestions on policies that might be made to the investment program. The report shall also explain the annual total investment return and compare the return to annual budgetary expectations.

Sec. 2-238. Adoption, review and modifications of investment policy.

The investment policy of the City of Joplin shall be adopted by the ordinance of the City Council. The investment committee shall review the policy on an annual basis and any modifications made thereto must be approved by the City Council."

ATTACHMENT D
DEPOSITORY SECURITY AGREEMENT

This Depository Security Agreement is made and entered into this _____day of _____ 2026, by and between the City of Joplin (J4EX), a Municipal Corporation, hereinafter referred to as "Depositor" and Commerce Bank, hereinafter referred to as "Bank" and the Bank, hereinafter referred to as "Custodian".

WHEREAS, Depositor has deposited, and will in the future deposit, public funds with the Bank, in amounts exceeding the applicable insurance provided by the Federal Deposit Insurance Corporation ("FDIC"); and

WHEREAS, Bank has been selected by depositor as an appropriate banking institution to act as a legal depository of public funds; and

WHEREAS, such public funds are required by law to be continuously secured by the deposit of securities of the kind and character prescribed by law to be suitable collateral for public deposits; and

WHEREAS, Bank, in order to secure the public funds deposited with it by Depositor, has selected Custodian as a banking institution to safe keep and hold the pledged securities under the conditions set forth in this Agreement; and

WHEREAS, Custodian has opened, at Bank's request, a safekeeping account under the above account number in the name of Bank, hereinafter referred to as "collateral Account" to hold all securities from time to time deposited with or collected by Custodian for the Collateral Account, subject to the terms of this Agreement and any instructions furnished to, and accepted by, Custodian in accordance herewith.

NOW, THEREFORE, the parties hereto agree as follows:

1. Security. All funds standing in the name of the depositor or hereafter on deposit with the Bank in excess of applicable FDIC insurance shall be secured by the Bank's pledge of Collateral. Bank hereby pledges to Depositor all Collateral now or hereafter deposited in Bank's Collateral Account and held under joint custody receipt in the name of Depositor and Bank, and agrees that such Collateral shall at all times be maintained in a market value amount equal to al least One Hundred Six Percent (106%) of the amount of the deposit, including accrued interest, in excess of FDIC insurance. All such collateral shall be approved by Depositor's Director of Finance and shall comply with Section 2-228, Authorized and Suitable Investments, of the Joplin City Code.

2. Safekeeping Provision. The Bank will maintain the Collateral in a collateral Account. The Collateral shall be released only upon the joint written authorization of the Depositor and the Bank. The Bank may substitute or exchange Collateral held in the Collateral Account as hereinafter provided.

3. Representations. The Bank represents to the Depositor; (a) that the Bank is the sole legal and actual owner of the Collateral; (b) that no other security interest has been, nor will be, granted in the Collateral: and (c) that the deposits of Depositor up to One Hundred Thousand and No/00 Dollars ($100,000) are insured by the FDIC.

4. Default. The Bank shall be in default if it fails to pay, on demand, all or any part of a Certificate of Deposit including earned interest. It shall also be an event of default in the event a receiver is appointed for substantially all of Bank's assets pursuant to applicable banking law or regulation. The Custodian must receive notice that a default has occurred.

   Until Custodian has been notified in writing that a default has occurred, Bank shall be entitled to collect all interest and other payments, which may become due on or from the securities in the hands of Custodian. Custodian is hereby authorized, empowered and directed to pay and deliver over to Bank, in accordance with the terms of this Agreement and instructions issued in connection with the Agreement, all such interest and other payments, as same mature.

5. Proceeds. In the event of a default, the Depositor is authorized to demand the transfer of the Collateral or to order the liquidation of same with all proceeds payable to the Depositor up to the amount of Depositor's uninsured deposits. Upon receipt of written notice from Depositor that there has been a default by Bank, Custodian is authorized and directed to deliver to Depositor any and all pledged securities or proceeds therefrom which are demanded by Depositor and to give notice of such delivery to Bank. Custodian shall be discharged of all further responsibilities with respect to the surrendered pledged securities or proceeds.

6. Statements. The Bank agrees to furnish monthly to the Depositor a statement listing a description of the Collateral pledged and held in safekeeping by Custodian. The statement will include CUSIP number, collateral description, par value, interest rate, market value and maturity date of the Collateral.

7. Substitution. The substitution or exchange of similar securities comprising the Collateral may be made by the Bank only with the prior written consent of Depositor. Such consent shall not unreasonably be withheld. Depositor must provide written authorization of maturing collateral to the Custodian within three (3) banking days of a request for such authorization. Depositor will pay a fee equal to federal funds rate at that time if the authorization is not provided within that time period.

8. Safekeeping Receipt. Upon receipt of the pledged securities, Custodian shall prepare its safekeeping receipt, in duplicate, describing in sufficient detail and identifying the pledged securities. Such receipts, which are neither transferable nor assignable, shall be mailed to Depositor and to Bank.

9. Financial Condition. The Bank agrees to provide to Depositor on written request a copy of its most recently published Call Report and agrees to provide an annual audited financial statement of Bank's parent bank holding company upon written request.

10. Authorization. Depositor and Bank each represents and warrants to the other that this Agreement is made pursuant to, and is duly authorized by, resolution of its respective Board of Directors or other governing body.

11. Depositories for Public Funds. This Agreement is subject to the provisions of Chapter 110, Depositories for Public Funds, RSMO. (1994).

12. Non-assignability. This Agreement is not assignable in whole or in part, but is binding on the parties hereto and their successors and permitted assigns.

13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Missouri except to the extent Federal law preempts State law.

14. Termination. Bank may terminate this Agreement at any time by paying over all deposits plus interest which would be earned for the remainder of the term to Depositor and, in the event of such payment and the submission to custodian of the written statement of Depositor to the effect, all securities then held by Custodian under this Agreement shall forthwith be delivered to Bank and this agreement shall thereupon be terminated. Depositor may terminate this Agreement at any time by giving notice to Bank and Custodian.

15. Fees. All fees and charges of Custodian for services under this agreement shall be paid by Bank.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

"Depositor": City of Joplin

By: _____

Title: Nicholas Edwards, City Manager

Address: 602 South Main Street
Joplin, MO 64801

"Bank": _____ Bank, N.A.

By: _____

Title: Vice President

Address:

CERTIFICATE OF SECRETARY OF DEPOSITOR INSTITUTION

The undersigned, Secretary of Depository Institution, hereby certifies that the execution of the foregoing Depository Agreement has been authorized by Ordinance No. passed by the Council of the City of Joplin, Missouri the day of April 2026 and Ordinance No. 2006-XXX passed by the Council of the City of Joplin, Missouri, the XX day of April, 2026.

Further certifies that a duplicate original of the foregoing Depository Agreement is maintained in the official records of the Depository Institution.

IN WITNESS WHEREOF, the Secretary has executed this certification and affixed the corporate seal of the Depository Institution as of this day of June 2021.

(SEAL)

_____
Secretary of Depository Institution

EXHIBIT D: BANKING SERVICES CERTIFICATION AND ENCLOSURES

Leslie Haase
Finance Director
City of Joplin
602 South Main Street
Joplin, Missouri 64801

Dear Mrs. Haase:

We have read the Request for Proposal (RFP) for Banking Services and fully understand its intent. We certify that we have adequate personnel, equipment, and facilities to fulfill the requirements thereto. A copy of the Proposal is attached.

We have attached the following:

1. The most recent call report available.
2. Audited Annual Financial report for the past fiscal year.
3. Information for on-line balance reporting, if available.
4. Listing of other public entities your bank does business with.
5. Completed fee schedule (Exhibit A).

It is understood the above information will be used as evidence of our ability to meet the capital structure requirements necessary to service this account.

It is further understood that all information included in, attached to, or required by this RFP shall become public record upon delivery to the City.

The undersigned certifies that the completion of this Bid Response is a binding commitment to provide the banking services requested as proposed herein.

SUBMITTED BY:

_____

_____ _____

(Authorized Signature - Title) (Date)

EXHIBIT "A"

AGREEMENT
FOR DEPOSITORY SERVICES

THIS AGREEMENT, by and between the **CITY OF JOPLIN**, Missouri, whose address is 602 South Main Street, Joplin, Missouri 64801, hereinafter referred to as the "City" and Commerce Bank, whose address is 1820 East 20th Street, Joplin, MO, 64804, hereinafter referred to as the "Bank" is for professional banking services.

WHEREAS, the City desires to retain a Federally Insured Banking Association to provide general depository services.

WHEREAS, Requests for Proposals were issued; and

WHEREAS, the Bank has submitted a proposal and has been selected to provide the depository services.

NOW THEREFORE, WITNESSETH: That for and in consideration of the mutual covenants and promises between the parties hereto, the parties do hereby agree as follows:

ARTICLE I – SERVICES

The Bank agrees to perform all services in a professional and responsible manner and in accordance with this Agreement, the City's Request for Proposals incorporated herein by reference and attached hereto as Attachment "A", the Bank's Proposal dated February 12, 2026, incorporated herein by reference and attached hereto as Attachment "B". If the provisions of any Agreement document conflict with the provisions of any other Agreement document, either specifically or as to intent, the provision which allows the strictest construction shall control.

ARTICLE II - SCOPE OF SERVICES

I. Demand Deposit Checking Accounts

A). GENERAL ACCOUNT - The Bank Depository will provide a single bank account to handle the City's daily banking operations. Funds will be deposited into this account on a regular basis both by City personnel and by incoming wire transfers. Disbursements from this account will be accomplished by check drafts issued by the City as well as outgoing wire transfers initiated by authorized City personnel and transfers made to the City's imprest payroll account and imprest accounts payable account.

B). RATE OF INTEREST - The Bank Depository will grant an Earnings Credit of .40% to offset monthly fees and a variable rate on idle funds based on the US Federal Reserve Bank's Interest on Reserve Balances (IORB) minus 1.45%, which is currently 2.20%. Such rates shall be in accordance with Bank's Response (Attachment "B").

C). IMPREST PAYROLL ACCOUNT - The Bank Depository will provide an imprest (zero balance) account to process all City payroll disbursements to employees and remittances of payroll withholdings and deductions to the appropriate agencies. Sufficient amounts to cover checks or Automatic Clearing House (ACH) transactions presented for payment against the Payroll Account will be automatically transferred by the Depository from the City's General Account at the close of each business day.

D). IMPREST ACCOUNTS PAYABLE ACCOUNT - The Bank Depository will provide an imprest (zero balance) account to process all accounts payable disbursements to vendors. Sufficient amounts to cover checks presented for payment against the accounts payable account will be automatically transferred by the Depository from the City's General Account at the close of each business day.

E). SUBSIDIARY ACCOUNTS - The Bank Depository will provide to the City the following additional demand deposit accounts required to be maintained separately from the City's general funds:

City of Joplin Health Insurance Account
City of Joplin Flexible Spending Account
Joplin Municipal Division Account
City of Joplin Drug Forfeiture Account
City of Joplin TIF EATS Account
City of Joplin TIF PILOTS Account

The Depository will also provide additional interest-bearing demand deposit accounts to the City as needed. All conditions and requirements applicable to existing subsidiary accounts will be applicable to any new accounts established during the term of the agreement. Such accounts will be provided with deposit slips and will be included in the total account analysis. No accounts may be opened in the name of the City without the authorization of the Director of Finance or the City Manager.

The rate of interest to be paid on ledger balances in these accounts will be the same as is paid on balances in the City's General Account.

F). AVAILABILITY OF FUNDS - The Bank Depository will agree to provide the City with same day credit for all cash deposits and for incoming wire transfers,

provided these transactions are completed prior to 2:00 p.m. on any given regular business day.

Deposits of all cash equivalent items (U.S. Treasury checks, state warrants and money orders) as well as check drafts will be available for use by the City according to the Schedule of Availability submitted by the Depository with its proposal.

G). BANK STATEMENTS AND ACCOUNT RECONCILIATION - The Bank Depository will provide monthly bank statements as well as full and complete account reconciliation services for all accounts under the City's control according to the minimum standards set forth as follows:

* Bank statements on all accounts will be furnished to the City within ten (10) business days after the last working day of the calendar month.

* Bank statements will be issued on a calendar month basis covering a period from the first day of the month through the last day of the month.

* Supporting documentation such as deposit tickets; debit memos; and credit memos will be returned along with the respective bank statement. Cancelled checks will be available electronically.

* All bank statements and other correspondence relating to depository transactions or other banking services should be delivered to the Director of Finance or his designee.

H). COLLATERAL SECURITY - The Bank Depository will provide, at all times, pledged collateral in the amount of at least 106% for all City funds on deposit in excess of applicable FDIC insurance. All pledged collateral must be held in a third-party joint custody account in the name of the City and the Depository and must be held in instruments that are in strict compliance with Section 2-228, Authorized and Suitable Investments of the Joplin City Code. Collateral shall be released and/or substituted only upon the joint written authorization of the City and the Depository. The Depository agrees to provide the City with monthly statements of pledged collateral held in safekeeping that will include par value, coupon interest rate, current market value, maturity date, Cusip number and a description of the collateral. The Depository will be required to sign and abide by the terms of a separate Depository Security Agreement, being Attachment "D" attached hereto.

II. Other Banking Services

A). DEPOSIT SLIPS - The Bank Depository will provide the City with pre-

printed deposit slips at no charge.

B). WIRE TRANSFERS - The Bank Depository will permit and facilitate direct wire transfers into and out of City accounts from and to various Federal and State agencies as well as from and to other businesses and organizations. Prompt completion and notification of wire transfers is expected.

C). SERVICE CHARGES - The Bank Depository will assess fees against City Accounts as identified on Attachment "B".

D). SAFETY DEPOSIT BOX - The Bank Depository will provide the City with a safety deposit box at a Joplin branch location (minimum dimensions 8 1/2" X 11").

E). LOCKING BANK DEPOSIT BAGS - The Bank Depository will furnish and replace locking and non-locking bank deposit bags as needed.

F). DIRECT DEPOSIT SERVICES - The Bank Depository must be able to provide direct deposit of employee payroll earnings using the Automated Clearing House system, with the information provided through online banking services. The City maintains a bi-weekly payroll schedule with payday on every other Friday. Information will be transmitted to the Depository on the Wednesday preceding the Friday pay date. Employee earnings must be credited to their designated account(s) and available for their use by 8:00 a.m. on the appropriate Friday pay date. While the City does not require 100% participation in the direct deposit program, those employees choosing this method of payment must be allowed to make deposits into multiple accounts of their choice and be able to change the deposit location as frequently as City policy allows. (Note the City recognizes the normal schedule referenced above may have to be altered slightly due to holidays.)

G). NIGHT DEPOSITORY SERVICES - The Bank Depository will make available night depository services for evening and weekend events involving the collection of City funds, the location of which will be established by mutual agreement between the City and the Depository.

H). INSUFFICIENT FUNDS/RETURNED ITEMS - The Bank Depository will automatically redeposit any returned check into the City's General Account for which notification is not required. Items returned a second time as insufficient drafts will be debited against the City's General Account and promptly returned to the City for further collection action.

I). INVESTMENT SERVICES - The Bank Depository will provide the City assistance in the purchase or sale of U.S. Government securities. The Bank Depository

will also provide, upon request, information pertaining to interest rates and general market conditions to assist the City in their investment program. These services are requested as operational assistance and not to be held as investment advisory assistance.

J). BANK LIAISON - The Bank Depository will provide an officer of the institution to serve, without compensation, as a liaison to the City in regards to the depository and other financial services offered by the Depository. This officer will also be available for consultation with City personnel and outside auditors when needed in matters involving the depository agreement and the services provided.

K). BANK CARD SERVICES - The Bank Depository will assist the City with the processing of credit card transactions and debit card transactions in various locations throughout the City. The City will pay all reasonable charges for installation, maintenance and consulting. A separate merchant number should identify each location.

ARTICLE III - AGREEMENT TIME

Performance hereunder will commence at 12:01 A.M. on July 1, 2026, and continue to and until 12:00 P.M., on June 30, 2030.

This Agreement may, at the option of the City, be extended for an additional term of one (1) year, upon the same terms and conditions. If City desires to extend this Agreement, it shall provide at least sixty (60) days' written notice.

City shall have the right to terminate this Agreement upon seven (7) days' prior written notice by Certified mail, return receipt requested, to the address mentioned above for breach of any of the terms and conditions of this Agreement. Upon termination, the obligation of the parties for further performance of the terms of this Agreement shall thereupon cease, but they shall not be relieved of the duty to perform their obligations up to the date of termination.

ARTICLE IV - GENERAL CONDITIONS

1. The Bank shall observe and comply with all Federal, State and local laws and ordinances that affect those employed or engaged by it on the project, or the material or equipment used, or the conduct of the work, and shall procure all necessary licenses, permits and insurance.

2. The Bank shall prosecute the work in a diligent manner.

3. This Agreement shall not be sub-let, assigned or otherwise disposed of, except with the prior written consent of the City.

4. The Bank warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Bank, to solicit or secure this Agreement and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the Bank, any fee, commission, gift or contingent fee.

5. In performance of the work covered by this Agreement, the Bank shall not discriminate against any worker because of race, creed, color, political affiliation, handicap or national origin.

ARTICLE V - RESPONSIBILITIES

The Bank shall:

a) Maintain its corporate office, or a full-service branch within the City limits of Joplin, Missouri;

b) Maintain its charter issued by the Federal Government and/or the State of Missouri;

c) Maintain Federal Deposit insurance;

d) Maintain a loan to deposit ratio of at least sixty percent (60%) in the Joplin Metropolitan Area; comply with the Federal Community Reinvestment Act; and support economic development activities and civic causes which demonstrate a commitment to the Joplin community, such as participation in Chamber of Commerce, Joplin Industrial Development Corporation and Joplin Industrial Development Authority and other City or Chamber sponsored economic development activities.

The City shall:

a) Cooperate with Bank's reasonable requests for assistance, and make available, a designated liaison to Bank; i.e., the Director of Finance or his designee.

b) Consider suggestions from Bank to streamline or improve procedures.

ARTICLE VI - ADOPTION OF REQUEST FOR PROPOSAL AND PROPOSAL AND ADDENDUM

The City and Bank acknowledge and agree that this Agreement is awarded based upon information submitted in Bank’s Proposal and Addendum prepared in response to City’s Request for Proposal. All services performed shall be in accordance with the

Agreement documents as defined in Articles I and II above.

ARTICLE VII - INDEMNIFICATION

The Bank covenants and agrees to, and does hereby hold harmless and defend the City, its officers, agents and employees from and against any and all claims or suits for property loss or damage, and/or personal injury, including death, to any and all persons, of whatsoever kind or character, whether real or asserted, and to indemnify the City for any loss or damage, arising out of Bank's negligence in the performance of services under this Agreement.

ARTICLE VIII - STATUS OF THE BANK

The Bank shall be and shall remain an independent Contractor with respect to all services performed hereunder and agrees to and does accept full and exclusive responsibility for the provision of the services in accordance with this Agreement.

ARTICLE IX - AGREEMENT

This Agreement and the attached Agreement Documents contain the complete and full understanding of the parties; it may be varied only by written amendment executed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers in three (3) counterparts, each of which shall be deemed an original on this _____ day of _____, 2026.

FOR THE BANK

BY: _____
TITLE: _____

ATTEST:

BY: _____
Secretary

FOR THE CITY

BY: _____
Nicholas Edwards, City Manager

ATTEST:

BY: _____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

BY: _____
Peter C. Edwards, City Attorney

ATTACHMENT "B"

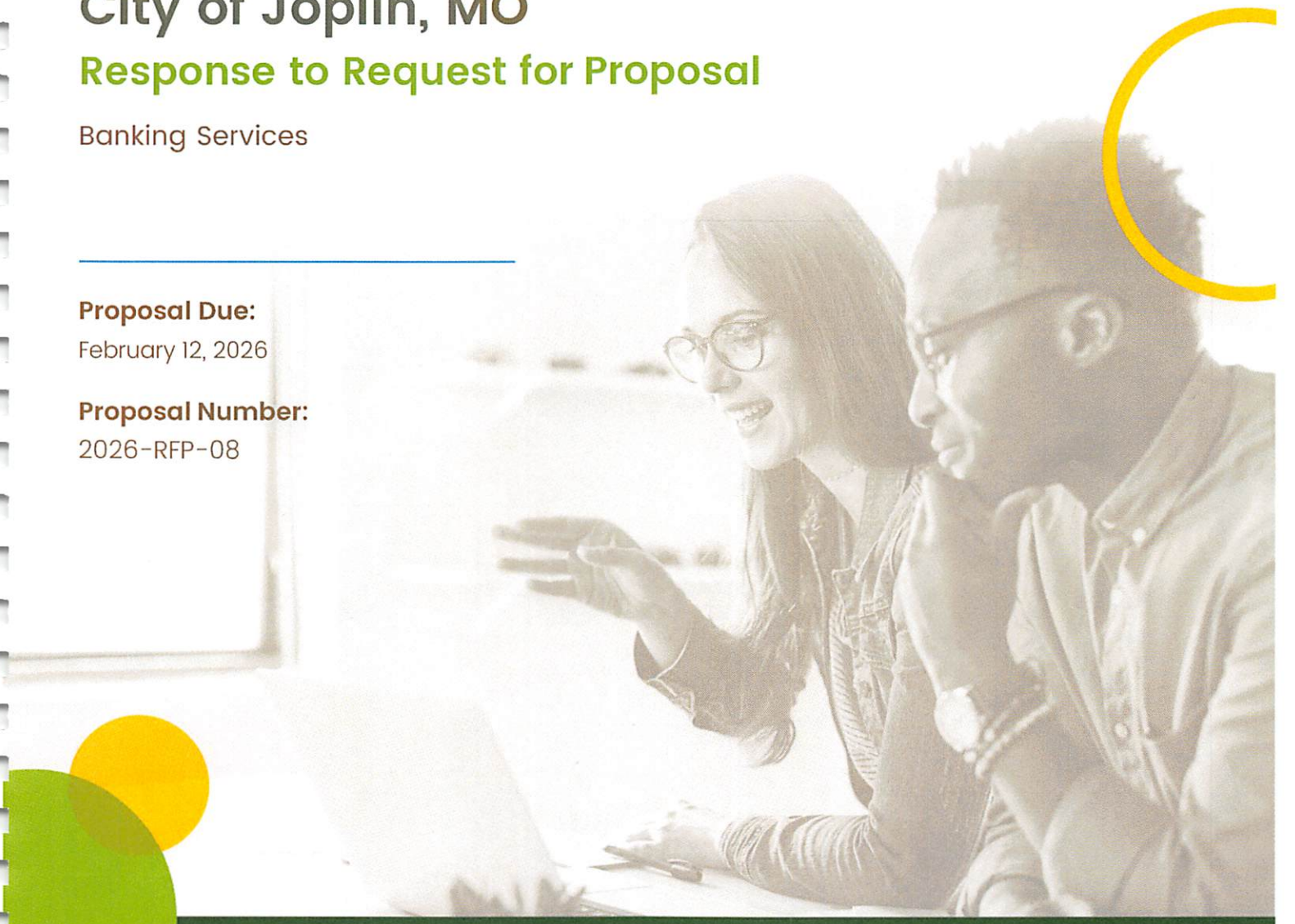
Matthew Cox
VP, Relationship Manager
(417) 626-4035
Matthew.Cox@CommerceBank.com

Minda Lewis
AVP, Treasury Management Officer
(417) 837-5271
Minda.Lewis@CommerceBank.com

City of Joplin, MO

Response to Request for Proposal

Banking Services



Proposal Due:
February 12, 2026

Proposal Number:
2026-RFP-08

Commerce Bank®
Member FDIC

1820 E. 20th Street | Joplin, MO 64804
CommerceBank.com

DISCLAIMER

THE RESPONSES CONTAINED HEREIN ARE INTENDED FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS A CONTRACTUAL UNDERTAKING OR COMMITMENT ON THE PART OF EITHER PARTY. SUCH CONTRACTUAL UNDERTAKINGS AND COMMITMENTS, IF ANY, SHALL BE CONTAINED EXCLUSIVELY IN THE DEFINITIVE AGREEMENTS BETWEEN THE PARTIES. IN ADDITION, NOTHING CONTAINED HEREIN SHALL OBLIGATE EITHER PARTY TO ENTER INTO A DEFINITIVE AGREEMENT FOR THE PROVISION OF ANY SERVICES. ANY SUCH DEFINITIVE AGREEMENT SHALL BE DESIGNATED AS SUCH BASED UPON THE WRITTEN MUTUAL AGREEMENT OF THE PARTIES.

AS A CONDITION TO EFFECTUATING ANY PROGRAM FOR A CUSTOMER, COMMERCE BANK REQUIRES THE CUSTOMER TO EXECUTE THE COMMERCE BANK AGREEMENT APPLICABLE TO THE PROGRAM(S) CONTEMPLATED BY THE REQUEST ("PROGRAM AGREEMENT(S)"). SUCH EXECUTED AGREEMENT(S) WILL BE IN SUBSTANTIALLY THE FORM(S) TO BE PRESENTED TO YOU BY COMMERCE BANK. UPON AWARD AND EXECUTION OF THE PROGRAM AGREEMENT BY THE PARTIES, COMMERCE BANK'S AGREEMENT WILL BE THE COMPLETE AGREEMENT BETWEEN COMMERCE BANK AND THE CUSTOMER.

NOTE: COMMERCE BANK WILL, TO THE EXTENT REQUESTED AND MUTUALLY AGREED UPON, INCLUDE IN THE PROGRAM AGREEMENTS THOSE TERMS THAT ARE IN ADDITION TO THE TERMS CONTAINED IN COMMERCE BANK'S PROGRAM AGREEMENTS, AS WELL AS ANY OTHER TERMS MUTUALLY AGREED UPON. COMMERCE BANK AGREES TO NEGOTIATE ITS PROGRAM AGREEMENTS IN GOOD FAITH.

Commerce Bank
Member FDIC

February 12, 2026

Leslie Haase, CPA, CMA
Director of Finance
City of Joplin, MO
City Hall
602 S. Main
Joplin, MO 64801

Dear Leslie,

Thank you for giving Commerce Bank the opportunity to provide a proposal to City of Joplin, MO ("Joplin") for Banking Services.

Based on the detailed information in your Request for Proposal, we firmly believe that Commerce Bank is uniquely positioned not only to offer Joplin innovative solutions, but also to service your account in a way that exceeds your expectations.

The following proposal has been thoughtfully assembled, taking into consideration the specific needs of Joplin, as well as the unique ways that Commerce Bank is able to provide value-added solutions.

On the following pages, we have provided an Executive Summary of our recommended solutions as well as biographies of the key team members supporting your relationship with Commerce.

To illustrate distinctive examples of how we differentiate ourselves within the banking industry, we have also provided details outlining Commerce Bank at a glance and our 160 years of financial strength and stability.

We look forward to continuing our relationship with Joplin and welcome any feedback on how our recommendations can be modified to best meet your needs. Please feel free to contact us with any questions or comments relating to this proposal. Thank you for your consideration of our services.

Best regards,

Matthew Cox
VP, Relationship Manager
(417) 626-4035 | Matthew.Cox@CommerceBank.com

Minda Lewis
AVP, Treasury Management Officer
(417) 837-5271 | Minda.Lewis@CommerceBank.com

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Contents

Executive Summary	5
Relationship Team	6
Commerce Bank At A Glance	8
160 Years of Strength & Stability	9
Response	10
2. Qualifications	11
7. Required Banking Services	13
Exhibit A: Proposal – Banking Services	23
Exhibit A-1: 2026 Bank Bid Fee Response Form	27
Exhibit A-2: Proposal Optional Banking Services Fee	30

Pricing

Treasury Pro Forma	P-1

Appendix

Treasury Services Cutoff Times	A-1
Sample Reports	A-2

Executive Summary

As your primary banking provider, Commerce Bank will continue to serve as a valuable partner to Joplin as you make process enhancements, create efficiencies, and manage the change that comes alongside these improvements. We value the continuity of your relationship with us, and we're committed to ensuring that remains unchanged. Our goal is to provide Joplin with the solutions and support necessary to help you meet your financial and banking needs so you can utilize focus on creating "a thriving community of great neighbors."

As an experienced banking provider for municipal and government organizations nationwide, we recognize that managing impactful change can be challenging. Fortunately, Joplin is already well-positioned to continue benefiting from the systems, relationships, and service structure already in place with Commerce Bank. Remaining with Commerce ensures uninterrupted access to the tools and expertise you rely on, saving time, preserving institutional knowledge, and maintaining the momentum of your financial operations.

Your dedicated Relationship Manager, Matthew Cox, and your Treasury Management Officer, Minda Lewis, will continue to be actively involved, supporting your organization as your primary bank contacts. They will remain your first point of support as your needs evolve, providing consistency and personalized service every step of the way.

Joplin will continue to receive the high-touch, relational level of service Commerce is known for, and we are confident that our full suite of banking and financial solutions will continue to help you solve challenges and elevate your processes into the future. We have detailed a few solutions you might be interested in below.

- Our full suite of Treasury Management Services will facilitate the daily financial activity required by Joplin and delivered with high-touch service and attention.
- Our Capital Markets Group can help you invest excess days cash on hand to enhance your returns while maintaining the required liquidity needed for operational activities, allowing your money to go farther and benefit your organization.
- Our Merchant Services group can assist Joplin in meeting the expectations of your merchants by providing tailored solutions to fit your customers' payment demands. Choosing Commerce Bank as your sole merchant services provider would create reporting and reconciliation efficiencies and reduce costs on monthly and transaction fees.

The following proposal provides further details about our institution; your dedicated Relationship Team; and our comprehensive suite of treasury, payments, and investment services that we are confident can meet your needs now and into the future.

We look forward to continuing our relationship with Joplin as well as the opportunity to present our recommendations to your team as you continue through the RFP process.

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Relationship Team



Matthew Cox

VP, Relationship Manager

(417) 626-4035 | Matthew.Cox@CommerceBank.com

Matt joined the Commerce Bank team as a Vice President and Relationship Manager for the Southwest Missouri Region in April 2021. Matt has held many leadership positions in the banking industry over his 20+ year career, including roles in retail, administrative processing, consumer lending, and commercial. In his current role, Matt is responsible for managing large middle market relationships, which includes companies with sales ranging from $50-$500 million. Management of this portfolio requires Matt to work closely with both the client and internal partners to ensure credit facilities are structured appropriately, cash flow is maximized, and processes are streamlined.

Prior to joining the Commerce team, Matt served as the Market President for U.S. Bank where he was responsible for managing middle market relationships and leading the region. Cox is a graduate of University of Central Missouri, where he earned a Bachelor of Science degree in public relations and business communications. In his free time, Cox enjoys spending time camping with his wife and five-year-old son, BBQing, and duck hunting.



Minda Lewis

AVP, Treasury Management Officer

(417) 837-5271 | Minda.Lewis@CommerceBank.com

Minda began her career at Commerce in 2011 on our retail team before joining Treasury Management and commercial banking. She works closely with clients to streamline accounts payable and receivable systems and processes, managing excess cash, and mitigating internal and external fraud since 2012. She has earned a bachelor's degree in business administration from Drury University. Since late 2019, Minda has also served as the Southwest Region Co-Chair for our women's employee resource group, RISE.

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Relationship Team



Taylor Young

Treasury Account Manager

(417) 837-5362 | Taylor.Young@CommerceBank.com

Taylor Young joined Commerce Bank in 2018 as a Personal Banker for the Southwest Market. As her career progressed, she took a position in the Commerce Trust Department where she was a Portfolio Manager Associate. In 2023, she joined the Treasury Department working closely with Commerce Payments. Her focus is to help clients automate their accounts payables and receivables processes to be more efficient. Taylor graduated from Western Governors University with a bachelor's degree in business administration/management.



Todd Finke

Account Executive – Merchant Services

(417) 837-5273 | Todd.Finke@CommerceBank.com

Todd has been a Merchant Services Account Executive with Commerce Bank since 2012. His responsibilities include consulting with businesses and assisting them with processing payments more efficiently.

Based in Springfield Missouri, he manages a portfolio of clients and works closely with internal bank partners to create more merchant opportunities. Todd has been in the financial industry since 2006 and outside sales since 1986. He attended school at Southern Illinois University, Eastern Illinois University, and Kennesaw State University. He has been active with the Boys and Girls Club and Paralyzed Veterans of America.



Jason Snow

SVP, Capital Markets Group

(800) 442-1083 | Jason.Snow@CommerceBank.com

Jason helps institutional clients invest well over $1 billion in fixed income assets. He helps corporations, public entities, nonprofits, and banks to optimize the risk-reward profile of their investment portfolios. Jason has provided clients with comprehensive knowledge and experience by developing and implementing strategic investment plans to meet their unique needs and investing goals since 1993. Jason is registered as a Municipal Securities Representative and Government Securities Representative with the Board of Governors of the Federal Reserve System. Jason received his Bachelor of Business Administration in Finance from the University of Central Oklahoma and graduated with honors with an Executive MBA from the Washington University in St. Louis, Olin Business School

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AT A GLANCE

SUPER-COMMUNITY BANKING

In the industry for 160 years, Commerce offers a super-community banking experience that pairs large bank products and services with deep local market knowledge.

The company's focus on local markets is supported by regional advisory boards comprised of local business professionals and community representatives who assist Commerce in responding to local banking needs. We are dedicated to helping our customers meet their challenges with solutions, including:

- **A broad array of consumer products and services**
- **Sophisticated commercial lending, equipment financing and international banking services**
- **A national presence in commercial payment and merchant solutions**
- **Innovative payment products including claims processing, supply chain finance and accounts payable processing**
- **Wealth and asset management for individuals, businesses and institutions**

CORE BANKING FOOTPRINT

St. Louis	Wichita
Kansas City	Tulsa
Springfield	Oklahoma City
Central Missouri	Denver
Central Illinois	

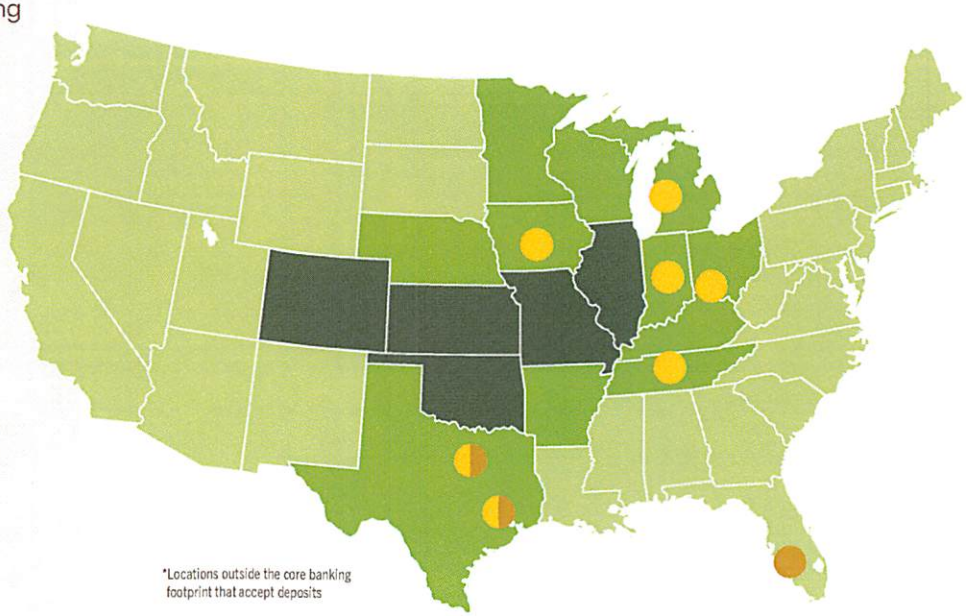
EXTENDED MARKET AREA

COMMERCIAL & WEALTH OFFICES

Cincinnati	Indianapolis
Nashville	Grand Rapids
Dallas	Houston*
Des Moines	Naples*

COMMERCIAL PAYMENTS SERVICES

Offered in 48 states across the U.S.



*Locations outside the core banking footprint that accept deposits

COMPANY VALUES

Commerce Bank is focused on enhancing our services, being responsive to customer needs and adopting new technologies to address these needs. We continue to put great emphasis on culture — working as a team to deliver the right solutions for our customers. Our core values shape our culture and guide how we do business. In this way, we give VOICE to our values:

- **We have a long-term View**
- **We collaborate as One team**
- **We act with Integrity**
- **We are Customer-focused**
- **We strive for Excellence**

HIGHLY REGARDED; LONG-TERM HISTORY

Since 1865, Commerce Bank has grown to be an industry leader in the financial services industry, known for delivering innovative services, consistently high customer satisfaction, and for our excellent money management services.

INDUSTRY RANKING AND RECOGNITION

- **$32.3 billion in Assets; ranked #43 among U.S. banks[1]**
- **$7.9 billion Market Cap; ranked #22 among U.S. banks[1]**
- **Forbes America's Best Banks 2025[2]**
- **Moody's ranks Commerce among the 12 top-rated banks in the country with a baseline credit assessment (BCA) of a2. BCA reflects a bank's standalone credit strength.[3]**

Company reports and filing information as of September 30, 2025, unless otherwise noted

1. S&P Global Market Intelligence; rankings as of June 30, 2025
2. As of February 2025
3. Moody's U.S. Bank Ratings, August 14, 2025

Commerce Bank®

160 YEARS OF **STRENGTH & STABILITY**

One of the Strongest Financial Institutions in the U.S.

#1

With a **Tier 1 risk-based capital ratio of 17.17%,** Commerce ranks **No. 1 among the top 50 U.S. banks based on asset size.**[1]

a2

Moody's ranks Commerce **among the 12 top-rated banks in the country** with a baseline credit assessment of a2.[2]

$25.5
Billion in Total Deposits

$17.8
Billion in Total Loans[3]

$32.3
Billion in Assets

#43
Largest U.S. Bank Based on Assets[1]

$7.9
Billion Market Cap

#22
Among U.S. Banks Based on Market Cap[1]

16.15%
Return on Average Common Equity YTD

#2
YTD ROACE for the Top 50 U.S. Banks per Asset Size[1]

8.1%
20-Year Annualized Shareholder Return

Outperforming the annualized KBW Regional Bank Index return of 4.1%[4]

$82.2
Billion in Total Trust Assets Under Admin

#16
Among Bank-Managed Trust Cos based on AUM[1]

Company reports and filing information as of September 30, 2025, unless otherwise noted
[1] S&P Global Market Intelligence; June 30, 2025
[2] Moody's U.S. Bank Ratings, August 14, 2025
[3] Includes loans held for sale
[4] Bloomberg, June 30, 2025

RESPONSE



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2. Qualifications

2.1 To qualify as a depository for City funds, the Financial Institution must meet the following qualifications:

2.1.1 The proposer must be a chartered banking institution with branch banking facilities located within the city limits of Joplin, Missouri. The branch bank of the proposer located within the City must be able to offer the full range of banking services required by this Request for Proposal (RFP).

Commerce Bank is a State of Missouri chartered banking institution with branch offices located throughout Missouri, including in Joplin, Missouri. Commerce Bank offers a full range of banking services required by this Request for Proposal (RFP).

2.1.2 All banks submitted proposals must be full-service banking institutions capable of providing at least those services identified in Exhibit A.

Commerce Bank is capable of providing all services identified within the RFP.

2.1.3 All banks submitting proposals must collateralize 105% of the City's deposits in excess of applicable FDIC insured funds in accordance with the City's Investments Policy (Exhibit C). The acceptable collateral include United States Treasuries, GNMA (Government National Mortgage Association), U.S. Government Agency or U.S. Government Sponsored Entities as set forth in Section 2-228 of the of the City's Investment Policy. Any such collateral shall be provided as required by the City Investment Policy.

We will comply.

2.1.4 The successful bidder will be required to enter into a depository agreement substantially similar to the one identified as Exhibit B.

Commerce Bank acknowledges and can comply with the above requirement.

As a condition to effectuating any program for a customer, Commerce Bank requires the customer to execute the Commerce Bank agreement applicable to the program(s) contemplated by the RFP ("Program Agreement(s)"). Such executed agreement(s) will be in substantially the form(s) presented to you by Commerce Bank. Upon award of RFP and execution of the Program Agreement by the parties, Commerce Bank's agreement will be the complete agreement between Commerce Bank and the customer.

Note: Commerce Bank will, to the extent requested and mutually agreed upon, include in the Program Agreements those RFP terms that are in addition to the terms contained in Commerce

Bank's Program Agreements, as well as any other terms mutually agreed upon. Commerce Bank agrees to negotiate its Program Agreements in good faith.

2.1.5 **The investment activities of the City will in no way be affected by the appointment of a banking institution to handle the City's regular checking account. All investment activities will be handled at the direction of the City's Finance Director and in accordance with state laws.**

Commerce Bank acknowledges and can comply.

2.1.6 **The City reserves the right to rescind the appointment of a banking institution should the banking relationship become unsatisfactory. This will require a majority vote of the City Council.**

Commerce Bank acknowledges and can comply.

2.1.7 **The City reserves the right to reject collateral after review, based upon collateral evaluation, existing market and financial conditions.**

We understand and will comply.

7. Required Banking Services

Each proposer shall submit a comprehensive list of service prices by completing the service cost section (Exhibit A) of the RFP. This list will be considered all inclusive and the prices shown on the list shall be incorporated into the agreement and will be effective for the duration of the Banking Services Contract. Services will be evaluated on availability, costs, time schedules, interest rates and the applicability of optional services. The following categories are the basic package of required banking services:

7.1 Bank Accounts

7.1.1 Main Operation Account

The banking institution will furnish the city with a main operating account. Deposits are primarily made in checks with some currency and credit card transactions. Disbursements from the main account will be mainly through accounts payable checks, payroll checks, ACHs and a small number of wire transfers. The City of Joplin currently issues approximately 1,000 accounts payables checks per month and 300 payroll checks, with the remaining payroll issued through direct deposit. The average number of deposits per month in 450. Accounts payable and payroll checks should be charged against two separate zero-balance checking accounts and cleared against the main operating account. Supplying of imprinted checks is a City responsibility for the main operating account and the two zero-balance accounts.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.2 Health Insurance

The Banking institution will furnish the city with a checking account into which deposits will be made for flexible spending accounts (FSA) for our city employees. Deposits are made by way of transfer from the Main Operating Account. Disbursements from this account will be mainly checks, ACHs, and a small number of wire transfers. The average number of deposits is 2 per month. Disbursements from this account average approximately 30 per month. This is an interest-bearing account.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.3 Flexible Spending

The banking institution will furnish the city with a checking account into which deposits will be made for flexible spending accounts (FSA) for our city employees. Deposits are

made by way of transfer from the Main Operating Account. Disbursements from this account will be mainly checks, ACHs, and a small number of wire transfers. The average number of deposits is 2 per month. Disbursements from this account average 30 per month. This is an interest-bearing account.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.4 Joplin Municipal Division

This account is state mandated. The Joplin Municipal Court issues approximately 30 disbursements per month. Deposits are made in checks, currency, ACHs, and credit card. The average number of deposits is 30 per month. This is an interest-bearing account.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.5 Drug Forfeiture

This account is federally mandated. Disbursements from this account are minimal, averaging less than 5 per month. The average number of deposits is 2 per month. This is an interest-bearing account.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.6 TIF EATS

The City of Joplin issues approximately 5 TIF EATS checks per month. The average number of deposits is 5 per month. This is an interest-bearing account.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.7 TIF PILOTS

The City of Joplin issues approximately 5 TIF PILOTS checks per year. The average number of deposits is 5 per year. This is an interest-bearing account.

As an exisiting customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.1.8 Additional Accounts as Needed

The banking institution will provide the City with additional low volume special purpose checking accounts as the need arises. Such accounts will be provided with personalized and pre-numbered checks and deposit slips at no additional charge, and will be included

in the total account analysis, with earnings credit given for collected balances and itemized charges compensated for through collected balance or fee payment through the primary demand deposit checking account. No charges will be made directly to any of these special accounts.

As an existing customer, Joplin's services will be maintained as detailed and provided with the care you've come to know from Commerce.

7.2 Banking Services

7.2.1 Electronic Funds Transfer

The Finance Department Currently initiates wire transfers via the internet. This proposal is for internet access that would allow the Finance Department to initiate outgoing transfers and receive data on incoming and outgoing wire transfers.

The City has approximately 30 incoming and 15 outgoing wire transfers per month. The banking institution will provide for instant wire transfer of funds to any bank using the internet and federal wire systems for investment purchases or sales and other transactions with commercial banks or brokerage houses. Incoming wires shall be posted to the City's account within one hour of being received by the bank. When there are both transfers in and transfers out during the same day, they will be treated as if occurring simultaneously, precluding any consideration of daylight overdrafts for purposes of the RFP. Wire service credit and debit notices must be reported daily and included in the monthly statement.

Commerce Bank offers three methods for wire usage: Online Wire Transfer with Commerce Connections®, Telephone, and Direct File Transmission.

Commerce Connections®, our online cash management system, allows authorized users to initiate and monitor wire transfers online, confirm receipt of incoming wires, create activity and management reports, and create repetitive wire transfer templates to be stored indefinitely. Wire transfers are limited to U.S. dollar transactions, but an international wire (eFX) module can be added if needed. The system is not limited to certain types of wire transfers and initiation methods. U.S. dollar domestic and international wire transfers must be initiated by 4 p.m. CT for same-day processing. U.S. Federal Tax Wire transactions must be initiated by 4 p.m. CT for same-day processing. The deadline for Foreign Exchange wires is 2 p.m. CT.

Telephone-initiated wire transfers require confidential authorization codes and a security callback to a different authorized representative for verification. Direct File Transmission allows payment orders to be issued through SFTP, with verification by providing file totals to Commerce.

Commerce Bank will notify Joplin of any returned wire transfers and provides email notifications for incoming credits and wires rejected by the receiving bank.

We have included our Treasury Services Cutoff Times on page A-1 of the Appendix.

7.2.2 Account Maintenance

7.2.2.1 Deposits

Deposits accepted and/or received by 2:00 p.m., will be credited to the account on that same day.

Commerce Bank can comply. Funds deposited into your accounts by branch closure are available same day; however, those funds are not collected until the next business day. Electronic deposits, including ACH and Fed Wires, are available on the business day we receive the deposit. Every day is considered a business day except Saturdays, Sundays, and Federal Holidays. A branch's cutoff time (latest daily deposit time) is its respective closure time or 7 p.m. CT, whichever is earlier.

7.2.2.2 Monthly Statements

Monthly statements showing the overall activity of the City's accounts will be provided. These reports shall include a monthly detailed analysis of the banking institution's cost of operating the City's accounts. All canceled checks will be available electronically. The monthly statement will include the amount of interest paid or charged as a result of the daily funds balance.

Monthly bank statements and check copies are available for viewing and download on Commerce Connections® on the first business day of the new month. Standard cutoff is at month end, and Commerce can accept custom cutoff calendars for statements and accommodate specialized requests.

Detailed Account Analysis statements are available for download in PDF format from Commerce Connections® once Account Analysis settles (approximately eight days after month-end) and are maintained online for seven years. The Account Analysis Statement provides a comprehensive account summary, including a summary of balance information, float, reserve requirement, earnings credit, and details of services used during the analysis period, listing charges to determine the overall service charge. Paid check images and deposited item images are available electronically through the Image Archive module for seven years, and image transmissions can be produced on a custom calendar.

An Earnings Credit Rate (ECR) is applied to the average monthly collected balance in the account and is used to offset monthly bank charges. The ECR is detailed on the account analysis statement.

Commerce Bank can also provide Joplin with Image Transmissions through secure FTP. Image Transmissions can be produced daily, weekly, bi-weekly, monthly, semi-monthly, or on a custom calendar.

7.2.2.3 Specific Contacts

Specific contacts will be identified in both the branch and main office that are available during normal working hours to answer questions. These personnel shall be familiar with the City's accounts and the Banking Services Contract.

Joplin's contacts will remain the same - Minda Lewis will be the City's primary contact with support provided by Taylor Young and Matthew Cox.

Additional day-to-day support is available at no additional charge through Commerce Bank's centralized, in-house Commercial Customer Support (CCS) Team located in Kansas City, MO. This team is accessible by email, phone, and fax Monday through Friday from 7 a.m. to 6 p.m. CT.

7.2.2.4 Insufficient Fund

Insufficient funds returned checks will be automatically presented for collection a second time.

Commerce Bank can present check items two times for clearing: the first time is when the check is deposited and then a second time if that item is returned. If the item is returned a second time, a debit will post to the depository account or an alternate account if desired.

7.2.2.5 Safety Deposit Box

A safety deposit box is required for the City that must be at least 8 ½" x 11" in size.

Commerce can continue to provide Joplin with a safety deposit box.

7.2.2.6 Branch Locations

Branch locations are utilized by various departments to make night deposits for the pools, golf course, and others. Please provide a listing of branch locations that offer a night depository drop off box.

We can accommodate Joplin's preference on how you choose to provide deposits to the bank, and the funds will be deposited per Joplin's instructions.

Joplin can drop off deposits at the following location: 1820 E. 20th St, Joplin, MO 64804

7.2.2.7 Depository Credit/Debit Card Transactions

The City currently accepts MasterCard, VISA, American Express and Discover credit cards as a means for payment at the following locations:

- Public Works -1 Machine
- Finance - 2 Machines
- Parks Athletic Complex - 1 Machine
- Parks Pools -1 Machine
- Municipal Court - 2 Machines
- Jail - 1 Machine
- Police - 1 Machine
- Health-2 Machines
- Museum - 1 Machine
- MAPS - 1 Machine
- Fire -1 Machine

A separate merchant number is needed for each location. Additional locations could be added in the future. Also, the City requires EMV Chip Card technology on these machines.

Commerce Bank currently provides merchant services for the City of Joplin. All major credit and debit cards are accepted and fully enabled for processing. Each terminal is equipped with EMV chip card technology to ensure secure transactions. I personally installed all credit card terminals.

Please feel free to contact me at your convenience if you have any questions or need additional information.

Todd Finke - 417-861-2974 - todd.finke@commercebank.com

7.2.2.8 Direct Deposit of Payroll Checks

Direct deposit of payroll checks is currently a benefit to employees. The bank should indicate the minimum number of working days prior to the date of payment that the City would be required to deposit payroll monies and provide the transmission information. Funds should be available to employees at their respective banks at the time of opening on the date of payment. The City of

Joplin is on a bi-weekly payroll schedule (26) pay periods per year.

Commerce Bank is a direct member of NACHA and is able to both receive and originate direct deposit via ACH. Originators of direct deposit can initiate transactions through multiple secure transmission methods:

Direct Send/File Transmission – For clients who create their own ACH files or use a system that generates Nacha-formatted files, submissions can be made directly or via a third-party provider through secure file transmission.

Commerce Connections® – The bank's commercial online banking platform allows clients to initiate ACH transactions, upload Nacha or custom-formatted files, and manage templates. It also offers robust reporting features related to ACH origination, as well as reporting specific to received/incoming ACH payments.

Per Nacha Rules, direct deposits for payments such as salaries and wages (PPD Credits) are identified using the standard Company Entry Description of "PAYROLL".

Commerce Bank provides timely notifications of ACH Returns and Notifications of Change (NOCs), along with strong security controls, including multiple options for submitting control totals.

Additionally, Commerce Bank offers Early Pay, a free service that provides eligible consumer account holders with access to their direct deposits up to two days before the effective date. This applies to direct deposits into personal checking accounts, savings accounts, or prepaid cards.

We have included our Treasury Services Cutoff Times on page A-1 in the Appendix.

7.2.2.9 Online Banking Services including:

7.2.2.9.1 Positive Pay Services

Commerce Bank can continue to provide positive pay services to Joplin.

Our Positive Pay account reconciliation service reduces fraud risk and provides comprehensive control over all check disbursement activity by offering a daily list of all exception items before final payment occurs. Only checks that have been authorized will be paid. Teller Line Positive Pay validates checks at branch locations against the issue file, and files are updated every 20 minutes during business hours. Email notifications are sent daily regarding exceptions, and users must confirm file transmissions via an Issue File Verification report.

Full Account Reconciliation is also available, automating the matching of paid checks to issued items and providing comprehensive reporting, including outstanding, paid, unpaid, and exception items, as well as various reconciliation reports.

7.2.2.9.2 Online Stop Payment Services

Joplin can continue to issue stop payments online via Commerce Connections® on an outstanding check. The system will verify if the check has already been paid and if the check number is valid before completing a stop payment request.

Stop payments may be entered into Commerce Connections® with either a six- or 12-month term. The system calculates expiration dates on a monthly (30-day) basis: a six-month stop-pay expires in 180 days, and a 12-month stop pay expires in 360 days. Terms cannot be extended, so we recommend placing a void on any checks that require a stop pay duration of longer than six-12 months.

Joplin can also request stop payments for a range of checks. If a range of checks is received on a file, the file must include the required information for each entry (routing number, account number, check number, dollar amount, and payee name) to ensure the correct check is stopped.

Joplin can also initiate manual stop payments by contacting our Commercial Customer Support (CCS) Team.

7.2.2.9.3 Imaging

Joplin will be able to access paid check images for seven (7) years through the Commerce Connections® Image Archive module. Joplin can export and save these images to your internal network, if needed.

Commerce Bank can also provide Joplin with Image Transmissions through secure FTP. Image Transmissions can be produced daily, weekly, bi-weekly, monthly, semi-monthly, or on a custom calendar.

7.2.2.9.4 On-line reporting for banking transactions

Commerce Connections® provides a balance report, a transaction report, and a combined balance and transaction report as a standard service. Joplin can also request a report that provides a subtotal by

transaction type, allowing Joplin to report on checks paid, Wires, ACH Debits, and more.

Through Commerce Connections®, Joplin can also perform the following additional reporting functions:

- View clearing balances and transactions to calculate cash position easily and make timely decisions
- Inquire about outstanding checks, enter or cancel stop payments, and view check images
- View and download statements
- View Lockbox deposited items, including exceptions
- Manage foreign currency exchange and letters of credit
- Pull ACH Return Reports (including notifications of change)
- Pull Electronic Data Interchange (EDI) Reports

7.2.2.9.5 On-line Wire Transfers & Account Transfers

Commerce Bank offers three methods for wire usage: Online Wire Transfer with Commerce Connections®, Telephone, and Direct File Transmission. Commerce Connections®, the bank's online cash management system, automates domestic wire transfer management, internal transfers, and drawdowns on a repetitive or non-repetitive basis.

Joplin can initiate intra-account transfers through the Commerce Connections® platform at any time. The funds will be available immediately if the transfer is initiated between 6 a.m. and 6 p.m. CT Monday through Friday.

7.3 Compensation

Each month the bank will be compensated for the services provided. The following procedures will be followed:

7.3.1 The bank will compute the actual cost to service the account based on the transaction volumes and the actual services provided. All fees will be deducted from the general account.

Commerce has included our Treasury Pro Forma on page P-1, which details relevant costs. We are able to deduct fees from Joplin's general account.

7.3.2 The bank will calculate interest earnings and deposit them into the general account and each of the special purpose checking accounts monthly.

Commerce can continue to provide interest earnings for Joplin.

Our Earnings Credit Rate (ECR) is an internally calculated interest rate derived from several short-term composite rates. The ECR, which allows commercial customers to offset monthly depository service charges using available collected balances, is calculated each month and published on each customer's analysis statement.

Earnings Credit = Ave Pos Avail Balance * [(ECR / Days in Year) * Days in Cycle]

7.3.3 The charges calculated in this section shall be the sole compensation to the bank for account services provided.

Please see our Pro Forma on page P-1 of this proposal.

7.3.4 The bank agrees to abide by the service charges submitted in its proposal for a period of four (4) years and one additional year by agreement of both parties.

The proposed pricing included in our proposal is valid as long as market conditions remain unchanged, as Joplin conducts the evaluation and selection process for this RFP. The proposed Treasury pricing will be held constant for the duration of the RFP.

7.4 Optional Banking Services

In addition to the basic services described the City requests proposals for optional banking services. A proposer may, under separate cover, submit optional proposals for other services that the proposer feels would be in the best interest of the City. The "Selection Criteria" set forth previously herein applies to the selection of a banking institution for optional banking service(s). The City may be interested in the following optional banking services:

7.4.1 Automatic Overnight Investments

At a mutually agreed upon time each working day, the prior day's net collected balance shall be invested overnight through the banking institution's own investment department at a stipulated percentage rate, i.e., 75 percent of prime, 80 percent of 180-day T-bill, etc.

7.4.2 Other Optional Services as identified by the proposing bank.

We have provided Optional Banking Services as requested in a separate package.

Exhibit A: Proposal – Banking Services

The undersigned, a banking institution maintaining branch offices within the city limits of the City of Joplin, Missouri, submits the following bid for banking services for the four-year period beginning July, 2026, as per specifications and exhibits attached.

Commerce Bank acknowledges and submits the bid for banking services as described.

1. Bank Services to be provided:

a. Demand deposit checking account services

Commerce can comply and will provide account services as requested by Joplin.

b. Additional checking accounts as specified in this Request for Proposal

Commerce can continue to provide Joplin with checking and savings accounts to suit your needs.

c. Electronic fund transfer notification and online banking

Commerce Bank offers electronic fund transfer services and online banking through its Commerce Connections® platform. Users can initiate and monitor wire transfers and ACH transactions online, confirm receipt of incoming wires, create activity and management reports, and store repetitive wire transfer templates. ACH origination and wire transfers are offered as separate modules within the online banking platform.

Joplin can receive notifications based on your preference through Commerce Connections®.

d. Account reporting, maintenance, and service

Commerce Connections® provides a balance report, a transaction report, and a combined balance and transaction report as a standard service. Joplin can also request a report that provides a subtotal by transaction type, allowing Joplin to report on checks paid, Wires, ACH Debits, and more.

Through Commerce Connections®, Joplin can also perform the following additional reporting functions:

- View clearing balances and transactions to calculate cash position easily and make timely decisions
- Inquire about outstanding checks, enter or cancel stop payments, and view check images

- View and download statements
- View Lockbox deposited items, including exceptions
- Manage foreign currency exchange and letters of credit
- Pull ACH Return Reports (including notifications of change)
- Pull Electronic Data Interchange (EDI) Reports

Commerce Bank will fully provide initial training and all associated training materials for Commerce Connections®, and ongoing support is available through our in-house Commercial Customer Support (CCS) Team. CCS is available Monday through Friday from 7 a.m. to 6 p.m. CT. Support is accessible over the phone at (800) 207-0886 and through email at CommercialSupport@CommerceBank.com.

e. Credit/Debit card services

Commerce can continue to provide merchant solutions to Joplin specific to your needs.

Commerce Bank supports and processes Visa®, Mastercard®, American Express®, Discover®, Diners Club®, JCB®, and China UnionPay® card types. The transaction types supported include PIN debit, signature debit, credit, EBT, checks, and gift cards (open/closed system).

Transmission of authorization and settlement information can be conducted by dial, dedicated circuit connections (VPN, MLPS), secure Internet, or Internet gateway in either real-time or batch mode, depending on POS capabilities. Each method has its purpose and benefit regarding communication time and cost efficiency.

f. Other services as specified in this Request for Proposal

We have provided Optional Banking Services as requested in a separate package.

2. Charges for Services

Please complete all items on the questionnaire and attach any supplemental material you wish. You may use a separate sheet of paper to answer the following questions. If there are other services your financial institution can provide that would benefit the City, please provide the cost of those services and how they would benefit the City. If your financial institution does not or cannot provide a specifically requested service, please indicate so. Please submit sample reports (e.g., check printouts, bank statements, account analysis, etc.) The City retains the right to select any and/or all items listed in this questionnaire as services to be provided by the financial institution.

Commerce Bank has completed the questionnaire and attached supplemental materials in alignment with Joplin's instructions. We have included sample reports beginning on page A-2 in the Appendix.

Prices for additional optional solutions are subject to standard pricing and will be addressed and discussed at a future date.

3. Contact

Who may we contact at your financial institution regarding this proposal?

Minda Lewis, Assistant Vice President
(417) 837-5271 | Minda.Lewis@Commercebank.com

Signature: 

EXHIBIT A: PROPOSAL - BANKING SERVICES

The undersigned, a banking institution maintaining branch offices within the city limits of the City of Joplin, Missouri, submits the following bid for banking services for the four-year period beginning July 1, 2026, as per specifications and exhibits attached.

1. Bank Services to be provided:
   a. Demand deposit checking account services
   b. Additional checking accounts as specified in this Request for Proposal
   c. Electronic fund transfer notification and on-line banking
   d. Account reporting, maintenance, and service
   e. Credit/Debit card services
   f. Other services as specified in this Request for Proposal
2. Charges for Services

Please complete all items on the questionnaire and attach any supplemental material you wish. You may use a separate sheet of paper to answer the following questions. If there are other services your financial institution can provide that would benefit the City, please provide the cost of those services and how they would benefit the City. If your financial institution does not or cannot provide a specifically requested service, please indicate so. Please submit samples of reports (e.g., check printouts, bank statements, account analysis, etc.) The City retains the right to select any and/or all items listed in this questionnaire as services to be provided by the financial institution receiving the contract.

3. Contact

Who may we contact at your financial institution regarding this proposal?

Minda Lewis	Assistant Vice President
Name	Title
1345 E. Battlefield St, Springfield, MO 65804	(417) 837-5271
Office Address	Phone

EXHIBIT A-1
2026 BANK BID FEE RESPONSE FORM

SERVICE DESCRIPTION	QTY (per Month)	Bid Fee/Response
GENERAL ACCOUNT SERVICES:		
Checking Account Maintenance-Per Month	9	Please see pricing on page P-1 of this Proposal
ZBA Account Maintenance-Per Month	2	Please see pricing on page P-1 of this Proposal
ZBA Account Master Maintenance-Per Month	1	Please see pricing on page P-1 of this Proposal
Debits: Checks Paid Only-Per Item	1,100	Please see pricing on page P-1 of this Proposal
Debits: Electronic/Miscellanous-Per Item	80	Please see pricing on page P-1 of this Proposal
Credits: Electronic Deposits (ACH)-Per Item	300	Please see pricing on page P-1 of this Proposal
Collected Overdrafts-Per Item	20	Please see pricing on page P-1 of this Proposal
Deposit Assessment-based on Average Balance	20,000,000	Please see pricing on page P-1 of this Proposal
DEPOSITORY ACCOUNT SERVICES:		
Deposited Items: Cash Deposits	150,000	Please see pricing on page P-1 of this Proposal
Deposited Items: Coin Rolls	5	Please see pricing on page P-1 of this Proposal
Deposited Items: Branch Check Deposit-Per Item	3	Please see pricing on page P-1 of this Proposal
Image Cash Letter-Monthly Maintenance	1	Please see pricing on page P-1 of this Proposal
Image Cash Letter-Per Item	4,600	Please see pricing on page P-1 of this Proposal
Remote Deposit-Per Item	800	Please see pricing on page P-1 of this Proposal
Return Deposited Items	5	Please see pricing on page P-1 of this Proposal
Return Deposited Item Maintenance	2	Please see pricing on page P-1 of this Proposal
Return Deposited Item Email	15	Please see pricing on page P-1 of this Proposal
Recleared Checks-Per Item	5	Please see pricing on page P-1 of this Proposal
DISBURSEMENT SERVICES:		
Automated Stop Payment	5	Please see pricing on page P-1 of this Proposal
Auto Stop Pay-12 Month	5	Please see pricing on page P-1 of this Proposal

EXHIBIT A-1
2026 BANK BID FEE RESPONSE FORM

SERVICE DESCRIPTION	QTY (per Month)	Bid Fee/Response
FUNDS TRANSFER SERVICES:		
ACH Monthly Maintenance	2	Please see pricing on page P-1 of this Proposal
ACH Items Originated-Per Item	3,500	Please see pricing on page P-1 of this Proposal
ACH File Originated-Per File	10	Please see pricing on page P-1 of this Proposal
ACH Return-Per Item	10	Please see pricing on page P-1 of this Proposal
ACH Delete-Reversal-Per Item	1	Please see pricing on page P-1 of this Proposal
ACH Debits Received-Per Item	70	Please see pricing on page P-1 of this Proposal
ACH Credits Received-Per Item	400	Please see pricing on page P-1 of this Proposal
ACH Same Day Origination-Per Item	1	Please see pricing on page P-1 of this Proposal
ACH Risk Manager	1	Please see pricing on page P-1 of this Proposal
EPA Account Filter Maintenance	9	Please see pricing on page P-1 of this Proposal
Wire Transfer-Incoming-Per Item	2	Please see pricing on page P-1 of this Proposal
Wire Transfer-Outgoing-Per Item	10	Please see pricing on page P-1 of this Proposal
Wire Transfer-International Outgoing-Per Item	1	Please see pricing on page P-1 of this Proposal
Wire Transfer-Advice Email Notification-Per Item	2	Please see pricing on page P-1 of this Proposal
Account Internal Funds Tranfer-Per Item	8	Please see pricing on page P-1 of this Proposal
Remote Deposit-Monthly Maintenance	1	Please see pricing on page P-1 of this Proposal
Remote Deposit-Site License	1	Please see pricing on page P-1 of this Proposal
Remote Deposit-Per Item	800	Please see pricing on page P-1 of this Proposal
RECONCILIATION SERVICES:		
Positive Pay-Per Item	1,200	Please see pricing on page P-1 of this Proposal
Positive Pay Maintenance-Per Account	5	Please see pricing on page P-1 of this Proposal

EXHIBIT A-1
2026 BANK BID FEE RESPONSE FORM

SERVICE DESCRIPTION	QTY (per Month)	Bid Fee/Response
Paper Debit Block	1	Please see pricing on page P-1 of this Proposal.
Check Imaged Items-Per Item	1,100	Please see pricing on page P-1 of this Proposal.
Check Image Maintenance-Per Account	5	Please see pricing on page P-1 of this Proposal.
Returned Check-Non Payment-Per Item	3	Please see pricing on page P-1 of this Proposal.
INFORMATION REPORTING SERVICES:		
Current Day Balance Reporting-per account	9	Please see pricing on page P-1 of this Proposal.
Prior Day Balance Reporting-per account	9	Please see pricing on page P-1 of this Proposal.
Current Day Transation Detail-per item	1,000	Please see pricing on page P-1 of this Proposal.
Prior Day Transaction Detail-per item	1,000	Please see pricing on page P-1 of this Proposal.
Online Access Base Charge	1	Please see pricing on page P-1 of this Proposal.
Wire Module	1	Please see pricing on page P-1 of this Proposal.
INTEREST OR EARNINGS CREDIT:		
Earnings Rate on Idle Funds	40,000,000	We will pay a sweep rate equal to the US Federal Reserve Bank's Interest On Reserve Balances (IORB) index minus 1.45%. With the IORB set by the Fed as of 01/31/26 at 3.65% this would increase the interest rate to a floating 2.20%.
Earnings Credit Allowance		Earnings Credit = Ave Pos Avail Balance * [(ECR / Days in Year) * Days in Cycle]

Commerce Bank

Exhibit A-2: Proposal Optional Banking Services Fee

Automatic Overnight Investments (percent of earnings)

We will pay a sweep rate equal to the US Federal Reserve Bank's Interest On Reserve Balances (IORB) index minus 1.45%. With the IORB set by the Fed as of 01/31/26 at 3.65% https://www.federalreserve.gov/monetarypolicy/reserve-balances.htm, this would increase the interest rate to a floating 2.20%. We will waive the monthly repo sweep fee.

Investments in Securities are NOT FDIC Insured; NOT Bank-Guaranteed and May Lose Value. Prices and/or yields are subject to change and investments are subject to availability. Commerce Bank is not acting as your 'municipal advisor' within the meaning of Section 15B of the Securities Exchange Act and does not act in a fiduciary capacity. CMG is not a Portfolio Manager, nor an Investment Advisor.

ATMs at certain city locations:

Commerce has several ATM locations in and around Joplin. We have included a list with addresses below.

Joplin Rangeline Rd – ATM
423 S Rangeline Rd
Joplin, MO 64801

Joplin Headquarters – Branch and ATM
1820 E 20th St
Joplin, MO 64804

Webb City – Branch and ATM
1311 S Madison St
Webb City, MO 64870

Pittsburg Main – Branch and ATM
100 S Broadway St
Pittsburg, KS 66762

Pittsburg North – ATM
2720 N Broadway
Pittsburg, KS 66762

Apple Market – ATM
103 Northeast Ave
Columbus, KS 66725

Any Other Optional Services:

Prices for additional optional solutions are subject to standard pricing and will be addressed and discussed at a future date.

PRICING



Commerce Bank®
Member FDIC

Commerce Bank

Treasury Pricing Proposal

Customer Name: City of Joplin

Commerce Bank	
Average Collected Balance	$20,000,000.00
Less Reserve Requirement - 0%	$0.00
Net Collected Balance	**$20,000,000.00**
Earnings Credit Rate	0.40%
Total Monthly Treasury Services Charges	$7,487.67
Earnings Credit Allowance	$6,666.67
Net Monthly Service Fees Due	**$821.00**

Service Code Description	Volume	Price	Monthly Charge
General Account Services			
Collected Overdraft	20	12.000%	$0.20
Account Maintenance	9	$14.000	$126.00
Deposit Assessment	20,000,000	0.160%	$2,666.67
REPO Sweep	1	$0.000	$0.00
Check Only Debits	1,300	$0.210	$273.00
Deposits/Credits Posted	450	$0.250	$112.50
ZBA Maintenance	2	$26.000	$52.00
ZBA Master Maintenance	1	$12.500	$12.50
Subtotal - General Account Services			**$3,242.87**
Depository Services			
ICL Maintenance	1	$150.000	$150.00
Checks Deposited	3	$0.150	$0.45
ICL Per Item	4,600	$0.080	$368.00
Remote Deposit Deposited Items	800	$0.100	$80.00
Return Deposited Items	5	$11.500	$57.50
Return Item Maintenance	2	$15.000	$30.00
Return Item Email Advice	15	$3.000	$45.00
Recleared Checks	5	$8.000	$40.00
Cash Deposits	150,000	$0.0015/over $15,000	$225.00
Coin Rolls	5	$0.160	$0.80
Subtotal - Depository Services			**$996.75**
Disbursement Services			
Automated Stop Payment	5	$20.000	$100.00
Auto Stop Pay-12 month	5	$30.000	$150.00
Subtotal - Disbursement Services			**$250.00**
ACH Services			
ACH Deletion/Reversal	1	$27.000	$27.00
ACH Return/NOC	10	$6.500	$65.00
ACH File Originated	10	$10.000	$100.00
ACH Monthly Maintenance	2	$30.000	$60.00
ACH Items Originated	3,500	$0.154	$539.00
Account Transfer - CC	8	$2.000	$16.00
ACH Debits Received	150	$0.160	$24.00

Service Code Description	Volume	Price	Monthly Charge
ACH Credits Received	700	$0.200	$140.00
ACH Same Day Items Originated	1	$1.550	$1.55
ACH Risk Manager Monthly Maintenance	1	$30.000	$30.00
EPA ACH Account Filter Maintenance	9	$25.000	$225.00
Subtotal - ACH Services			**$1,227.55**
Wire Transfer Services			
Wire Transfer Incoming	2	$13.000	$26.00
Wire Advice - Email	2	$3.000	$6.00
Wire Out - CC	10	$13.000	$130.00
Wire Out Int'l USD - CC	1	$34.000	$34.00
Subtotal - Wire Transfer Services			**$196.00**
Remote Deposit			
Remote Dep Maintenance	1	$60.000	$60.00
Remote Dep Site License	1	$0 (first site)/$27	$0.00
Remote Dep Per Item	800	$0.100	$80.00
Subtotal - Remote Deposit			**$140.00**
Reconciliation Services			
Prem Pos Pay per Item	1,300	$0.105	$136.50
Premium Positive Pay Maintenance	5	$90.000	$450.00
Paper Debit Block	1	$27.000	$27.00
Imaged Item	1,300	$0.040	$52.00
Image Maintenance	5	$25.000	$125.00
Return Checks for Non-Payment	3	$16.000	$48.00
Subtotal - Reconciliation Services			**$838.50**
Information Reporting Services			
Connections Balance Rpt	9	$30.000	$270.00
Connections Base Charge	1	$50.000	$50.00
Connections TX Detail (Corporate)	2,000	$0.010	$20.00
Connections Current Day	9	$22.000	$198.00
Image Archive Module	1	$40.000	$40.00
Connections Wire Module	1	$18.000	$18.00
Conn Investment Acct	1	$0.000	$0.00
Subtotal - Information Reporting Services			**$596.00**
TOTAL			**$7,487.67**

For more information please contact Minda Lewis at (417) 835-5271.

Any service utilized that is not contained within the proposal will be charged at standard rates.

APPENDIX



Commerce Bank®
Member FDIC

CommercePayments®

Treasury Services Cutoff Times

All cutoff times are Central Time and subject to change.

ACH Origination

Same Day ACH

1:30 PM . . . . . Same day processing

12:00 PM . . . . . Direct Send (transmission) ACH file initiation

International ACH (IAT)

3:00 PM . . . . . IAT file origination for next day effective entry date*

*The effective entry date could be delayed due to foreign country processing.

Next Day or Future Dated ACH

6:00 PM . . . . . ACH file origination

ACH Risk Manager

5:00 PM . . . . . ACH reject decisions for same day processing

Account Transfer

6:00 PM . . . . . Same day processing

ARP Controlled Disbursement – Disbursement Totals Reporting

9:00 AM . . . . . First Presentment

10:00 AM . . . . . Second Presentment

Foreign Exchange

2:00 PM . . . . . Foreign Exchange currency wires (manual)

2:30 PM . . . . . Foreign Exchange minor currency wires (manual)

3:30 PM . . . . . Commerce Connections eFX (online)

Loan Advances & Payments

4:00 PM . . . . . Same day processing

OnePay

6:30 AM . . . . . Check – Same Day

3:00 PM . . . . . ACH

Positive Pay

2:00 PM . . . . . Exception item decisions for same day processing

Remote Deposit

7:00 PM . . . . . Deposit for same day processing

SmartPay

4:00 PM . . . . . Item origination

Wire Transfer – US Dollar & International

4:00 PM . . . . . Federal tax wire payments

4:30 PM . . . . . Same day processing

For additional information, contact:

Commercial Customer Support

800.207.0886 | commercialsupport@commercebank.com | Monday – Friday 7:00 AM – 6:00 PM CT

commercebank.com/payments

Commerce Bank® Member FDIC | Challenge Accepted.

Check Stock Testing

Mail Checks to:
Commerce Bank
Transit Department
Mail stop KCTRAN
811 Main
Kansas City, MO 64105

Attention: Transit

Please test the enclosed check stock. Please email the results to Taylor Young

If you have questions, please contact me at 55362.

Thank you for your assistance,

Taylor Young,

Treasury Account Manager

MICR TESTING

Commerce Bank
Member FDIC

Guidelines for a successful test.

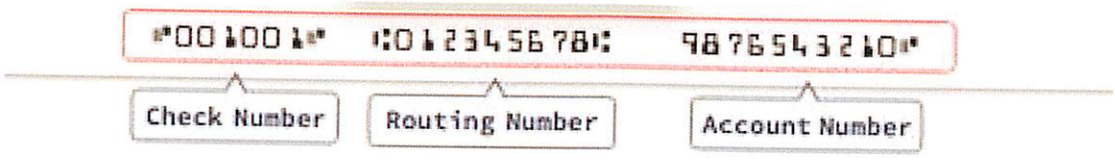
CHECKS

- No more than 5 checks are required
- Checks should be free of stubs, unnecessary paperwork, and staples
- The numeric and legal amounts should be clearly visible
- Amounts are preferred, but not required
- The word "VOID" should not obstruct the legal and numeric fields, or the MICR line
- The name **"Commerce Bank"** and our fraction **18-1/1010** for the RT **101000019** needs to be printed near the check number. Plain text is fine. Logos are optional but not required.

MICR LINE

- The characters must be printed exactly on the ¼ - inch strip centered within the 5/8-inch clear band, leaving a 3/16-inch border top and bottom
- The check number cannot exceed 10 digits and ends at field 45
- The bank routing number is between fields 44 and 33
- The account number starts at field 32
- The account number should be at least 5 and not more than 9 digits. If the account number is less than 5 digits, preceding zeros should be included to make the account number at least 5 digits
- The Routing Number is **101000019**, for non-control disbursement accounts
    - *Account numbers starting with 3507 (081500493) or 430 (101218704) are required to use a CDA RT*
- MICR Ink required for the MICR line
- MICR font reads better in **bold** print

- Dashes should not be used on the MICR line
- Use the appropriate symbols before and after the check number, routing number, and account numbers



Please send the checks free of stubs, unnecessary paperwork, and staples along with the Treasury Representative's name to:

Commerce Bank
Transit Supervisor - Testing
Mail Stop: KCTRAN
811 Main St.
Kansas City, MO 64105-2005

The MICR tester will email the results to the Treasury Representative within 1-3 business days, excluding Monday's and day after holidays.

All checks sent for testing will be shredded.

Commerce Bank

1000 Walnut
Kansas City MO 64106-3686

Demo Customer
Contact Name
800 Main St
Your City MO 99999-2415

Bank Statement

Primary Account Number: **0001234567**

If you have questions about your statement, please call us at 800-453-BANK.

Statement Date: January 31, 2011
Page Number: 1 of 3

BUSINESS CHECKING Account # 0001234567

Account Summary Account # 0001234567

Beginning Balance on January 1, 2011	$ 4,823.87
Deposits & Other Credits	+ 40,961.04
Withdrawals & Other Debits	- 12,642.80
Checks Paid	- 31,853.38
Ending Balance on January 31, 2011	**$ 1,288.73**

To calculate a daily running balance during this statement period, use the beginning balance as it is listed on the statement. Next, subtract checks and other debits as of the date they are listed as paid. For ATM and Visa Check Card withdrawals, use the transaction date. This is when these transactions were authorized. Deposits and other credits should be listed as of the date they were credited.

Daily Balance Summary Account # 0001234567

Date	Balance	Date	Balance	Date	Balance
01-01	4,145.91	01-14	18,281.85	01-22	8,535.07
01-04	3,566.77	01-15	15,354.42	01-25	8,481.95
01-05	3,539.61	01-18	5,896.86	01-26	7,909.30
01-07	3,482.07	01-19	3,381.84	01-27	7,639.47
01-08	33,368.13	01-20	0.00	01-28	1,595.59
01-12	32,953.49	01-21	0.00	01-29	1,288.73
01-13	30,017.48				

Deposits & Other Credits Account # 0001234567

Description		Date Credited	Amount
Wire Fed #11111 CB Seq 000000	Abc Energy Inc	01-08	30,000.00
Od Coverage Transfer Credit	Account Number 987654321	01-20	1,030.66
Od Coverage Transfer Credit	Account Number 987654321	01-21	530.38
Wire Fed #22222 CB Seq 444444	Efg Ventures Inc	01-22	7,400.00
Book Tfer 456456456456456 Commerce Bank	Ref Nbr: 123123123123	01-22	2,000.00
Total Deposits & Other Credits			**$40,961.04**

Withdrawals & Other Debits Account # 0001234567

Description		Date Paid	Amount
Analysis Service Charge	Effective Date 01-11-11	01-12	414.64
Adp - Tax 360028035643o2w 031541214844229 Adp TX/Fincl S	Ref Nbr: 358791213215	01-14	4,495.31
Adp - Tax 12o2w 101541a01 042218453456448 Adp TX/Fincl S	Ref Nbr: 025821321112	01-14	1,548.56
Adp - Fees 13o2w 8208627 042218453456448 Adp Payroll Fe	Ref Nbr: 279123121233	01-20	75.89
Adp - Fees 13o2w 8558769 031541214844429 Adp Payroll Fe	Ref Nbr: 651218742420	01-27	64.52
Adp - Tax 320012350849o2w 081025454651995 Adp TX/Fincl S	Ref Nbr: 451212314559	01-28	4,495.30
Adp - Tax 12o2w 102942a01 010123121232216 Adp TX/Fincl S	Ref Nbr: 122155122118	01-28	1,548.58
Total Withdrawals & Other Debits			**$12,642.80**

Checks Paid Account # 0001234567

Date Paid	Check Number	Amount	Reference Number	Date Paid	Check Number	Amount	Reference Number
01-22	1123	66.99	1	01-19	2083	1,197.63	32
01-01	1321*	60.12	2	01-18	2084	1,197.63	33
01-01	1323*	60.12	3	01-14	2085	3,592.89	34
01-22	1407*	173.47	4	01-21	2088*	359.29	35
01-22	1450*	104.72	5	01-15	2089	479.05	36
01-26	1481*	183.27	6	01-14	2090	1,197.63	37
01-01	1647*	61.09	7	01-22	2091	171.09	38
01-22	1687*	100.85	8	01-18	2093*	3,592.89	39
01-01	1693*	176.49	9	01-20	2094	2,540.16	40
01-26	1803*	176.49	10	01-15	2095	1,197.63	41
01-01	1840*	51.39	11	01-22	2096	171.09	42
01-01	1843*	51.39	12	01-18	2097	342.08	43
01-26	1898*	65.85	13	01-21	2098	171.09	44
01-13	1947*	95.91	14	01-14	2099	68.44	45
01-29	1955*	172.61	15	01-18	2101*	119.76	46
01-22	1989*	76.72	16	01-27	2102	205.31	47
01-01	1991*	134.25	17	01-14	2103	119.76	48
01-07	1996*	57.54	18	01-19	2104	119.76	49
01-18	1997	153.43	19	01-19	2105	1,197.63	50
01-18	2012*	191.79	20	01-13	2106	359.29	51
01-14	2013	57.54	21	01-20	2109*	1,197.63	52
01-25	2028*	53.12	22	01-13	2111*	598.82	53
01-15	2035*	53.12	23	01-20	2112	598.82	54
01-08	2045*	113.94	24	01-15	2113	1,197.63	55
01-14	2051*	89.51	25	01-13	2269*	1,881.99	56
01-29	2057*	134.25	26	01-05	2303*	27.16	57
01-26	2061*	147.04	27	01-04	2304	158.67	58
01-01	2063*	83.11	28	01-04	2305	16.95	59
01-18	2079*	2,395.26	29	01-04	2306	118.51	60
01-18	2080	1,197.63	30	01-04	2307	189.01	61
01-18	2082*	171.09	31	01-14	2308	460.28	62

Commerce Bank

1000 Walnut
Kansas City MO 64106-3686

Demo Customer

Primary Account Number: 0001234567
Statement Date: January 31, 2011
Page Number: 3 of 3

Checks Paid Account # 0001234567 (Cont.)

Date Paid	Check Number	Amount	Reference Number	Date Paid	Check Number	Amount	Reference Number
01-14	2309	105.71	63	01-18	10012	96.00	65
01-04	10011*	96.00	64				

* - *Indicates a skip in sequential check numbers.*

Total Checks Paid **$31,853.38**

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Items Fees	$0.00	$0.00

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Contact us at the address or phone number listed on page one of this statement. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, please contact us as soon as possible. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1) Tell us your name and account number.
2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

The information above applies to checking, savings, or other consumer accounts established for personal, family, or household purposes.

If your checking or money market account has no activity for 12 consecutive months it will be considered dormant and assessed a $5 monthly fee. Regular savings accounts with no activity for 18 consecutive months will be considered dormant and assessed a $2 monthly fee.

NOT TRANSFERABLE AS DEFINED IN 12 CFR PART 204

Commerce Bank
Member FDIC

KANSAS CITY
1000 WALNUT
KANSAS CITY, MO 64106-2145

02-07-2099

DEMO COMPANY
ATTN DEMO CUSTOMER
11223 ANYSTREET ST
KANSAS CITY MO 12345-6789

SETTLEMENT DATE
01/31/2099

FROM 01/01/2099
TO 01/31/2099

ACCOUNT ANALYSIS GROUP STATEMENT

Group: 1001234567 **Commercial Checking** **Type 120**

Reserve may include, without limitation, the percentage of demand deposit account balances the bank holds as reserves required by the Federal Reserve Bank. Supervision and Assessment charges may include regulatory costs, deposit assessments and supervision fees.

If you have any questions concerning your Account Analysis Statement, please feel free to contact your Account Officer or Commercial Customer Support at 800-224-5446.

ANALYSIS SUMMARY

Average Ledger Balance		115,120.00
Less Average Float		0.00
Average Collected Balance		115,120.00
Positive Collected Balance		115,120.00
Reserve		-11,512.00
Average Available Balance		103,608.00
Less Balance Required		-100,000.00
Net Available Balance		3,608.00
Reserves On Excess(Deficit)		-1,000.00
Total Deficit Balance		2,608.00
Earnings Credit Allowance	RATE 1.000%	88.00
Total Charge For Services		100.00
Net Charge For Services		12.00
SERVICE CHARGE AMOUNT		**$12.00**

ACCOUNTS INCLUDED IN GROUP 1001234567

ACCOUNT #	ACCOUNT #	ACCOUNT #	ACCOUNT #
1234567	12346	12347	12348

1001234567 1001234567

Commerce Bank
Member FDIC

FROM 01-01-2099
TO 01-31-2099

DEMO COMPANY

Account: 1001234567

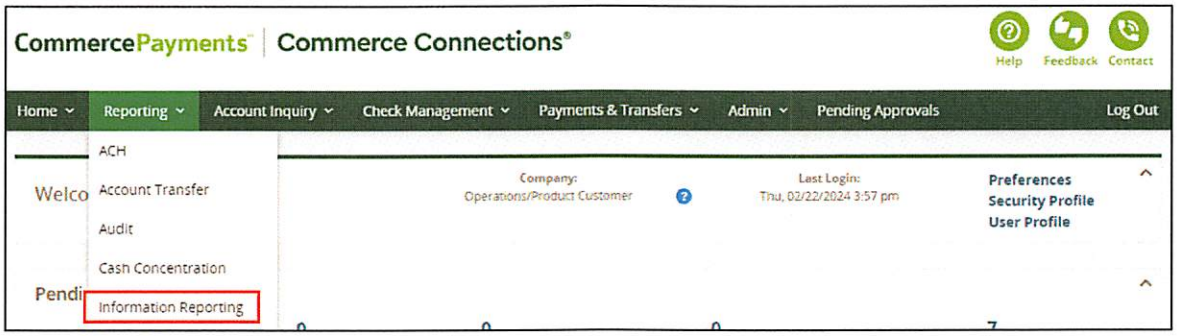
SERVICES ANALYZED

SERVICE	NUMBER UNITS	UNIT PRICE	CHARGE FOR SERVICE	BALANCE REQUIRED
GENERAL ACCOUNT SERVICES				
0021 ACCOUNT MAINTENANCE	1	10.0000	10.00	1,000.00
0035 SUPERVISION&ASSESSMENT	100,000	0.0000	4.20	88,890.00
1027 AUTO INTEGRATED SWEEP	1	10.0000	10.00	10.00
1111 CHECKS\DEBITS POSTED	100	0.1000	10.00	10.00
1113 DEPOSITS\CREDITS POST	100	0.1000	10.00	10.00
1201 ZBA MASTER MAINTENANCE	10	0.1000	1.00	1,000.00
TOTAL GENERAL ACCOUNT SERVICES			**45.20**	**90,920.00**
DEPOSITORY SERVICES				
2121 CHECKS DEPOSITED	1	10.0000	10.00	1,000.00
2301 RETURN DEPOSITED ITEMS	1,000	0.0100	10.00	1,000.00
2303 RETURN ITEM MAINTENANC	1	10.0000	10.00	1,000.00
2308 RTN ITEM ALT ADDRESS	1	10.0000	10.00	1,000.00
TOTAL DEPOSITORY SERVICES			**40.00**	**4,000.00**
FUNDS TRANSFER SERVICES				
5042 ACH DEBITS RECEIVED	1	0.1000	0.10	10.00
5044 ACH CREDITS RECEIVED	1	0.1000	0.10	10.00
5066 ACH MONTHLY MAINT - CC	10	0.1000	1.00	1,000.00
TOTAL FUNDS TRANSFER SERVICES			**1.20**	**1,020.00**
RECONCILIATION SERVICES				
6101 CD ROM PRODUCTION	1	0.1000	0.10	10.00
6103 IMAGED ITEMS	100,000	0.0000	1.00	1,000.00
6104 IMAGE MAINTENANCE	1	0.1000	0.10	10.00
TOTAL RECONCILIATION SERVICES			**1.20**	**1,020.00**
INFORMATION REPORTING SERVICES				
7062 CONN BALANCE REPT	1	10.0000	10.00	1,000.00
7063 CONN BASE CHARGE	100,000	0.0000	1.00	1,000.00
7064 CONNECTIONS TX DETAIL	1	0.1000	0.10	10.00
7065 CONN CURRENT DAY	1	0.1000	0.10	10.00
7072 CONNECTIONS ACH MODULE	100,000	0.0000	1.00	1,000.00
7081 CONN ERD DDA STMT	1	0.1000	0.10	10.00
7092 CONN INVESTMENT ACCT	1	0.1000	0.10	10.00
TOTAL INFORMATION REPORTING SERVICES			**12.40**	**3,040.00**
TOTAL CHARGE FOR SERVICES			**$100.00**	**$100,000.00**

Information Reporting

Overview

Information Reporting reports provides you with balance summary and transaction detail information about your accounts. Users with proper permissions may navigate to Reporting > Information Reporting by using the navigation bar.



Permissions

Reports are granted within the Reporting Permissions Category under Information Reporting. Options include:

- Information Reporting – Intra Day Detail
- Information Reporting – Intra Day Summary
- Information Reporting – Previous Day Detail
- Information Reporting – Previous Day Summary

Permissions should be granted at Cross- and Per-Account levels. The Intra Day permissions grant access to Current Day reporting. Review each report details for more information on granting access.

Available Report Types:

The available report types are:

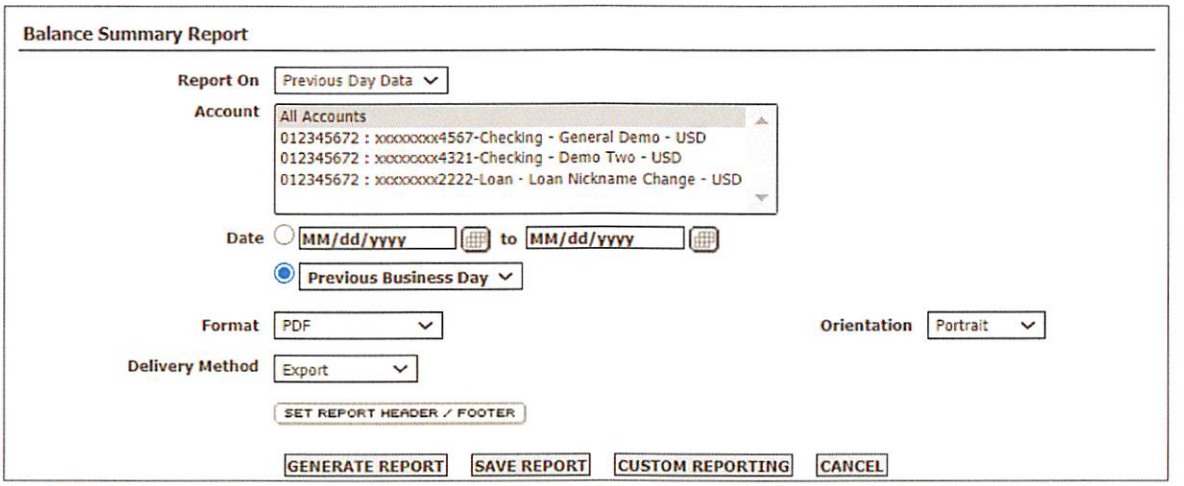
- Balance Summary: Balance Summary Reports display all status and summary information available for selected account(s).
- Balance Summary and Detail: Provides summary information as well as individual transaction details for the selected date range and account(s).
- Transaction Detail: Provides individual transaction detail for the selected date range and account(s).

Balance Summary

Balance Summary Reports display all status and summary information available for selected account(s). The report is available for both previous day and current day reporting; current day includes interim balance information. The report has a data retention of 90 days and updates throughout the business day. Previous Day data is updated once in the morning. Current Day is updated in real-time.

Requires Information Reporting – Intra Day Summary and/or Previous Day Summary permissions to be granted.

Standard Report Criteria



Define standard criteria:

- **Report On:** Select Previous or Current Day Data depending on User permissions.
- **Account**: Select All Accounts or the individual Account desired. Multiple accounts can be selected by using CTRL and/or SHIFT.
- **Date**: Use the calendar function to select the date range or Use the Date dropdown menu to select a predefined date range. E.g., Today, Current Week, Last 30 Days.

Sample Report

Balance Summary Report
Demo Customer
[redacted]
Account: All Accounts **End Date:** [redacted]
Date Range: Previous Business Day **Report On: Previous Day Data**
Start Date: [redacted]

Bank ABA# : Demo - 012345672

Account : xxxxxxxx4567-Checking - General Demo - USD

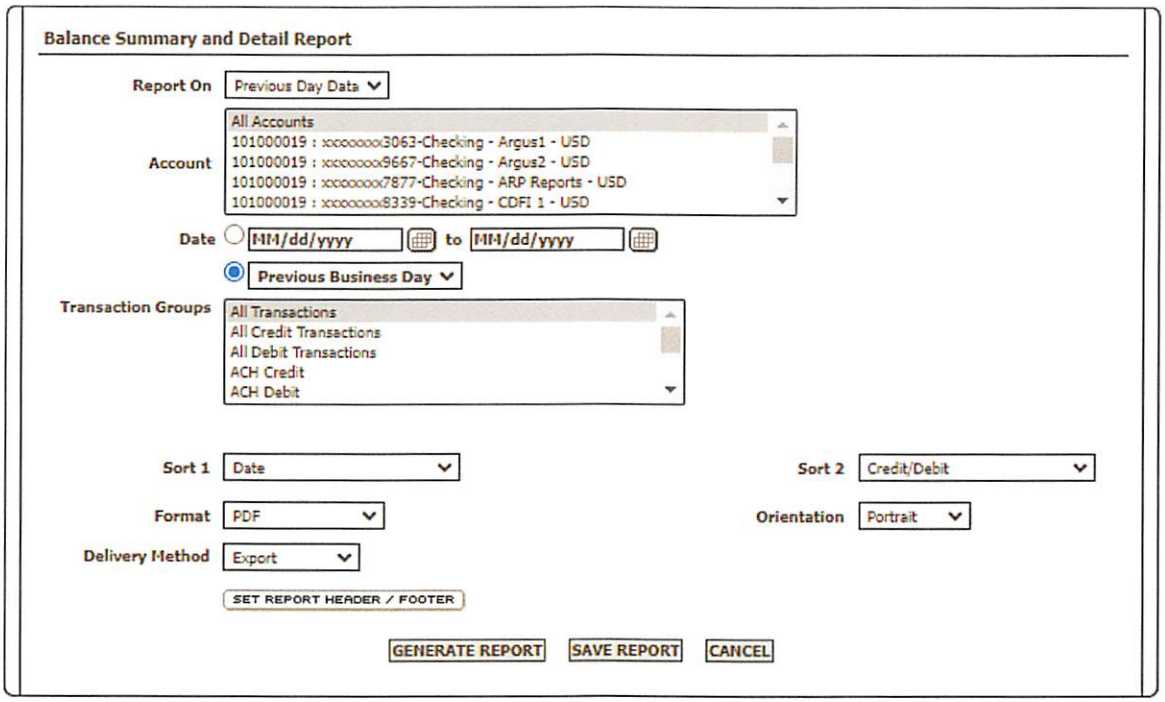
Previous Business Day

Total Credits	$235,488.30	Number of Items 11
Total Debits	$382,201.11	Number of Items 18
Closing Ledger	$924,073.00	
1-Day Float	$289,521.00	
2 or More Days Float	$10,552.00	
Closing Available	$624,000.00	

Other Summary Information

Total Lockbox Deposits	$60,632.67	Number of Items 2
Total ACH Credits	$63.40	Number of Items 1

Custom Report Criteria



In addition to the standard criteria, the following can also be defined:

- Sort 1: Select the primary sort for the report. Options include Date, Transaction Type, Credit/Debit, Debit/Credit, Bank Reference Number, and Customer Reference Number. Credit/Debit ensures the Credit transactions precede the Debit transactions.
- Sort 2: Select the secondary sort for the report. Options include Date, Transaction Type, Credit/Debit, Debit/Credit, Bank Reference Number, and Customer Reference Number. Credit/Debit ensures the Credit transactions precede the Debit transactions.

Sample Report

Balance Summary and Detail Report
Demo Customer
[redacted]

Account: All Accounts
Date Range: Previous Business Day
Start Date: [redacted]
Sorted By: Account Number, Date, Credit/Debit

End Date: [redacted]
Report On: Previous Day Data
Transaction Groups: All Transactions

Bank ABA# : Demo - 012345672

Account : xxxxxxxx4567-Checking - General Demo - USD

Previous Business Day

Total Credits	$235,488.30	Number of Items 11
Total Debits	$382,201.11	Number of Items 18
Closing Ledger	$924,073.00	
1-Day Float	$289,521.00	
2 or More Days Float	$10,552.00	
Closing Available	$624,000.00	

Other Summary Information

Total Lockbox Deposits	$60,632.67	Number of Items 2
Total ACH Credits	$63.40	Number of Items 1
Total Incoming Money Transfers	$726.42	Number of Items 2
Total ZBA Credits	$2,396.49	Number of Items 2
Total Miscellaneous Deposits	$171,669.32	Number of Items 4
Total ACH Debits	$64.46	Number of Items 2
Total Checks Paid	$13,137.67	Number of Items 11
Total Wire Transfers Out - FF	$785.11	Number of Items 2
Total Miscellaneous Debits	$368,213.87	Number of Items 3

Date	Transaction Type	Customer Ref. #	Bank Ref. #	Credit Amount	Debit Amount
[redacted]	Miscellaneous ACH Credit	0	0	63.40	

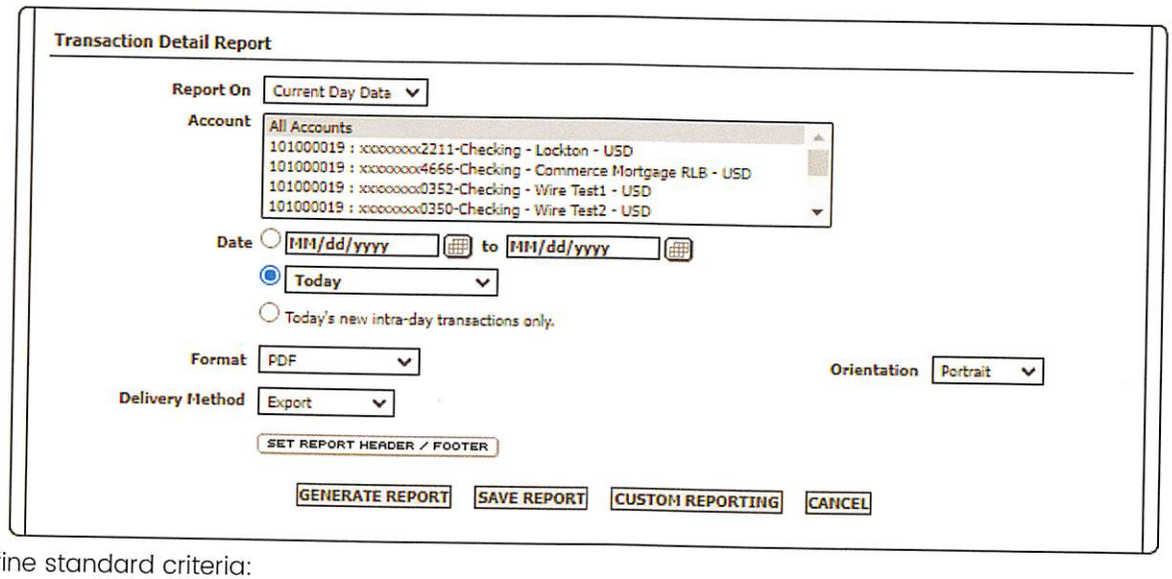
0-Day Float: 63.40
1-Day Float: 0.00
2 or More Day Float: 0.00
Description: MISC PAY TREASURY TRACE NO: 1010361777888999

Transaction Detail

Provides individual transaction details for the selected date range and account(s). This report has a data retention of 90 days and updates throughout the business day. Previous Day data is updated once in the morning. Current Day is updated in real-time.

Requires Information Reporting – Intra Day Detail and/or Previous Day Detail permissions to be granted.

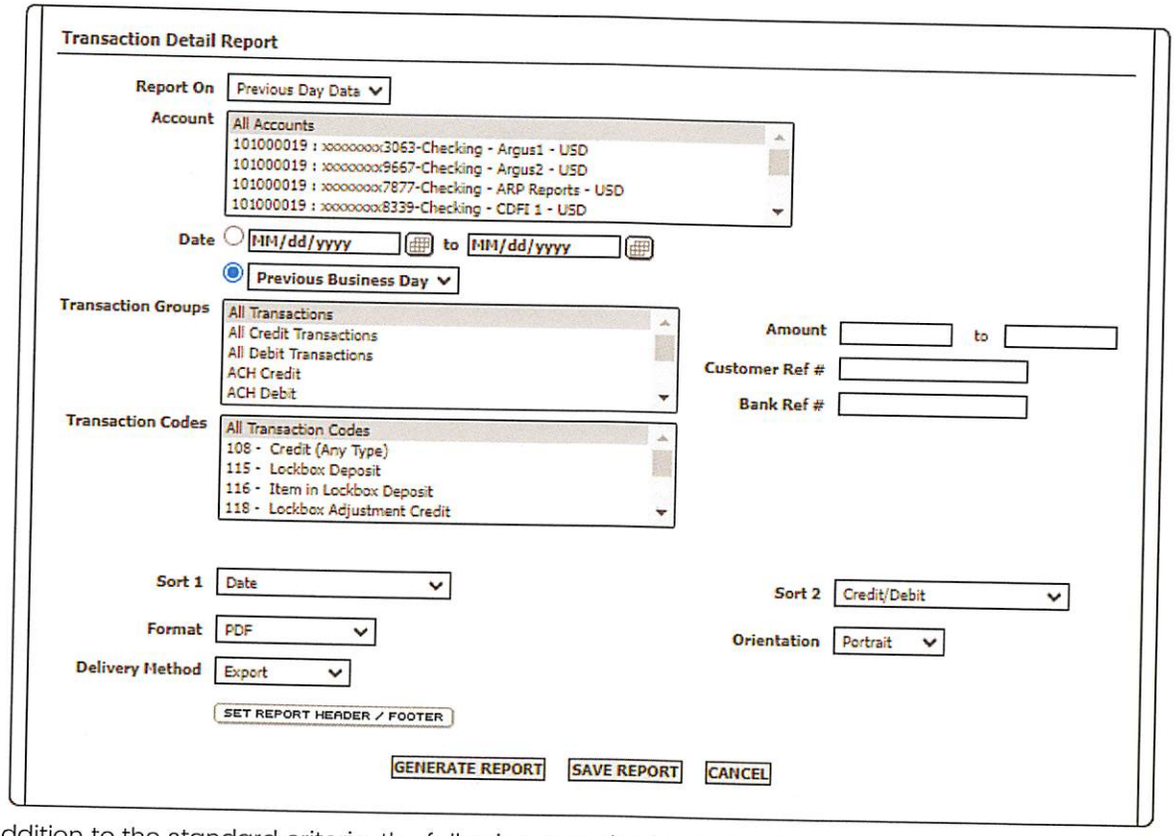
Standard Report Criteria



Define standard criteria:

- **Report On:** Select Previous or Current Day Data depending on User permissions.
- **Account**: Select All Accounts or the individual Account desired. Multiple accounts can be selected by using CTRL and/or SHIFT.
- **Date**: Use the calendar function to select the date range or Use the Date dropdown menu to select a predefined date range. E.g., Today, Current Week, Last 30 Days.
- **Today's new intra-day transactions only:** Shows only transactions loaded since the last time the User ran the report. Option only available for Current Day Data.

Custom Report Criteria



In addition to the standard criteria, the following can also be defined:

- **Transaction Groups:** Select All Transactions, All Credit Transactions, All Debit Transactions, or the individual Transaction Group, as necessary. The list will display all standard and custom Transaction Groups. Multiple Transaction Groups can be selected by using CTRL and/or SHIFT.
- **Transaction Codes:** Limit results based on the unique BAI codes that can occur within the selected Transaction Group(s). Use CTRL and/or SHIFT to select multiple at once.
- **Amount:** Enter the minimum and maximum amounts to be included. Both fields must be populated.
- **Customer Ref #:** Enter the Customer Reference Number. Leaving the field blank ensures all are included. Partial names can be used.
- **Bank Ref #:** Enter the Bank Reference Number. Leaving the field blank ensures all are included. Partial names can be used.
- **Sort 1**: Select the primary sort for the report. Options include Date, Transaction Type, Credit/Debit, Debit/Credit, Bank Reference Number, and Customer Reference Number. Credit/Debit ensures the Credit transactions precede the Debit transactions.
- **Sort 2**: Select the secondary sort for the report. Options include Date, Transaction Type, Credit/Debit, Debit/Credit, Bank Reference Number, and Customer Reference Number. Credit/Debit ensures the Credit transactions precede the Debit transactions.

Sample Report

Transaction Detail Report
Demo Customer
[redacted]

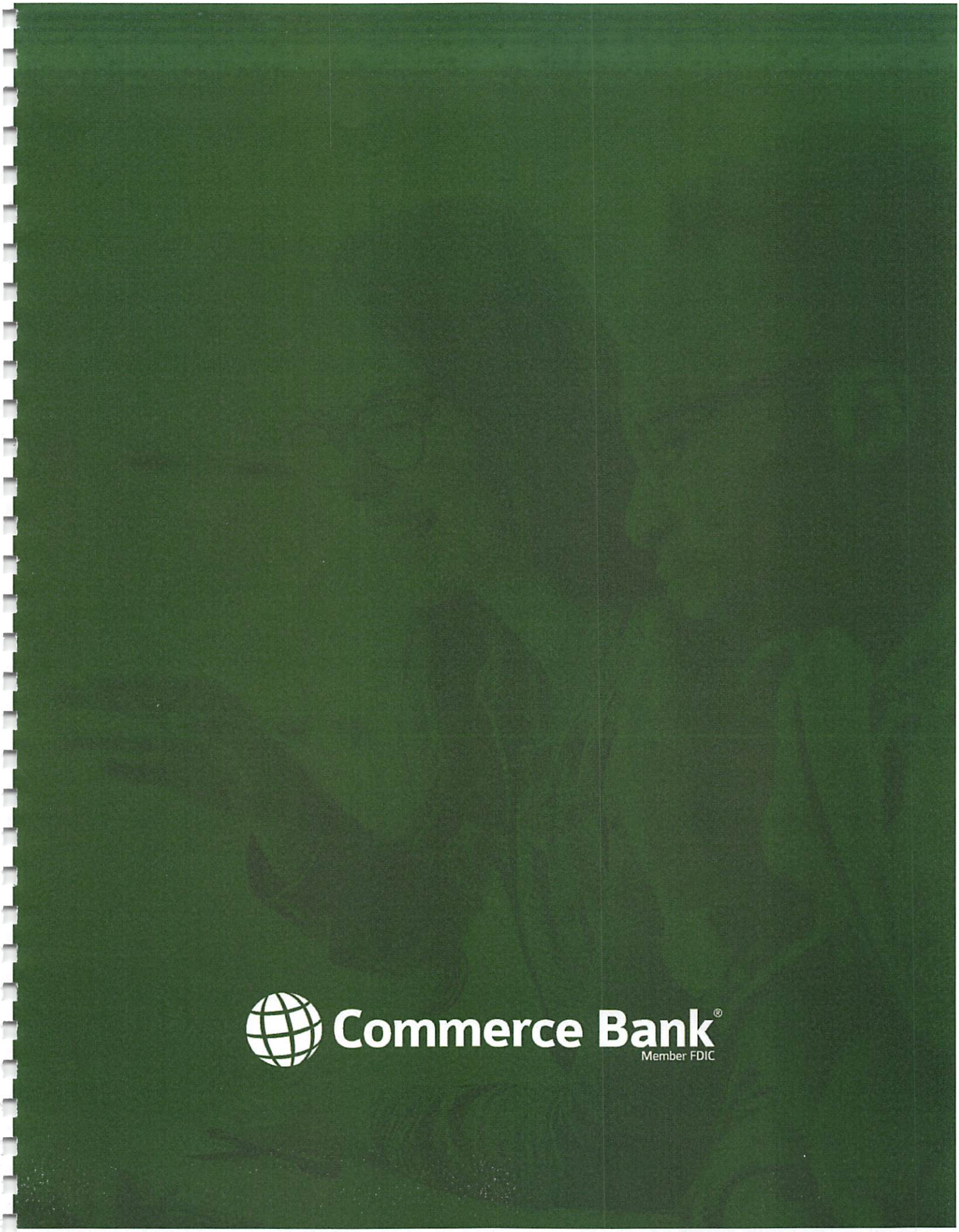
Account: All Accounts
Date Range: Previous Business Day
Start Date: [redacted]
End Date: [redacted]
Sorted By: Account Number, Date, Credit/Debit

Report On: Previous Day Data
Transaction Groups: All Transactions
Transaction Codes: All Transaction Codes

Bank ABA# : Demo - 012345672

Account : xxxxxxxx4567-Checking - General Demo - USD

Date	Transaction Type	Customer Ref. #	Bank Ref. #	Credit Amount	Debit Amount
[redacted]	Miscellaneous ACH	0	0	63.40	
	Credit				
	0-Day Float: 63.40				
	1-Day Float: 0.00				
	2 or More Day Float: 0.00				
	Description: MISC PAY TREASURY TRACE NO: 1010361777888999				
[redacted]	Incoming Money	0	0	116.42	
	Transfer				
	0-Day Float: 116.42				
	1-Day Float: 0.00				
	2 or More Day Float: 0.00				
	Description: WIRE TRAN 00009 ICN 000011				


Commerce Bank®
Member FDIC

Matthew Cox
VP, Relationship Manager
(417) 626-4035
Matthew.Cox@CommerceBank.com

Minda Lewis
AVP, Treasury Management Officer
(417) 837-5271
Minda.Lewis@CommerceBank.com

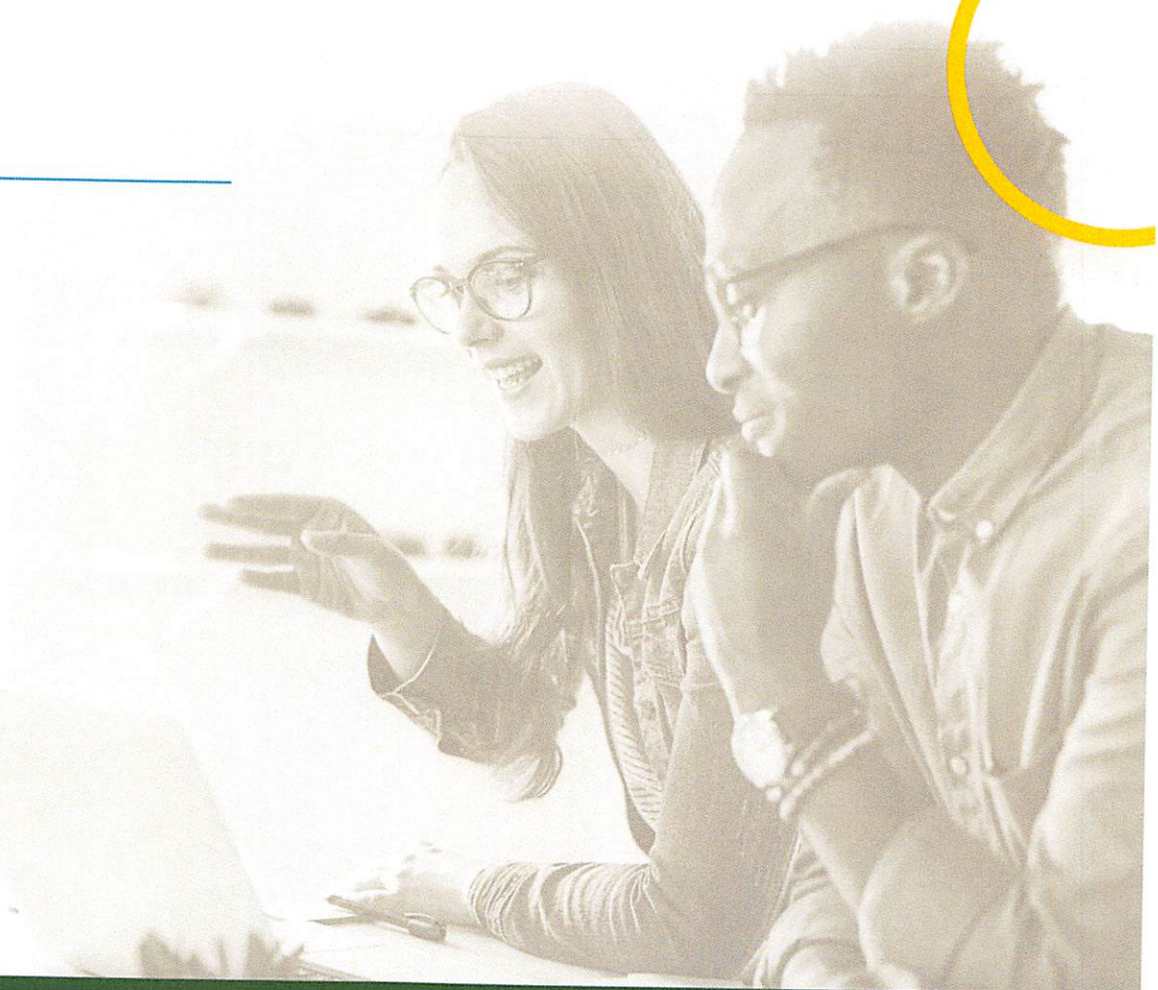
City of Joplin, MO

Response to Request for Proposal

Optional Services

Proposal Due:
February 12, 2026

Proposal Number:
2026-RFP-08



Commerce Bank®
Member FDIC

1820 E. 20th Street | Joplin, MO 64804
CommerceBank.com

7.1 Optional Banking Services

In addition to the basic services described the City requests proposals for optional banking services. A proposer may, under separate cover, submit optional proposals for other services that the proposer feels would be in the best interest of the City. The "Selection Criteria" set forth previously herein applies to the selection of a banking institution for optional banking service(s). The City may be interested in the following optional banking services:

7.1.1 Automatic Overnight Investments

At a mutually agreed upon time each working day, the prior day's net collected balance shall be invested overnight through the banking institution's own investment department at a stipulated percentage rate, i.e., 75 percent of prime, 80 percent of 180-day T-bill, etc.

The repo sweep transaction is the last transaction of the nightly accounting cycle. Collected balances above the checking peg are swept into repo investment and collateralized with US Government bonds with principal and interest credited back the following business day. We will pay a sweep rate equal to the US Federal Reserve Bank's Interest On Reserve Balances (IORB) index minus 1.45%. With the IORB set by the Fed as of 01/31/26 at 3.65% https://www.federalreserve.gov/monetarypolicy/reserve-balances.htm, this would increase Joplin's interest rate to a floating 2.20%. We will waive the monthly repo sweep fee.

Investments in Securities are NOT FDIC Insured; NOT Bank-Guaranteed and May Lose Value. Prices and/or yields are subject to change and investments are subject to availability. Commerce Bank is not acting as your 'municipal advisor' within the meaning of Section 15B of the Securities Exchange Act and does not act in a fiduciary capacity. CMG is not a Portfolio Manager, nor an Investment Advisor.

7.1.2 Other Optional Services as identified by the proposing bank.

AP/Virtual Card

Commerce Bank's Virtual (AP) Card enables Joplin to leverage automated, electronic B2B payments and earn revenue share through a single-use ghost account (SUGA) card. This flexible payment strategy works with your existing accounting system and creates a new revenue stream while reducing operating costs. By converting paper-based payments (such as checks) to virtual card payments, Joplin will gain operational efficiencies, receive detailed reporting, and reduce expenses.

Payment Hub

Consolidate all of your supplier payment types into a single payment instruction file with a fully managed payments program. Payment Hub maintains all supplier assigned payment types, manages vendor information, facilitates payments, and creates a reconciliation file back to your ERP system. This one-payment-file solution supports Virtual (AP) Card, ACH, Check, and Specialty payments to suppliers.

Integrated Receivables

Navigating the intricate world of business-to-business payments can challenge even the most efficient Accounts Receivable (AR) departments. In an era increasingly dominated by electronic transactions, businesses encounter complex challenges with reconciliation, credit management, and collections, as well as claims and deductions. CommercePayments® Integrated Receivables is engineered to seamlessly navigate these complexities.

This comprehensive AR solution streamlines your entire order-to-cash cycle — from credit assessments to debt collections. It serves as your all-in-one financial management toolkit, offering customizable modules to supercharge various aspects of your financial operations. These tools help you optimize cash flow, minimize manual errors, and free up your team to focus on more strategic tasks.

Source to Pay

CommercePayments® Accounts Payable Automation helps businesses reduce the manual workload of traditional invoice processing. By combining AI-driven data capture, touchless processing and electronic workflows, this solution helps you manage cash flow more efficiently and gain greater visibility into your payables process.

Equipment Financing

Commerce Bank Equipment Finance, a member of the Equipment Leasing and Finance Association, provides a wide variety of attractively priced equipment-financing solutions that serve all business segments and most equipment types.

Capital Markets Group

Commerce Bank's Capital Markets Group (CMG) works closely with you to develop and execute an effective investment plan. CMG provides fixed income investment products and services to help you leverage excess operating capital without losing access to liquidity.

CMG offers numerous short-term alternatives to meet your investment needs. These fixed income products provide maturity, credit, size, and diversification characteristics, allowing investors to customize your investment portfolio.

Products and Services include:

- An extensive set of fixed income products to meet investment needs
- Cash management services
- Competitive overnight investment options
- Full custody services (pledging, safekeeping)
- Investment products and services to correlate with your investment policy
- Online access to view detailed account holdings and activity
- Ladder investment maturities to meet cash flow requirements
- Systematic and continuous investment of operating funds and capital

Regulatory Disclosure/Disclaimer: Government fund sold through prospectus. Read carefully before investing. Investments in Securities are NOT FDIC Insured; NOT Bank-Guaranteed and May Lose Value. Information contained herein is from sources deemed reliable but cannot be guaranteed. Prices and/or yields are subject to change and investments are subject to availability. The Capital Markets Group of Commerce Bank does not provide tax advice. Please refer to your tax professional.

More information on these solutions have been shared on the following pages.

CommercePayments®

AP Card

Pay vendors with a virtual credit card.

Automate payments and earn revenue.

Easily customized for your business, the CommercePayments® AP Card is a virtual credit card program that works with your existing accounting system and provides an opportunity to reduce manual Accounts Payable (AP) processes and earn your business monthly revenue share by simply replacing paper checks with electronic payments through the card networks.

As a flexible virtual credit card program, CommercePayments® AP Card supports automated accounts payable and purchasing within a single application and provides your organization operational efficiencies, enhanced controls and detailed reporting.

Automate manual processes and create a new revenue stream for your business while reducing operating costs, minimizing risk and maximizing float time.

- No software to host
- Reduce existing processes and procedures
- Minimize check expenses
- Keep existing banking relationships
- Earn revenue share

Acceptance with flexibility.

The virtual credit card program provides multiple acceptance options to fit your vendors' unique payment needs. Whether you pay vendors on a regular basis or need to accommodate an ad-hoc, one-time or point-of-sale purchase, the flexibility of a virtual credit card program will improve vendor relationships while maximizing your card volume and overall revenue share potential.

Payment options include:

"Pull" Payments

Virtual credit cards are assigned to vendors and loaded with the exact invoice amount. An account number is provided with payment advice for one time use.

"Push" Payments

Payments are automatically deposited into the vendor's merchant account; payment advice is sent simultaneously, notifying the vendor of payment.

We enroll your vendors.

We do the heavy lifting – CommercePayments® enrollers will help you get your virtual credit card program up and running by contacting your vendors to set them up quickly and effortlessly with the payment option of their choice. Our team of enrollers will help you grow your program to achieve maximum revenue share potential.

- Dedicated Enrollment Team
- Ongoing enrollment throughout life of program
- Vendor Hotline

Your vendors benefit too.

Vendors can experience immediate and substantial benefits from accepting card payments, including:

- Increased cash flow
- Guaranteed funds
- Reduced A/R collection costs
- No credit check or credit limit required

Here's how it works.

Enrollment Campaign
Commerce Bank conducts a campaign to call and enroll vendors.

Since vendors and their payment preferences may occasionally change, Commerce Bank enrolls your new and existing vendors throughout the life of your program.

ERP Updates
Enrolled vendors are flagged in Client's ERP system for card payments.

Payment File
Client generates and sends payment file to Commerce Bank.

Payment File

Vendor ID	Invoice #	Invoice Date	Amount	Merchant Label	Merchant Value
ABC58483	23456	12/30/2020	$ 2,357.93	Payment Num	83725
ACM92843	34567	12/18/2020	$ 3,456.78	Payment Num	83726
FRI64504	98765	12/22/2020	$ 123.88	Payment Num	83727
FRI64504	87654	12/21/2020	$ 987.65	Payment Num	83727
FRI64504	76543	12/23/2020	$ 45.76	Payment Num	83727

Real-Time Credit Limit Increase
Commerce Bank loads funds to virtual credit card(s).

Email Remittance
Commerce Bank sends email remittance with payment details to vendor(s).

"Pull" Payment Email Remittance

From: Commerce Bank
Sent: Monday, February 25
To: Smith, Joe
Subject: Process your transactions in order to receive payment

To receive payment for the below referenced invoice(s), please click on the Account Information link below and charge the total amount of $1,157.29 on your assigned Visa account. If you have questions, please contact a Commerce Bank Representative by calling 866-927-5419.

Account Information (Click Here)

Invoice Number	Amount
98765	$123.88
87654	$987.65
76543	$ 45.76
Friendly Companies record identifier: REQ00000611 Total to process:	$1,157.29

"Pull" Payment
Vendor runs virtual credit card number for invoice amount.

"Push" Payment
Funds are automatically deposited into vendor's merchant account.

Reconciliation
Commerce Bank sends reconciliation report to Client.

We Uncomplicate the Complicated.

In today's complex payments world, it's critical to have strategists and consultants on your side to help you meet the opportunities and challenges you have.

The CommercePayments® team understands that your business comes with its share of challenges. We help you to anticipate, plan for and address these challenges by giving customized advice and recommending the right products and services based on your unique business situation.

We have high-touch, high-service strategists dedicated empowering your payments. But the payments business demands more, and that's why our team of consultants makes the difference in helping you uncomplicate the complicated. Contact a CommercePayments® representative today to get started.



CommercePayments®

Payment Hub automation can save you time and money.

Streamline AP processes.

CommercePayments® Payment Hub can transform your payment processes through AP automation.

By seamlessly integrating or interfacing with your existing ERP system, Payment Hub streamlines vendor payments and customizes supplier payment options from a single payment file. Commerce Bank enrolls suppliers in their preferred payment option: AP virtual credit card, ACH, check or wire. Additionally, Payment Hub maintains supplier information, creates a reconciliation file back to your organization, and manages escheatment.

Payment Hub replaces time-consuming manual tasks and streamlines AP processes. But with Payment Hub, you're not just managing payments — you're saving time and generating revenue.

Supplier enrollment.

Our dedicated enrollment team contacts and enrolls suppliers in their preferred payment option: AP virtual credit card, ACH, check or wire. The team encourages conversions to AP virtual credit card, helping you grow revenue share profits.

Here's what to know:

- Enrolls suppliers and encourages conversions to AP virtual credit card
- Enables supplier payments in their preferred payment option: AP virtual credit card, ACH or check
- Integrates with your existing ERP system
- Automates vendor payments from a single payment file
- Generates a reconciliation file back to system
- Moves supplier support responsibilities from an external partner to our internal team
- Saves time and money by eliminating manual processes
- Grows revenue share profits from AP card payments
- Simplifies reconciliation
- Improves cash management with same-day payment insights
- Mitigates fraud risks by easily cross-referencing payments with invoices
- Enables AP department employees to focus on strategic, revenue-generating activities

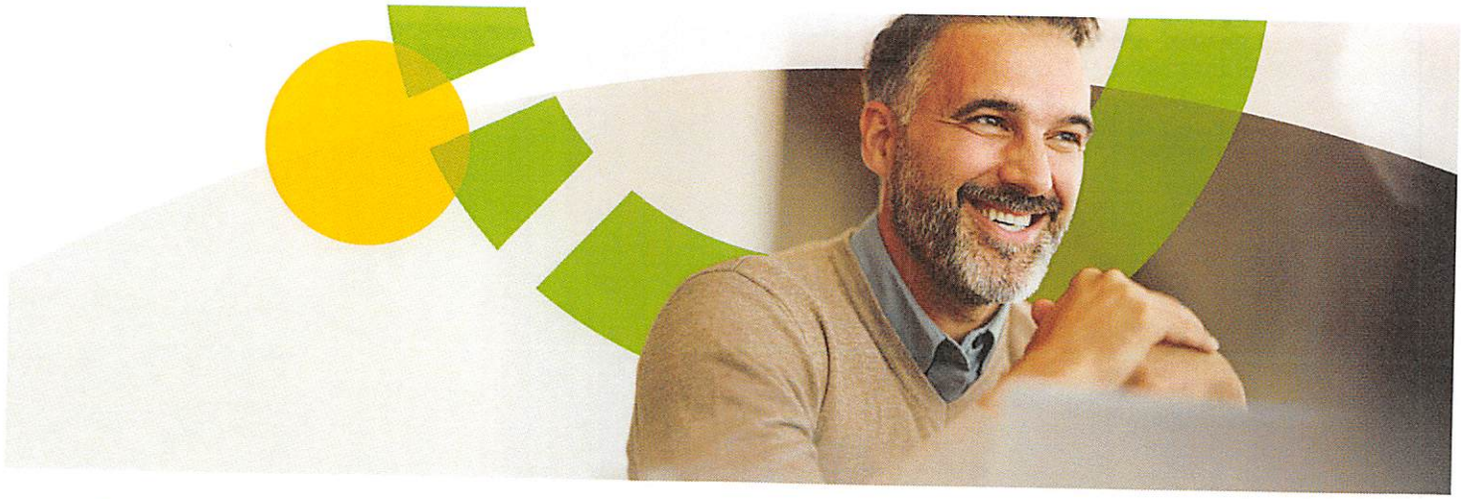


From a single payment file, suppliers can be paid in their preferred method.

- AP VIRTUAL CREDIT CARD
- ACH
- CHECK
- WIRE

We uncomplicate the complicated.

In today's complex payments world, we understand that your business needs personalized solutions for your unique challenges. Our experienced CommercePayments® team is ready to help. Contact a representative today at commercepayments@commercebank.com.



CommercePayments®

Streamline your operations through automation.

Optimize your cash flow.

Navigating the intricate world of business-to-business payments can challenge even the most efficient Accounts Receivable (AR) departments. In an era increasingly dominated by electronic transactions, businesses encounter complex challenges with reconciliation, credit management, and collections, as well as claims and deductions. **CommercePayments® Integrated Receivables** is engineered to seamlessly navigate these complexities.

This comprehensive AR solution streamlines your entire order-to-cash cycle — from credit assessments to debt collections. It serves as your all-in-one financial management toolkit, offering customizable modules to supercharge various aspects of your financial operations. These tools help you optimize cash flow, minimize manual errors, and free up your team to focus on more strategic tasks.

Tailored financial management features.

Customize your CommercePayments® Integrated Receivables experience by selecting the specific features that align best with your business needs. From credit management to collections, each option is designed to make your financial operations smoother and more efficient:

- **Credit Management:** Streamline the credit application process by sending, tracking, and managing customer credit applications — all in one place.
- **Invoice Delivery:** Simplify and automate the sending of invoices across multiple channels, including email, EDI, fax, mail, or directly through a supplier's accounts payable portal.
- **Cash Application:** Elevate your cash application process with artificial intelligence that consolidates communication and remittance details into one system, employing optical character recognition and automated matching to boost precision and productivity.
- **Claims and Deductions:** Gain better control over payment discrepancies by automating the identification and resolution process for claims and deductions.
- **Collections Management:** Speed up cash collection with features like rule-based task lists, predictive analytics, and multiple online payment options.



Take the next step in financial efficiency.

Ready to take your AR process to the next level? With CommercePayments® Integrated Receivables, you unlock a comprehensive suite of solutions tailored for streamlined operations and peak effectiveness. Automate your operations, reduce manual and repetitive tasks, and free up your team for more value-added activities. Reach out to us today to discover how you can tailor this dynamic solution to meet your unique business needs.

About CommercePayments® Treasury Solutions.

CommercePayments® Treasury Solutions is a suite of products backed by a team of seasoned payment professionals, and offered by Commerce Bank, one of America's top 50 banks by asset size[1]. Utilizing data-driven insights and rigorous operational reviews, we act as your trusted advisors. Our unwavering commitment to excellence ensures that your payment processes are not just simplified, but also secure and efficient. Choose us for a seamless, value-added payments experience.

1. https://www.commercebank.com/about-us/by-the-numbers



CommercePayments®

Optimize your working capital by automating your accounts payable processes.

CommercePayments® Accounts Payable Automation helps businesses reduce the manual workload of traditional invoice processing. By combining AI-driven data capture, touchless processing and electronic workflows, this solution helps you manage cash flow more efficiently and gain greater visibility into your payables process.

Why automate with CommercePayments®?

Manual processing reduces productivity and increases the risk of error. Automation helps you:

- **Increase speed and visibility:** Accelerate closing procedures and gain near-real-time insight into invoice status.
- **Reduce risk:** Maintain a full audit trail and use rule-based workflows to help identify duplicate payments or fraud.
- **Improve supplier relationships:** Expedite approvals to facilitate on-time payments and faster dispute resolution with near-real-time communication tools.
- **Lower operational costs:** Reduce expenses associated with paper handling, physical archiving and manual data entry.

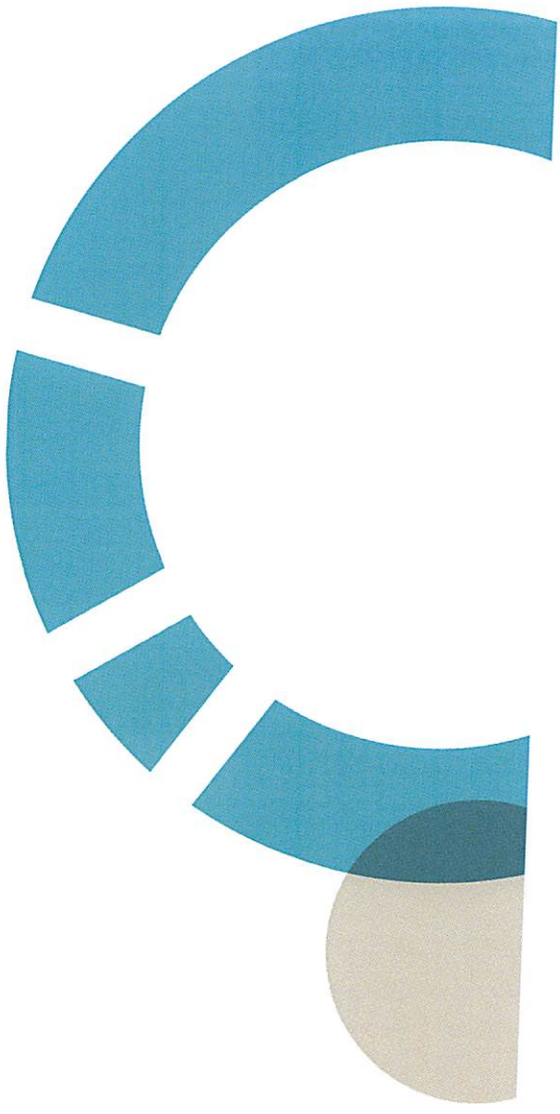
Features at a glance.

- **AI-driven data capture:** Automatically captures and extracts invoice data from multiple different channels (email, portal, paper and more) to minimize manual entry.
- **3-way matching:** Verifies invoices against purchase orders and goods receipts to help prevent overpayment.
- **Touchless processing:** Automatically routes invoices for approval based on your specific business rules.
- **Mobile approvals:** Allows managers to review and approve invoices from anywhere through the mobile application.
- **ERP integration:** Seamlessly connects with any enterprise resource planning (ERP) system to sync data and reduce double entry, including prebuilt integrations for SAP®, Oracle® and Microsoft Dynamics 365. The solution also supports simultaneous integration with multiple ERPs, simplifying management for complex environments, including those driven by mergers and acquisitions.
- **Supplier portal (add-on service):** Vendors can check payment status through a self-service portal, reducing inbound support calls.

How it works.

We automate the entire life cycle — from the moment an invoice arrives to the final payment execution.

1. **Receive and capture:** Invoices are automatically ingested from any source (email, EDI, paper). Machine learning technology extracts and populates the data (or auto-approves it when no exception is detected).
2. **Verify and manage:** The system performs a 3-way match against your purchase orders. If exceptions occur, they are flagged for review.
3. **Approval workflow:** Validated invoices are routed digitally to the correct approver. Once approved, the booking entry is created in your ERP.
4. **Payment execution:** Approved payment files can be transmitted to Commerce Bank for execution through your preferred method (virtual credit card, ACH or check).
5. **Archive and audit:** A link to the archived invoice image is accessible directly from your ERP, maintaining a complete audit trail for compliance.



About CommercePayments®.

From simple process enhancements to full-scale automation tools, CommercePayments® delivers innovative financial solutions to create profitability, increase visibility into payments, reduce fraud risks and decrease costs overall. Our high-touch services and growing suite of solutions solve challenges across the payments landscape, and as trusted advisors, we're committed to seeing your business thrive by helping you navigate today's complex financial environment.



You've done the research and determined your equipment needs. The next step is to review your financing options. While a competitive rate is important, the truth is a modest savings up front can pale in comparison to what can be gained by properly structuring your financing.

The Commerce Bank Equipment Finance* team takes the time to understand your business objectives, equipment management plan and your overall tax situation to ensure our equipment financing solution is tailored to best suit your business needs. The result helps maximize cash flow, eliminates record-keeping hassles and helps to manage your equipment more efficiently.

Our equipment financing products cover a wide-range of needs:

- Transportation equipment
- Manufacturing and production equipment
- IT equipment
- Medical equipment
- Corporate aircraft
- Agricultural equipment
- Essential-use equipment for political subdivisions



Make assets and capital work for you.

Whether you're a manufacturer, distributor or end-user of capital equipment, we make it easier to:

- Improve cash flow
- Conserve bank credit lines
- Maximize return on assets
- Maximize tax benefits

Commerce Bank Equipment Finance, a member of the Equipment Leasing and Finance Association, provides a wide variety of attractively priced equipment financing solutions that serve all business segments and most equipment types. In addition to traditional loan financing, solutions may include:

Non-tax-oriented lease: The lessee has the ability to claim the depreciation and interest deductions. This financing option is similar to a regular bank loan on both the lessee's and lessor's financial statements.

True-tax-oriented lease: Commerce Bank Equipment Finance retains the tax benefits of equipment ownership resulting in reduced rental costs when compared to a non-tax oriented lease.

Operating lease: This term is used exclusively for accounting purposes. An operating lease allows for the use of an asset, but does not convey or pass ownership of the asset. In order to qualify as an operating lease, it must meet all four FASB requirements.

Municipal lease: Designed for public entities including schools, counties, cities and other taxing districts. Generally used for essential equipment and features cost-effective interest rates.

Commerce Bank
Member FDIC
Challenge Accepted.

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*Commerce Bank Equipment Finance, Inc. is a subsidiary of Commerce Bank.

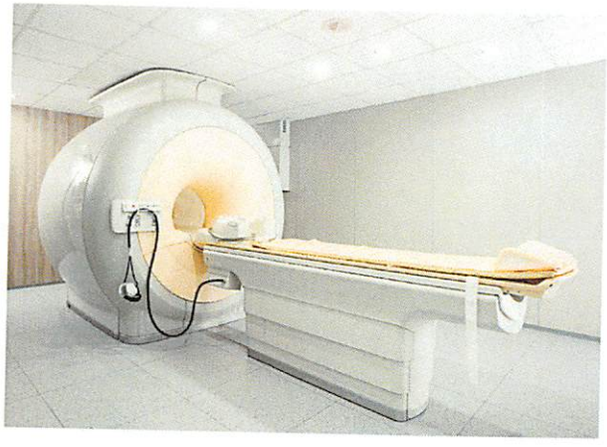
commercebank.com/cbief

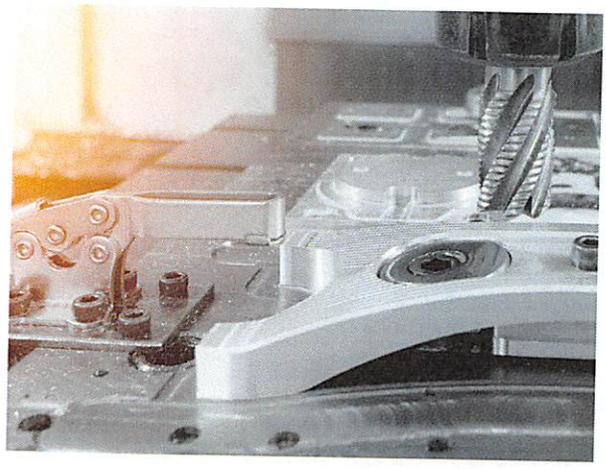
MF3917 10/18

Equipment Financing Tailored to Your Needs

TRAC lease: A tax-oriented lease designed for qualified motor vehicles. It transfers the risks and rewards of ownership to the lessee via the Terminal Rental Adjustment Clause (TRAC).

Synthetic lease: A hybrid of both the true-tax-oriented lease and non-tax-oriented lease that is structured so that the lessee is the owner of the equipment (non-tax-oriented) while giving the lessee an option to return the equipment after a specified period.





Challenge Accepted.

One of the greatest advantages to being in business for more than 150 years is that we've seen and solved almost every conceivable business challenge there is. And while banking may have changed over time, what makes a good bank hasn't. We value relationships and we want the best for your business. We can't wait to work with you.

Commerce Bank®
Member FDIC
Challenge Accepted.

commercebank.com/cbief

MK3917 10/18

ATTACHMENT D
DEPOSITORY SECURITY AGREEMENT

This Depository Security Agreement is made and entered into this _____day of _____ 2026, by and between the City of Joplin (J4EX), a Municipal Corporation, hereinafter referred to as "Depositor" and Commerce Bank, hereinafter referred to as "Bank" and the Bank, hereinafter referred to as "Custodian".

WHEREAS, Depositor has deposited, and will in the future deposit, public funds with the Bank, in amounts exceeding the applicable insurance provided by the Federal Deposit Insurance Corporation ("FDIC"); and

WHEREAS, Bank has been selected by depositor as an appropriate banking institution to act as a legal depository of public funds; and

WHEREAS, such public funds are required by law to be continuously secured by the deposit of securities of the kind and character prescribed by law to be suitable collateral for public deposits; and

WHEREAS, Bank, in order to secure the public funds deposited with it by Depositor, has selected Custodian as a banking institution to safe keep and hold the pledged securities under the conditions set forth in this Agreement; and

WHEREAS, Custodian has opened, at Bank's request, a safekeeping account under the above account number in the name of Bank, hereinafter referred to as "collateral Account" to hold all securities from time to time deposited with or collected by Custodian for the Collateral Account, subject to the terms of this Agreement and any instructions furnished to, and accepted by, Custodian in accordance herewith.

NOW, THEREFORE, the parties hereto agree as follows:

1. Security. All funds standing in the name of the depositor or hereafter on deposit with the Bank in excess of applicable FDIC insurance shall be secured by the Bank's pledge of Collateral. Bank hereby pledges to Depositor all Collateral now or hereafter deposited in Bank's Collateral Account and held under joint custody receipt in the name of Depositor and Bank, and agrees that such Collateral shall at all times be maintained in a market value amount equal to at least One Hundred Six Percent (106%) of the amount of the deposit, including accrued interest, in excess of FDIC insurance. All such collateral shall be approved by Depositor's Director of Finance and shall comply with Section 2-228, Authorized and Suitable Investments, of the Joplin City Code.

2. Safekeeping Provision. The Bank will maintain the Collateral in a collateral Account. The Collateral shall be released only upon the joint written authorization of the Depositor and the Bank. The Bank may substitute or exchange Collateral held in the Collateral Account as hereinafter provided.

3. Representations. The Bank represents to the Depositor; (a) that the Bank is the sole legal and actual owner of the Collateral; (b) that no other security interest has been, nor will be, granted in the Collateral: and (c) that the deposits of Depositor up to One Hundred Thousand and No/00 Dollars ($100,000) are insured by the FDIC.

4. Default. The Bank shall be in default if it fails to pay, on demand, all or any part of a Certificate of Deposit including earned interest. It shall also be an event of default in the event a receiver is appointed for substantially all of Bank's assets pursuant to applicable banking law or regulation. The Custodian must receive notice that a default has occurred.

   Until Custodian has been notified in writing that a default has occurred, Bank shall be entitled to collect all interest and other payments, which may become due on or from the securities in the hands of Custodian. Custodian is hereby authorized, empowered and directed to pay and deliver over to Bank, in accordance with the terms of this Agreement and instructions issued in connection with the Agreement, all such interest and other payments, as same mature.

5. Proceeds. In the event of a default, the Depositor is authorized to demand the transfer of the Collateral or to order the liquidation of same with all proceeds payable to the Depositor up to the amount of Depositor's uninsured deposits. Upon receipt of written notice from Depositor that there has been a default by Bank, Custodian is authorized and directed to deliver to Depositor any and all pledged securities or proceeds therefrom which are demanded by Depositor and to give notice of such delivery to Bank. Custodian shall be discharged of all further responsibilities with respect to the surrendered pledged securities or proceeds.

6. Statements. The Bank agrees to furnish monthly to the Depositor a statement listing a description of the Collateral pledged and held in safekeeping by Custodian. The statement will include CUSIP number, collateral description, par value, interest rate, market value and maturity date of the Collateral.

7. Substitution. The substitution or exchange of similar securities comprising the Collateral may be made by the Bank only with the prior written consent of Depositor. Such consent shall not unreasonably be withheld. Depositor must provide written authorization of maturing collateral to the Custodian within three (3) banking days of a request for such authorization. Depositor will pay a fee equal to federal funds rate at that time if the authorization is not provided within that time period.

8. Safekeeping Receipt. Upon receipt of the pledged securities, Custodian shall prepare its safekeeping receipt, in duplicate, describing in sufficient detail and identifying the pledged securities. Such receipts, which are neither transferable nor assignable, shall be mailed to Depositor and to Bank.

9. Financial Condition. The Bank agrees to provide to Depositor on written request a copy of its most recently published Call Report and agrees to provide an annual audited financial statement of Bank's parent bank holding company upon written request.

10. Authorization. Depositor and Bank each represents and warrants to the other that this Agreement is made pursuant to, and is duly authorized by, resolution of its respective Board of Directors or other governing body.

11. Depositories for Public Funds. This Agreement is subject to the provisions of Chapter 110, Depositories for Public Funds, RSMO. (1994).

12. Non-assignability. This Agreement is not assignable in whole or in part, but is binding on the parties hereto and their successors and permitted assigns.

13. Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Missouri except to the extent Federal law preempts State law.

14. Termination. Bank may terminate this Agreement at any time by paying over all deposits plus interest which would be earned for the remainder of the term to Depositor and, in the event of such payment and the submission to custodian of the written statement of Depositor to the effect, all securities then held by Custodian under this Agreement shall forthwith be delivered to Bank and this agreement shall thereupon be terminated. Depositor may terminate this Agreement at any time by giving notice to Bank and Custodian.

15. Fees. All fees and charges of Custodian for services under this agreement shall be paid by Bank.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

"Depositor": City of Joplin

By: _____

Title: Nicholas Edwards, City Manager

Address: 602 South Main Street
Joplin, MO 64801

"Bank": _____ Bank, N.A.

By: _____

Title: Vice President

Address:

CERTIFICATE OF SECRETARY OF DEPOSITOR INSTITUTION

The undersigned, Secretary of Depository Institution, hereby certifies that the execution of the foregoing Depository Agreement has been authorized by Ordinance No. passed by the Council of the City of Joplin, Missouri the day of April 2026 and Ordinance No. 2026-XXX passed by the Council of the City of Joplin, Missouri, the XX day of April, 2026.

Further certifies that a duplicate original of the foregoing Depository Agreement is maintained in the official records of the Depository Institution.

IN WITNESS WHEREOF, the Secretary has executed this certification and affixed the corporate seal of the Depository Institution as of this day of April 2026.

(SEAL)

_____
Secretary of Depository Institution

COUNCIL BILL NO. 2026-508 ORDINANCE NO.

AN ORDINANCE approving an agreement for banking and depository services by and between Commerce Bank and the City of Joplin, Missouri, for Commerce Bank to provide banking and depository services to the City of Joplin; authorizing the City Manager to execute said agreements; and setting a date when this Ordinance shall become effective.

WHEREAS, the City of Joplin, Missouri has advertised and received written proposals to provide banking and depository services; and,

WHEREAS, Commerce Bank has submitted the best proposal for banking and depository services.

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

Section 1. That the City enter into an agreement with Commerce Bank to provide banking and depository services in accordance with the proposal received February 12, 2026, for a period of four (4) years from July 1, 2026, with a fifth year upon mutual agreement of both parties, a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A" be and the same is hereby approved.

Section 2. That the City enter into a treasury management agreement with Commerce Bank wherein Commerce Bank pledges suitable collateral in an amount exceeding applicable insurance provided by the FDIC, to ensure safekeeping of City funds in accordance with the proposal received February 12, 2026, a true and accurate copy of the same being attached hereto and incorporated herein as "Attachment D" be and the same is hereby approved.

Section 3. That the City Manager of the City of Joplin, Missouri is authorized and directed to execute said agreements, in substantially similar form, for and on behalf of the City of Joplin, Missouri.

Section 4. That this Ordinance shall become effective on April 7, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2026.

_____

Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-606– Approving the purchase of annual insurance premiums from multiple insurance carriers to provide property, casualty and liability coverage for the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin.

MEETING DATE
March 16, 2026

ORIGINATING DEPT
Human Resources

ATTACHMENTS
CB 2026-606 Ordinance; Exhibit "A" cost breakdown of insurance policies, Exhibit "B" Insurance Renewal Proposal (26-27 Multi Lines Proposal – Joplin).

REVIEWED BY
Department Head: Michelle Ducre; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves the purchase of property, casualty, and liability insurance from various providers for the City of Joplin, effective April 7, 2026 at midnight.

BACKGROUND
In January 2026, our Insurance Broker of Record, Higginbotham went to the insurance market to obtain renewal bids for the City's liability insurance policies: property, general liability, employee benefits liability, law enforcement, public entity management, public entity employment related practices, auto, auto physical damage, umbrella excess liability, medical facility professional liability, fine arts, workers' compensation, crime, cyber, drone and aviation liability. Higginbotham reviewed the quotes and prepared a renewal proposal for Council consideration and approval. Policies will be renewed on an annual basis.

In 2025, our total insurance premiums were $1,639,812 and in 2026 the premiums are $1,760,301. The premium summary is attached for itemized listing of premiums for both years.

FUNDING SOURCE
These premiums are included in the FY 2025-26 budget in the Liability Insurance Fund.

RECOMMENDATION
Staff recommends approval of this council bill on first reading to ensure that coverage is in place before the April 7th renewal deadline.

Higginbotham™
Insurance and Financial Services

2025 Total Premium: $1,639,812

Line Of Business	Coverage	Retention	Exposure
Work Comp	Statutory	$2,679,005	$ 28,492,928.00
Auto	$1,000,000	$200,000	374
Crime	$2,000,000	$50,000	-
Property	$75,000,000	$100,000	$267,166,989
Inland Marine	$7,287,793	$2,500	$7,287,793
Drone	$1,000,000	$5,000	6 Drones
Professional Liability	$1,000,000	$2,500	-
General Liability	$1,000,000	$200,000	-
Liquor Liability	$1,000,000	$200,000	-
EBL	$1,000,000	$200,000	-
LEL	$1,000,000	$200,000	-
PEML	$1,000,000	$200,000	-
EPLI	$1,000,000	$200,000	-
Excess	$4,000,000	$10,000	Underlying
Airport	$25,000,000	-	-
Cyber	$1,000,000	$100,000	-
Fine Arts	$19,114,915	$5,000	$19,114,915
Excess Property	$192,310,989	$100,000	$267,166,989

2026 Total Premium: $1,760,301

Line Of Business	Coverage	Retention	Exposure
Work Comp	Statutory	$2,679,005	$31,697,614
Auto	$1,000,000	$200,000	343
Crime	$2,000,000	$50,000	-
Property	$75,000,000	$100,000	$290,625,701
Inland Marine	$7,751,058	$2,500	$7,751,058
Drone	$1,000,000	$5,000	6 Drones
Professional Liability	$1,000,000	$2,500	-
General Liability	$1,000,000	$200,000	-
Liquor Liability	$1,000,000	$200,000	-
EBL	$1,000,000	$200,000	-
LEL	$1,000,000	$200,000	-
PEML	$1,000,000	$200,000	-
EPLI	$1,000,000	$200,000	-
Excess	$4,000,000	$10,000	Underlying
Airport	$25,000,000	-	-
Cyber	$1,000,000	$100,000	-
Fine Arts	$19,229,915	$5,000	$19,229,915
Excess Property	$215,625,701	$100,000	$290,625,701

Higginbotham™
Insurance and Financial Services

PREMIUMS

Coverage	Renewal 2026	Expiring 2025
Property	$425,322	$376,580
Excess Property	$362,750	$365,000
Inland Marine	$33,799	$31,921
Crime	$5,533	$5,824
General Liability	$73,800	$65,500
Employee Benefits Liability	$63	$56
Liquor Liability	$192	$143
Law Enforcement Liability	$129,850	$104,000
Public Entity Management Liability	$32,580	$30,300
Public Entity Employment Related Practices Liability	$22,500	$21,250
Auto Liability	$148,478	$139,753
Auto Physical Damage	$39,285	$46,103
Umbrella Excess Liability	$108,637	$95,602
Professional Liability – Health Department	$28,449	$28,449
Aviation – Unmanned Aircraft	$5,097	$4,897
Airport Owners And Operators Liability	$19,724	$21,696
Museum	$11,826	$12,226
Workers' Compensation	$216,316	$192,512
Cyber	$36,100	$38,000
Risk Management Fee	$60,000	$60,000
Total	*$1,760,301*	*$1,639,812*

Higginbotham™

Lead with values and value leads.



Insurance Proposal

Prepared for:

City Of Joplin, MO

Dawson Nimmo
Regional Sales Director
Proposal Date: April, 2026

Higginbotham Insurance Agency
www.higginbotham.com

TABLE OF CONTENTS

Team Sheet 3
Supplemental 4
Higg Service24 5
Property 6
Excess Property 31
Crime 35
Inland Marine 37
General Liability 53
Professional Liability – Health Department 59
Aviation – Unmanned Aircraft 62
Airport Owners and Operators Liability 64
Automobile 66
Umbrella 79
Museum 81
Cyber Liability 83
Workers' Compensation 86
Premium Summary 89
Proposal Acceptance 91
Recommendations 92

Your Business Insurance Service Team

Core Service Team



Dawson Nimmo, CIC, PWCA
Regional Sales Director, Commercial Lines
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Jon Deroo
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Haley Henderson
Account Manager
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Day Two Services® Team

Vance Lee, CSP, ARM, CRM
Managing Director of Risk Management
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Michelle Jones, JD, CRIS, MLIS, CRM
Director of Contract Review
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Explanations are in general terms and do not change or replace the terms or conditions of the policies.

SUPPLEMENTAL TO PROPOSAL

This insurance document is furnished to you as a matter of information for your convenience. It only summarizes the listed proposed policy(ies) and is not intended to reflect all terms and conditions or exclusions of each proposed policy(ies). Moreover, the information contained in this document reflects proposed coverage as of the effective date(s) of the proposed policy(ies) and does not include subsequent changes. This document is not an insurance policy and does not amend, alter or extend the coverage afforded by the listed proposed policy(ies). The insurance afforded by the listed proposed policy(ies) is subject to all terms, exclusions and conditions of such proposed policy(ies). All coverages, coverage forms, rates, rating procedures, rating plans, deductibles and other provisions will apply in conformance with those used by the various Insurance Companies and authorized by the State Regulatory Authorities. Any provision contained herein which conflicts with State Regulations will be amended as required to conform.

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HIG Service24

A 24/7 Service Portal

You know the saying – time is your most valuable asset. At Higginbotham, we help you make the most of it with HIG Service24. With this software, you have a resource that streamlines service, empowering you to communicate with your account team and take action on your insurance policies 24/7. You get immediate fulfillment by logging into a secure online portal or mobile app.

Service Anytime, Anywhere

HIG Service24 conveniently makes your insurance information immediately available to you so you'll never have to search for your policy documents again. And, you can act upon your policies for real-time service whenever the need arises on your computer or mobile device.

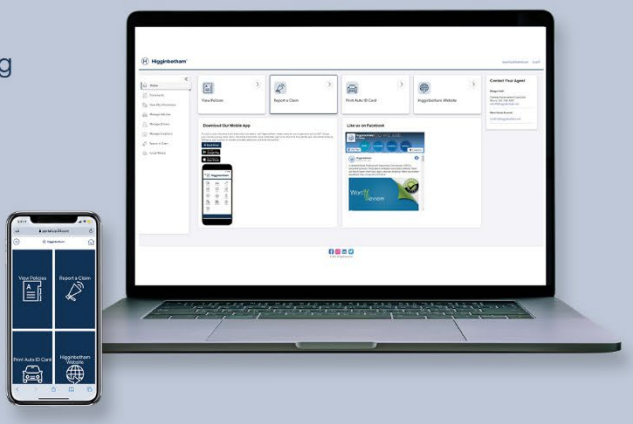
Time-Saving Capabilities

HIG Service24 is simple to use, letting you:

- Obtain Certificates of Insurance instantly.
- Print auto ID cards on demand.
- Print lists of vehicles, drivers or certificate holders.
- Request policy changes, like updating your address or adding vehicles/drivers.
- View your policy information.
- Share documents with us.
- Pay bills.
- Report claims.

Easy Access

To get started, go to https://portal.csr24.com/mvc/7282374 to create a unique login ID and password that gives you access to your insurance policies and keeps your information protected. Or, contact your account team to get set up. Either way you choose, you'll receive a user manual with step-by-step instructions so you can make the most of all the ways HIG Service24 makes the most of your time.



PROPERTY

CARRIER Federal Insurance Company

A.M. BEST RATING A++ (Superior)

POLICY PERIOD 4/7/2026 - 4/7/2027

COVERAGE Property

NAMED INSURED

- City Of Joplin

PERILS INSURED

Risks of Direct Physical Loss, Including Theft of Contents and Limited Transit Subject to Policy Terms, Conditions and Exclusions. Flood and Earthquake are specifically excluded. Please advise if quote for Flood and/or Earthquake are desired.

Premises Coverages Blanket Limits

Coverage	Limit
Building – Margin 110% Contents – Margin 110%	$75,000,000

Property Covered and Amounts

Location No.	Bldg No.	Address Line #1	Coverage	Limit
1	1	509 KENTUCKY AVE	BUILDING	226,414
1	1	509 KENTUCKY AVE	PERSONAL PROPERTY	31,950
1	1	509 KENTUCKY AVE	PAVED SURFACES	1,785
2	1	602 S MAIN ST	BUILDING	35,585,500
2	1	602 S MAIN ST	PERSONAL PROPERTY	1,461,385
2	1	602 S MAIN ST	PAVED SURFACES	1,785
3	1	303 E 3RD ST	BUILDING	11,847,575
3	1	303 E 3RD ST	PERSONAL PROPERTY	6,599,353
3	1	303 E 3RD ST	PAVED SURFACES	1,785
3	2	303 E 3RD ST	BUILDING	171,928
3	2	303 E 3RD ST	PERSONAL PROPERTY	10,424
3	2	303 E 3RD ST	PAVED SURFACES	1,785
3	3	303 E 3RD ST	BUILDING	380,225
3	3	303 E 3RD ST	PERSONAL PROPERTY	11,021
3	3	303 E 3RD ST	PAVED SURFACES	1,785
4	1	3402 S HEARNES BLVD	BUILDING	1,763,360

4	1	3402 S HEARNES BLVD	PERSONAL PROPERTY	330,630
4	1	3402 S HEARNES BLVD	PAVED SURFACES	1,785
5	1	2825 W JUNGE BLVD	BUILDING	1,873,570
5	1	2825 W JUNGE BLVD	PERSONAL PROPERTY	330,630
5	1	2825 W JUNGE BLVD	PAVED SURFACES	100
6	1	2717 NEWMAN RD	BUILDING	793,512
6	1	2717 NEWMAN RD	PERSONAL PROPERTY	192,868
6	1	2717 NEWMAN RD	PAVED SURFACES	1,785
6	2	2717 NEWMAN RD	BUILDING	3,857
6	2	2717 NEWMAN RD	PERSONAL PROPERTY	9,368
6	2	2717 NEWMAN RD	PAVED SURFACES	1,785
6	3	2717 NEWMAN RD	BUILDING	2,755
6	3	2717 NEWMAN RD	PERSONAL PROPERTY	2,755
6	3	2717 NEWMAN RD	PAVED SURFACES	1,785
6	4	2717 NEWMAN RD	BUILDING	41,200
6	4	2717 NEWMAN RD	PAVED SURFACES	1,785
7	1	3223 TEXAS AVE	BUILDING	848,617
7	1	3223 TEXAS AVE	PERSONAL PROPERTY	192,868
7	1	3223 TEXAS AVE	PAVED SURFACES	1,785
7	2	3223 TEXAS AVE	BUILDING	3,857
7	2	3223 TEXAS AVE	PERSONAL PROPERTY	9,368
7	2	3223 TEXAS AVE	PAVED SURFACES	1,785
7	3	3223 TEXAS AVE	BUILDING	41,200
7	3	3223 TEXAS AVE	PAVED SURFACES	1,785
8	1	5302 W 32ND ST	BUILDING	2,314,410
8	1	5302 W 32ND ST	PERSONAL PROPERTY	275,525
8	1	5302 W 32ND ST	PAVED SURFACES	1,785
9	1	321 E 4TH ST	BUILDING	2,424,620
9	1	321 E 4TH ST	PERSONAL PROPERTY	131,245
9	1	321 E 4TH ST	PAVED SURFACES	100
10	1	4300 W 29TH ST	BUILDING	17,061
10	1	4300 W 29TH ST	PERSONAL PROPERTY	17,061
10	1	4300 W 29TH ST	PAVED SURFACES	1,785
10	2	4300 W 29TH ST	BUILDING	44,134
10	2	4300 W 29TH ST	PAVED SURFACES	1,785
11	1	212 W 8TH ST	BUILDING	3,941,516
11	1	212 W 8TH ST	PERSONAL PROPERTY	462,882
11	1	212 W 8TH ST	PAVED SURFACES	1,785

12	1	504 S SCHIFFERDECKER AVE	BUILDING	760,449
12	1	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	150,493
12	1	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	2	504 S SCHIFFERDECKER AVE	BUILDING	178,540
12	2	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	84,515
12	2	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	3	504 S SCHIFFERDECKER AVE	BUILDING	281,036
12	3	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	47,169
12	3	504 S SCHIFFERDECKER AVE	PAVED SURFACES	100
12	4	504 S SCHIFFERDECKER AVE	BUILDING	240,928
12	4	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	267,567
12	4	504 S SCHIFFERDECKER AVE	PAVED SURFACES	100
12	5	504 S SCHIFFERDECKER AVE	BUILDING	123,986
12	5	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	422,520
12	5	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	6	504 S SCHIFFERDECKER AVE	BUILDING	65,575
12	6	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	7	504 S SCHIFFERDECKER AVE	BUILDING	28,655
12	7	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	8	504 S SCHIFFERDECKER AVE	BUILDING	82,658
12	8	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	9	504 S SCHIFFERDECKER AVE	BUILDING	59,513

12	9	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	197
12	9	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	10	504 S SCHIFFERDECKER AVE	BUILDING	19,838
12	10	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	11	504 S SCHIFFERDECKER AVE	BUILDING	224,828
12	11	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	8,474
12	11	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	12	504 S SCHIFFERDECKER AVE	BUILDING	19,838
12	12	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	13	504 S SCHIFFERDECKER AVE	BUILDING	11,021
12	13	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	22,042
12	13	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	14	504 S SCHIFFERDECKER AVE	BUILDING	721,000
12	14	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	15	504 S SCHIFFERDECKER AVE	BUILDING	67,228
12	15	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	16	504 S SCHIFFERDECKER AVE	BUILDING	52,460
12	16	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	17	504 S SCHIFFERDECKER AVE	BUILDING	55,105
12	17	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	18	504 S SCHIFFERDECKER AVE	BUILDING	44,084
12	18	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785

12	19	504 S SCHIFFERDECKER AVE	BUILDING	44,084
12	19	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	20	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	55,105
12	20	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	21	504 S SCHIFFERDECKER AVE	PERSONAL PROPERTY	27,553
12	21	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	22	504 S SCHIFFERDECKER AVE	BUILDING	5,841,130
12	22	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	23	504 S SCHIFFERDECKER AVE	BUILDING	17,083
12	23	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	24	504 S SCHIFFERDECKER AVE	BUILDING	2,645,040
12	24	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
12	25	504 S SCHIFFERDECKER AVE	BUILDING	582,629
12	25	504 S SCHIFFERDECKER AVE	PAVED SURFACES	1,785
13	1	501 S TURK AVE	BUILDING	223,726
13	1	501 S TURK AVE	PERSONAL PROPERTY	4,154
13	1	501 S TURK AVE	PAVED SURFACES	1,785
13	2	501 S TURK AVE	BUILDING	2,760
13	2	501 S TURK AVE	PAVED SURFACES	1,785
13	3	501 S TURK AVE	BUILDING	223,726
13	3	501 S TURK AVE	PAVED SURFACES	1,785
13	4	501 S TURK AVE	BUILDING	44,084
13	4	501 S TURK AVE	PAVED SURFACES	1,785
13	5	501 S TURK AVE	BUILDING	30,000
13	5	501 S TURK AVE	PAVED SURFACES	1,785
14	1	W 26TH ST	BUILDING	229,237
14	1	W 26TH ST	PERSONAL PROPERTY	18,510

14	1	W 26TH ST	PAVED SURFACES	1,785
14	2	W 26TH ST	BUILDING	30,859
14	2	W 26TH ST	PAVED SURFACES	1,785
14	3	W 26TH ST	BUILDING	1,432,730
14	3	W 26TH ST	PERSONAL PROPERTY	3,306
14	3	W 26TH ST	PAVED SURFACES	1,785
14	4	W 26TH ST	PERSONAL PROPERTY	247,973
14	4	W 26TH ST	PAVED SURFACES	1,785
14	5	W 26TH ST	PERSONAL PROPERTY	165,315
14	5	W 26TH ST	PAVED SURFACES	1,785
14	6	W 26TH ST	PERSONAL PROPERTY	109,777
14	6	W 26TH ST	PAVED SURFACES	1,785
14	7	W 26TH ST	PERSONAL PROPERTY	15,338
14	7	W 26TH ST	PAVED SURFACES	1,785
14	8	W 26TH ST	PERSONAL PROPERTY	2,096
14	8	W 26TH ST	PAVED SURFACES	1,785
14	9	W 26TH ST	PERSONAL PROPERTY	672,376
14	9	W 26TH ST	PAVED SURFACES	1,785
14	10	W 26TH ST	BUILDING	101,606
14	10	W 26TH ST	PAVED SURFACES	1,785
14	11	W 26TH ST	BUILDING	40,227
14	11	W 26TH ST	PAVED SURFACES	1,785
14	12	W 26TH ST	BUILDING	33,063
14	12	W 26TH ST	PAVED SURFACES	1,785
14	13	W 26TH ST	BUILDING	59,527
14	13	W 26TH ST	PAVED SURFACES	1,785
14	14	W 26TH ST	BUILDING	70,165
14	14	W 26TH ST	PAVED SURFACES	1,785
15	1	530 S SCHOOL AVE	BUILDING	228,135
15	1	530 S SCHOOL AVE	PERSONAL PROPERTY	7,822
15	1	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	2	530 S SCHOOL AVE	BUILDING	223,726
15	2	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	3	530 S SCHOOL AVE	BUILDING	59,513
15	3	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	4	530 S SCHOOL AVE	BUILDING	9,919
15	4	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	5	530 S SCHOOL AVE	BUILDING	9,919

15	5	530 S SCHOOL AVE	PERSONAL PROPERTY	4,818
15	5	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	6	530 S SCHOOL AVE	BUILDING	20,940
15	6	530 S SCHOOL AVE	PERSONAL PROPERTY	5,396
15	6	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	7	530 S SCHOOL AVE	BUILDING	21,491
15	7	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	8	530 S SCHOOL AVE	BUILDING	1,133,000
15	8	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	9	530 S SCHOOL AVE	BUILDING	44,551
15	9	530 S SCHOOL AVE	PAVED SURFACES	1,785
15	10	530 S SCHOOL AVE	BUILDING	500,000
15	10	530 S SCHOOL AVE	PAVED SURFACES	1,785
16	1	4600 MC CLELLAND PARK BLVD	BUILDING	59,513
16	1	4600 MC CLELLAND PARK BLVD	PAVED SURFACES	1,785
16	2	4600 MC CLELLAND PARK BLVD	BUILDING	83,760
16	2	4600 MC CLELLAND PARK BLVD	PAVED SURFACES	1,785
16	3	4600 MC CLELLAND PARK BLVD	BUILDING	67,228
16	3	4600 MC CLELLAND PARK BLVD	PAVED SURFACES	1,785
16	4	4600 MC CLELLAND PARK BLVD	BUILDING	44,084
16	4	4600 MC CLELLAND PARK BLVD	PAVED SURFACES	1,785
16	5	4600 MC CLELLAND PARK BLVD	BUILDING	66,126
16	5	4600 MC CLELLAND PARK BLVD	PAVED SURFACES	1,785
17	1	1305 E 3RD ST	BUILDING	4,298,190
17	1	1305 E 3RD ST	PERSONAL PROPERTY	6,030
17	1	1305 E 3RD ST	PAVED SURFACES	1,785
17	2	1305 E 3RD ST	BUILDING	110,210
17	2	1305 E 3RD ST	PAVED SURFACES	1,785
18	1	2202 S JACKSON AVE	BUILDING	1,212,310
18	1	2202 S JACKSON AVE	PERSONAL PROPERTY	18,512

18	1	2202 S JACKSON AVE	PAVED SURFACES	1,785
18	2	2202 S JACKSON AVE	BUILDING	2,976
18	2	2202 S JACKSON AVE	PAVED SURFACES	1,785
19	1	520 S SCHOOL AVE	BUILDING	330,630
19	1	520 S SCHOOL AVE	PERSONAL PROPERTY	13,036
19	1	520 S SCHOOL AVE	PAVED SURFACES	1,785
20	1	2200 INDEPENDENCE AVE	BUILDING	223,726
20	1	2200 INDEPENDENCE AVE	PAVED SURFACES	1,785
20	2	2200 INDEPENDENCE AVE	BUILDING	33,063
20	2	2200 INDEPENDENCE AVE	PAVED SURFACES	1,785
20	3	2200 INDEPENDENCE AVE	BUILDING	16,532
20	3	2200 INDEPENDENCE AVE	PAVED SURFACES	1,785
20	4	2200 INDEPENDENCE AVE	BUILDING	26,750
20	4	2200 INDEPENDENCE AVE	PAVED SURFACES	1,785
21	1	201 E 28TH ST	BUILDING	34,716
21	1	201 E 28TH ST	PAVED SURFACES	1,785
21	2	201 E 28TH ST	BUILDING	33,063
21	2	201 E 28TH ST	PAVED SURFACES	1,785
21	3	201 E 28TH ST	BUILDING	27,553
21	3	201 E 28TH ST	PAVED SURFACES	1,785
22	1	501 NE MURPHY BLVD	BUILDING	52,901
22	1	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	2	501 NE MURPHY BLVD	BUILDING	52,901
22	2	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	3	501 NE MURPHY BLVD	BUILDING	44,084
22	3	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	4	501 NE MURPHY BLVD	BUILDING	44,084
22	4	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	5	501 NE MURPHY BLVD	BUILDING	169,283
22	5	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	6	501 NE MURPHY BLVD	BUILDING	50,000
22	6	501 NE MURPHY BLVD	PAVED SURFACES	1,785

22	7	501 NE MURPHY BLVD	BUILDING	50,000
22	7	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	8	501 NE MURPHY BLVD	BUILDING	400,000
22	8	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	9	501 NE MURPHY BLVD	BUILDING	80,000
22	9	501 NE MURPHY BLVD	PAVED SURFACES	1,785
22	10	501 NE MURPHY BLVD	BUILDING	80,000
22	10	501 NE MURPHY BLVD	PAVED SURFACES	1,785
23	1	2931 S JACKSON AVE	BUILDING	33,063
23	1	2931 S JACKSON AVE	PAVED SURFACES	1,785
24	1	1715 KANSAS AVE	BUILDING	44,084
24	1	1715 KANSAS AVE	PAVED SURFACES	1,785
24	2	1715 KANSAS AVE	BUILDING	93,679
24	2	1715 KANSAS AVE	PAVED SURFACES	1,785
24	3	1715 KANSAS AVE	BUILDING	66,126
24	3	1715 KANSAS AVE	PAVED SURFACES	1,785
24	4	1715 KANSAS AVE	BUILDING	27,553
24	4	1715 KANSAS AVE	PAVED SURFACES	1,785
24	5	1715 KANSAS AVE	BUILDING	32,742
24	5	1715 KANSAS AVE	PAVED SURFACES	1,785
24	6	1715 KANSAS AVE	BUILDING	57,695
24	6	1715 KANSAS AVE	PAVED SURFACES	1,785
24	7	1715 KANSAS AVE	BUILDING	70,165
24	7	1715 KANSAS AVE	PAVED SURFACES	100
24	8	1715 KANSAS AVE	BUILDING	18,371
24	8	1715 KANSAS AVE	PAVED SURFACES	1,785
24	9	1715 KANSAS AVE	BUILDING	17,124
24	9	1715 KANSAS AVE	PAVED SURFACES	1,785
24	10	1715 KANSAS AVE	BUILDING	35,834
24	10	1715 KANSAS AVE	PAVED SURFACES	1,785
25	1	3301 W 1ST ST	BUILDING	375,913
25	1	3301 W 1ST ST	PERSONAL PROPERTY	44,084
25	1	3301 W 1ST ST	PAVED SURFACES	1,785
25	2	3301 W 1ST ST	BUILDING	2,265,489
25	2	3301 W 1ST ST	PAVED SURFACES	1,785
25	3	3301 W 1ST ST	BUILDING	520,150
25	3	3301 W 1ST ST	PERSONAL PROPERTY	82,400
25	3	3301 W 1ST ST	PAVED SURFACES	1,785

25	4	3301 W 1ST ST	BUILDING	2,260,335
25	4	3301 W 1ST ST	PERSONAL PROPERTY	13,245
25	4	3301 W 1ST ST	PAVED SURFACES	1,785
25	5	3301 W 1ST ST	BUILDING	439,347
25	5	3301 W 1ST ST	PERSONAL PROPERTY	20,600
25	5	3301 W 1ST ST	PAVED SURFACES	1,785
25	6	3301 W 1ST ST	BUILDING	515,000
25	6	3301 W 1ST ST	PERSONAL PROPERTY	20,600
25	6	3301 W 1ST ST	PAVED SURFACES	1,785
25	7	3301 W 1ST ST	BUILDING	515,000
25	7	3301 W 1ST ST	PERSONAL PROPERTY	20,600
25	7	3301 W 1ST ST	PAVED SURFACES	1,785
25	8	3301 W 1ST ST	BUILDING	2,575,000
25	8	3301 W 1ST ST	PAVED SURFACES	100
25	9	3301 W 1ST ST	BUILDING	1,030,000
25	9	3301 W 1ST ST	PAVED SURFACES	1,785
25	10	3301 W 1ST ST	BUILDING	30,000
25	10	3301 W 1ST ST	PAVED SURFACES	1,785
26	1	1301 W 2ND ST	BUILDING	1,041,485
26	1	1301 W 2ND ST	PERSONAL PROPERTY	60,233
26	1	1301 W 2ND ST	PAVED SURFACES	1,785
26	2	1301 W 2ND ST	BUILDING	1,470,201
26	2	1301 W 2ND ST	PERSONAL PROPERTY	1,778,689
26	2	1301 W 2ND ST	PAVED SURFACES	1,785
26	3	1301 W 2ND ST	BUILDING	231,441
26	3	1301 W 2ND ST	PERSONAL PROPERTY	52,145
26	3	1301 W 2ND ST	PAVED SURFACES	1,785
26	4	1301 W 2ND ST	BUILDING	2,093,990
26	4	1301 W 2ND ST	PAVED SURFACES	1,785
26	5	1301 W 2ND ST	BUILDING	1,102,100
26	5	1301 W 2ND ST	PAVED SURFACES	1,785
26	6	1301 W 2ND ST	BUILDING	99,189
26	6	1301 W 2ND ST	PERSONAL PROPERTY	27,553
26	6	1301 W 2ND ST	PAVED SURFACES	1,785
26	7	1301 W 2ND ST	BUILDING	169,537
26	7	1301 W 2ND ST	PAVED SURFACES	1,785
26	8	1301 W 2ND ST	BUILDING	86,094
26	8	1301 W 2ND ST	PAVED SURFACES	1,785

26	9	1301 W 2ND ST	BUILDING	120,520
26	9	1301 W 2ND ST	PAVED SURFACES	1,785
26	10	1301 W 2ND ST	PERSONAL PROPERTY	110,210
26	10	1301 W 2ND ST	PAVED SURFACES	1,785
26	11	1301 W 2ND ST	BUILDING	13,442
26	11	1301 W 2ND ST	PAVED SURFACES	1,785
26	12	1301 W 2ND ST	BUILDING	13,648
26	12	1301 W 2ND ST	PAVED SURFACES	1,785
26	13	1301 W 2ND ST	BUILDING	9,041
26	13	1301 W 2ND ST	PAVED SURFACES	1,785
26	14	1301 W 2ND ST	BUILDING	4,944
26	14	1301 W 2ND ST	PAVED SURFACES	1,785
27	1	7331 STATE HWY 43	BUILDING	3,306,300
27	1	7331 STATE HWY 43	PERSONAL PROPERTY	208,294
27	1	7331 STATE HWY 43	PAVED SURFACES	1,785
27	2	7331 STATE HWY 43	BUILDING	2,204,200
27	2	7331 STATE HWY 43	PAVED SURFACES	1,785
27	3	7331 STATE HWY 43	BUILDING	55,105
27	3	7331 STATE HWY 43	PAVED SURFACES	1,785
27	4	7331 STATE HWY 43	BUILDING	132,817
27	4	7331 STATE HWY 43	PERSONAL PROPERTY	8,474
27	4	7331 STATE HWY 43	PAVED SURFACES	1,785
27	5	7331 STATE HWY 43	BUILDING	6,612,600
27	5	7331 STATE HWY 43	PERSONAL PROPERTY	220,420
27	5	7331 STATE HWY 43	PAVED SURFACES	1,785
27	6	7331 STATE HWY 43	BUILDING	3,526,720
27	6	7331 STATE HWY 43	PERSONAL PROPERTY	220,420
27	6	7331 STATE HWY 43	PAVED SURFACES	1,785
27	7	7331 STATE HWY 43	BUILDING	551,050
27	7	7331 STATE HWY 43	PERSONAL PROPERTY	165,315
27	7	7331 STATE HWY 43	PAVED SURFACES	1,785
27	8	7331 STATE HWY 43	BUILDING	5,665,000
27	8	7331 STATE HWY 43	PERSONAL PROPERTY	103,000
27	8	7331 STATE HWY 43	PAVED SURFACES	1,785
27	9	7331 STATE HWY 43	BUILDING	551,880
27	9	7331 STATE HWY 43	PAVED SURFACES	1,785
27	10	7331 STATE HWY 43	BUILDING	253,865
27	10	7331 STATE HWY 43	PAVED SURFACES	1,785

28	1	303 S HIGH AVE	BUILDING	54,003
28	1	303 S HIGH AVE	PAVED SURFACES	1,785
29	1	130 N PORTER AVE	BUILDING	352,672
29	1	130 N PORTER AVE	PAVED SURFACES	1,785
30	1	123 S MAIN ST	BUILDING	992,992
30	1	123 S MAIN ST	PAVED SURFACES	1,785
31	1	44TH & VIRGINIA BELOW GROUND	BUILDING	617,176
31	1	44TH & VIRGINIA BELOW GROUND	PERSONAL PROPERTY	132,252
31	1	44TH & VIRGINIA BELOW GROUND	PAVED SURFACES	1,785
31	2	44TH & VIRGINIA BELOW GROUND	BUILDING	96,389
31	2	44TH & VIRGINIA BELOW GROUND	PAVED SURFACES	1,785
31	3	44TH & VIRGINIA BELOW GROUND	BUILDING	1,600,000
31	3	44TH & VIRGINIA BELOW GROUND	PAVED SURFACES	1,785
31	4	44TH & VIRGINIA BELOW GROUND	BUILDING	1,600,000
31	4	44TH & VIRGINIA BELOW GROUND	PAVED SURFACES	1,785
32	1	4625 N LONE ELM AVE	BUILDING	119,440
32	1	4625 N LONE ELM AVE	PERSONAL PROPERTY	112,932
32	1	4625 N LONE ELM AVE	PAVED SURFACES	100
33	1	2860 APRICOT DR	BUILDING	253,483
33	1	2860 APRICOT DR	PAVED SURFACES	1,785
33	2	2860 APRICOT DR	BUILDING	209,399
33	2	2860 APRICOT DR	PERSONAL PROPERTY	132,252
33	2	2860 APRICOT DR	PAVED SURFACES	1,785
33	3	2860 APRICOT DR	BUILDING	170,826
33	3	2860 APRICOT DR	PAVED SURFACES	1,785
33	4	2860 APRICOT DR	BUILDING	1,629,434
33	4	2860 APRICOT DR	PERSONAL PROPERTY	130,356
33	4	2860 APRICOT DR	PAVED SURFACES	1,785
33	5	2860 APRICOT DR	BUILDING	895,800
33	5	2860 APRICOT DR	PERSONAL PROPERTY	110,803
33	5	2860 APRICOT DR	PAVED SURFACES	1,785

33	6	2860 APRICOT DR	BUILDING	391,509
33	6	2860 APRICOT DR	PERSONAL PROPERTY	19,553
33	6	2860 APRICOT DR	PAVED SURFACES	1,785
33	7	2860 APRICOT DR	BUILDING	132,511
33	7	2860 APRICOT DR	PAVED SURFACES	1,785
33	8	2860 APRICOT DR	BUILDING	119,440
33	8	2860 APRICOT DR	PERSONAL PROPERTY	13,036
33	8	2860 APRICOT DR	PAVED SURFACES	1,785
33	9	2860 APRICOT DR	BUILDING	91,157
33	9	2860 APRICOT DR	PAVED SURFACES	1,785
33	10	2860 APRICOT DR	BUILDING	3,296,000
33	10	2860 APRICOT DR	PAVED SURFACES	1,785
33	11	2860 APRICOT DR	BUILDING	4,635,000
33	11	2860 APRICOT DR	PAVED SURFACES	1,785
33	12	2860 APRICOT DR	BUILDING	1,339,000
33	12	2860 APRICOT DR	PAVED SURFACES	1,785
33	13	2860 APRICOT DR	BUILDING	309,000
33	13	2860 APRICOT DR	PAVED SURFACES	1,785
33	14	2860 APRICOT DR	BUILDING	2,060,000
33	14	2860 APRICOT DR	PAVED SURFACES	1,785
33	15	2860 APRICOT DR	BUILDING	1,854,000
33	15	2860 APRICOT DR	PAVED SURFACES	1,785
33	16	2860 APRICOT DR	BUILDING	412,000
33	16	2860 APRICOT DR	PAVED SURFACES	1,785
33	17	2860 APRICOT DR	BUILDING	669,500
33	17	2860 APRICOT DR	PAVED SURFACES	1,785
33	18	2860 APRICOT DR	BUILDING	463,500
33	18	2860 APRICOT DR	PAVED SURFACES	1,785
33	19	2860 APRICOT DR	BUILDING	154,500
33	19	2860 APRICOT DR	PAVED SURFACES	1,785
33	20	2860 APRICOT DR	BUILDING	51,500
33	20	2860 APRICOT DR	PAVED SURFACES	1,785
34	1	3457 W EDDY	BUILDING	344,373
34	1	3457 W EDDY	PERSONAL PROPERTY	598,708
34	1	3457 W EDDY	PAVED SURFACES	1,785
34	2	3457 W EDDY	BUILDING	529,805
34	2	3457 W EDDY	PERSONAL PROPERTY	1,108,273
34	2	3457 W EDDY	PAVED SURFACES	1,785

34	3	3457 W EDDY	BUILDING	176,602
34	3	3457 W EDDY	PERSONAL PROPERTY	481,858
34	3	3457 W EDDY	PAVED SURFACES	1,785
34	4	3457 W EDDY	BUILDING	2,626,950
34	4	3457 W EDDY	PERSONAL PROPERTY	1,264,877
34	4	3457 W EDDY	PAVED SURFACES	1,785
34	5	3457 W EDDY	BUILDING	496,692
34	5	3457 W EDDY	PERSONAL PROPERTY	373,440
34	5	3457 W EDDY	PAVED SURFACES	1,785
34	6	3457 W EDDY	BUILDING	122,517
34	6	3457 W EDDY	PERSONAL PROPERTY	272,251
34	6	3457 W EDDY	PAVED SURFACES	1,785
34	7	3457 W EDDY	BUILDING	503,315
34	7	3457 W EDDY	PERSONAL PROPERTY	586,662
34	7	3457 W EDDY	PAVED SURFACES	1,785
34	8	3457 W EDDY	BUILDING	226,270
34	8	3457 W EDDY	PERSONAL PROPERTY	378,463
34	8	3457 W EDDY	PAVED SURFACES	1,785
34	9	3457 W EDDY	BUILDING	1,434,889
34	9	3457 W EDDY	PERSONAL PROPERTY	240,928
34	9	3457 W EDDY	PAVED SURFACES	1,785
34	10	3457 W EDDY	BUILDING	1,111,486
34	10	3457 W EDDY	PERSONAL PROPERTY	513,179
34	10	3457 W EDDY	PAVED SURFACES	1,785
34	11	3457 W EDDY	BUILDING	1,377,493
34	11	3457 W EDDY	PERSONAL PROPERTY	505,951
34	11	3457 W EDDY	PAVED SURFACES	1,785
34	12	3457 W EDDY	BUILDING	862,037
34	12	3457 W EDDY	PERSONAL PROPERTY	757,721
34	12	3457 W EDDY	PAVED SURFACES	1,785
34	13	3457 W EDDY	BUILDING	242,828
34	13	3457 W EDDY	PERSONAL PROPERTY	301,161
34	13	3457 W EDDY	PAVED SURFACES	1,785
34	14	3457 W EDDY	BUILDING	3,311,281
34	14	3457 W EDDY	PERSONAL PROPERTY	4,577,648
34	14	3457 W EDDY	PAVED SURFACES	1,785
34	15	3457 W EDDY	BUILDING	107,064
34	15	3457 W EDDY	PERSONAL PROPERTY	140,943

34	15	3457 W EDDY	PAVED SURFACES	1,785
34	16	3457 W EDDY	BUILDING	80,575
34	16	3457 W EDDY	PERSONAL PROPERTY	167,445
34	16	3457 W EDDY	PAVED SURFACES	1,785
34	17	3457 W EDDY	BUILDING	794,708
34	17	3457 W EDDY	PERSONAL PROPERTY	698,694
34	17	3457 W EDDY	PAVED SURFACES	1,785
34	18	3457 W EDDY	BUILDING	386,316
34	18	3457 W EDDY	PERSONAL PROPERTY	5,053,481
34	18	3457 W EDDY	PAVED SURFACES	1,785
34	19	3457 W EDDY	BUILDING	121,231
34	19	3457 W EDDY	PERSONAL PROPERTY	4,408,400
34	19	3457 W EDDY	PAVED SURFACES	1,785
34	20	3457 W EDDY	BUILDING	132,252
34	20	3457 W EDDY	PERSONAL PROPERTY	495,945
34	20	3457 W EDDY	PAVED SURFACES	1,785
34	21	3457 W EDDY	BUILDING	1,267,415
34	21	3457 W EDDY	PAVED SURFACES	1,785
34	22	3457 W EDDY	BUILDING	407,777
34	22	3457 W EDDY	PAVED SURFACES	1,785
34	23	3457 W EDDY	BUILDING	1,545,000
34	23	3457 W EDDY	PAVED SURFACES	100
34	24	3457 W EDDY	BUILDING	571,650
34	24	3457 W EDDY	PAVED SURFACES	1,785
34	25	3457 W EDDY	BUILDING	6,180,000
34	25	3457 W EDDY	PAVED SURFACES	1,785
34	26	3457 W EDDY	BUILDING	164,800
34	26	3457 W EDDY	PAVED SURFACES	1,785
34	27	3457 W EDDY	BUILDING	41,200
34	27	3457 W EDDY	PAVED SURFACES	1,785
34	28	3457 W EDDY	BUILDING	1,236,000
34	28	3457 W EDDY	PAVED SURFACES	1,785
35	1	602 S MAIN ST	PERSONAL PROPERTY	231,661
35	1	602 S MAIN ST	PAVED SURFACES	1,785
35	2	602 S MAIN ST	PERSONAL PROPERTY	99,907
35	2	602 S MAIN ST	PAVED SURFACES	1,785
35	3	602 S MAIN ST	BUILDING	309,000
35	3	602 S MAIN ST	PAVED SURFACES	1,785

36	1	3106 SILVER CREEK RD	BUILDING	107,083
36	1	3106 SILVER CREEK RD	PAVED SURFACES	1,785
37	1	5102 SWEDE LN	BUILDING	6,888,125
37	1	5102 SWEDE LN	PERSONAL PROPERTY	826,575
37	1	5102 SWEDE LN	PAVED SURFACES	1,785
38	1	1901 E 20TH ST	BUILDING	18,735,700
38	1	1901 E 20TH ST	PERSONAL PROPERTY	4,959,450
38	1	1901 E 20TH ST	PAVED SURFACES	1,785
39	1	2616 S PICHER AVE	BUILDING	4,899,937
39	1	2616 S PICHER AVE	PERSONAL PROPERTY	45,190
39	1	2616 S PICHER AVE	PAVED SURFACES	1,785
40	1	4555 CEDAR DR	BUILDING	57,309
40	1	4555 CEDAR DR	PAVED SURFACES	1,785
41	1	2951 N LOMA LINDA DR	BUILDING	33,063
41	1	2951 N LOMA LINDA DR	PAVED SURFACES	1,785
42	1	300 KENSOR CT	BUILDING	62,820
42	1	300 KENSOR CT	PAVED SURFACES	1,785
43	1	6208 S SCENIC AVE	BUILDING	56,207
43	1	6208 S SCENIC AVE	PAVED SURFACES	1,785
44	1	3023 S SCRENE LN	BUILDING	23,144
44	1	3023 S SCRENE LN	PAVED SURFACES	1,785
45	1	200 E HIGHWAY I-44	BUILDING	19,838
45	1	200 E HIGHWAY I-44	PAVED SURFACES	1,785
46	1	3502 ANTELOPE RD	BUILDING	56,428
46	1	3502 ANTELOPE RD	PAVED SURFACES	1,785
47	1	4202 SWEDE LN	BUILDING	71,637
47	1	4202 SWEDE LN	PAVED SURFACES	1,785
48	1	2204 GOLF LINKS	BUILDING	26,450
48	1	2204 GOLF LINKS	PAVED SURFACES	1,785
49	1	4001 TANYARD RD	BUILDING	36,369
49	1	4001 TANYARD RD	PAVED SURFACES	1,785
50	1	3000 COUNTRY CLUB RD	BUILDING	33,063
50	1	3000 COUNTRY CLUB RD	PAVED SURFACES	100
51	1	NOTTING HILL RD	BUILDING	26,450
51	1	NOTTING HILL RD	PAVED SURFACES	1,785
52	1	5500 N DENNIS WEAVER	BUILDING	21,491

52	1	5500 N DENNIS WEAVER	PAVED SURFACES	1,785
53	1	5202 N DENNIS WEAVER	BUILDING	62,820
53	1	5202 N DENNIS WEAVER	PAVED SURFACES	1,785
54	1	3620 W 7TH ST	BUILDING	22,042
54	1	3620 W 7TH ST	PAVED SURFACES	100
55	1	2002 N BLACK CAT RD	BUILDING	18,515
55	1	2002 N BLACK CAT RD	PAVED SURFACES	1,785
56	1	1816 S CLEVELAND TER	BUILDING	84,421
56	1	1816 S CLEVELAND TER	PAVED SURFACES	1,785
57	1	2730 ST JOHNS BLVD	BUILDING	207,195
57	1	2730 ST JOHNS BLVD	PERSONAL PROPERTY	1,706,000
57	1	2730 ST JOHNS BLVD	PAVED SURFACES	100
58	1	6720 E 30TH STREET	BUILDING	4,589,264
58	1	6720 E 30TH STREET	PERSONAL PROPERTY	309,000
58	1	6720 E 30TH STREET	PAVED SURFACES	1,785
59	1	606 KENTUCKY AVE	BUILDING	927,000
59	1	606 KENTUCKY AVE	PERSONAL PROPERTY	82,400
59	1	606 KENTUCKY AVE	PAVED SURFACES	1,785
60	1	3010 W 1ST ST	BUILDING	1,102,100
60	1	3010 W 1ST ST	PERSONAL PROPERTY	1,598
60	1	3010 W 1ST ST	PAVED SURFACES	1,785
60	2	3010 W 1ST ST	BUILDING	82,658
60	2	3010 W 1ST ST	PAVED SURFACES	1,785
61	1	120 N PORTER AVE	BUILDING	12,360
61	1	120 N PORTER AVE	PERSONAL PROPERTY	10,300
61	1	120 N PORTER AVE	PAVED SURFACES	1,785
62	1	300 COLONIAL DR	BUILDING	10,300,000
62	1	300 COLONIAL DR	PERSONAL PROPERTY	51,500
62	1	300 COLONIAL DR	PAVED SURFACES	1,785
63	1	APPLE ROAD	BUILDING	309,000
63	1	APPLE ROAD	PAVED SURFACES	1,785
64	1	4230 S DUQUESNE RD	BUILDING	216,300
64	1	4230 S DUQUESNE RD	PAVED SURFACES	1,785
65	1	4616 S DUQUESNE RD	BUILDING	216,300
65	1	4616 S DUQUESNE RD	PAVED SURFACES	1,785

66	1	3110 WOODLAND DR	BUILDING	216,300
66	1	3110 WOODLAND DR	PAVED SURFACES	1,785
67	1	3300 WOODLAND DR	BUILDING	216,300
67	1	3300 WOODLAND DR	PAVED SURFACES	1,785
68	1	N MOFFETT & GLENVIEW PLACE	BUILDING	70,000
68	1	N MOFFETT & GLENVIEW PLACE	PAVED SURFACES	1,785
68	2	N MOFFETT & GLENVIEW PLACE	BUILDING	30,000
68	2	N MOFFETT & GLENVIEW PLACE	PAVED SURFACES	1,785
69	1	ADVENTURE LANE	BUILDING	7,000,000
69	1	ADVENTURE LANE	PAVED SURFACES	1,785
70	1	W 15TH STREET & ADELE AVE	BUILDING	30,000
70	1	W 15TH STREET & ADELE AVE	PAVED SURFACES	1,785
71	1	102 N RANGE LINE RD	BUILDING	265,000
71	1	102 N RANGE LINE RD	PAVED SURFACES	1,785
72	1	33RD ST & MCCLELLAND BLVD	BUILDING	265,000
72	1	33RD ST & MCCLELLAND BLVD	PAVED SURFACES	1,785
72	2	33RD ST & MCCLELLAND BLVD	BUILDING	385,000
72	2	33RD ST & MCCLELLAND BLVD	PAVED SURFACES	1,785
73	1	1201 S MAIDEN LN	BUILDING	15,000
73	1	1201 S MAIDEN LN	PAVED SURFACES	1,785

**Deductible is Per Occurrence unless otherwise stated.*

***Coinsurance is a responsibility of the insured; Insureds must request appropriate property limits to value, be it Replacement Cost or Actual Cash Value. Failure to carry appropriate property limits could result in a coinsurance penalty, in the event of a claim*

Deductibles

- $100,000 All Other Perils
- $100,000 Discharge of Water Peril
- $100,000 Leakage Fire Prot Peril
- 24 Hour Waiting Period
- 72 Hour Waiting Period Discharge of Water
- 72 Hour Waiting Period Leakage Fire Prot
- Extended Period: Unlimited
- Wind/Hail/Hurricane Property Damage Per Premise/Per Occurrence Percentage Deductible – 2%
- Wind/Hail/Hurricane Property Damage Minimum Dollar Deductible $100,000
- Wind/Hail/Hurricane Waiting Period Per Premises/Per Occurrence (Consecutive Hours) 72 Hours
- The information shown above applies to: all premises coverages; all additional coverages; and debris removal coverage, and all premises, unless corresponding specific information is shown as applicable to a specific premises or coverage.

Valuation

- Replacement Cost
- Cost of Replacement at any Location
- Brands & Labels
- Construction Fees
- Customs Duties
- Extended Warranties
- Ordinance or Law
- Selling Price on Finished Stock and Sold Personal Property
- Replacement Cost on Personal Property of Others, Business Personal Property You Lease and Personal Property of Employees
- Replacement Cost on Research and Development Property if repaired, replaced or reproduced
- Valuation on Tenants' I & B when not replaced – ACV
- 24 Months to Decide to Repair or Replace

ADDITIONAL COVERAGES

Coverage	Limit
Business Income/Extra Expense - Blanket	$2,500,000
Business Income – Loss of Utilities – Overhead Lines - Blanket	$250,000
Paved Surfaces - Blanket	$400,000
EDP Property on Premises – Blanket	$3,842,319
Machinery Breakdown	Included
Errors or Omissions	$1,000,000
Ocean Cargo Goods In Transit	$50,000
Personal Property in Transit	$500,000
Prohibition of Access – Per Occurrence	$50,000
Prohibition of Access – Annual Aggregate	$100,000
Blanket Limit of Insurance applies to the below: Accounts Receivable Electronic Data Processing Property Fine Arts Leasehold Interest – Bonus Payment, Prepaid Rent, Sublease Profit, Tenants' Lease Interest Leasehold Interest – Undamaged Tenant's Improvements & Betterments Non-Owned Detached Trailers Outdoor Trees, Shrubs, Plants or Lawns Pair and Set Personal Property of Employees Public Safety Services Charges Research and Development Property Valuables Papers	$500,000
Any other location for: Accounts Receivable Building Components EDP Property Fine Arts Personal Property R&D Property Valuable Papers	$75,000 $75,000 $75,000 $75,000 $75,000 $75,000 $75,000
Debris Removal 25% of direct damage loss; plus Premises Shown in the	$500,000

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

Declarations Any Other Location In Transit	$50,000 $50,000
Deferred Payments	$50,000
Exhibition, Fair or Trade Show: EDP Property Fine Arts Personal Property	 $75,000 $75,000 $75,000
Extra Expense	$250,000
Fungus Clean-Up or Removal	$50,000
Installation: Any Job Site In Transit	 $50,000 $50,000
In Transit For Accounts Receivable Building Components EDP Property Fine Arts Personal Property Valuable Papers	 $50,000 $50,000 $50,000 $50,000 $50,000 $50,000
Loss of Master Key	$25,000
Loss Prevention Expense	$25,000
Mobile Communication Property Minimum Deductible - $3,5000	$25,000
Money & Security On Premises Off Premises	 $25,000 $25,000
Pollutant Cleanup or Removal	$50,000
Processing Water	$25,000
Preparation of Loss Fees	$25,000
Newly Acquired Premises or Newly Acquired or Constructed Property for 180 days Building Personal Property Personal Property at Existing Premises EDP Equipment Electronic Data Communication Property Fine Arts	 $5,000,000 $2,500,000 $100,000 $2,500,000 $250,000 $250,000 $50,000
Business Income	

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

Any Other Location	$50,000
Contractual Penalties	$25,000
Loss of Utilities (Excludes Overhead Trans. Lines)	$25,000
Exhibition, Fair or Trade Show	$25,000
Ingress & Egress	$50,000
Newly Acquired Premises – Business Income	$250,000 for 180 days
Pollutant Clean-Up or Removal	$25,000
Preparation of Loss Fees	$25,000
Worldwide Dependent Business Premises	$250,000

EARTHQUAKE W/EQSL SUB LIMIT

Coverage	Limit
Policy Annual Aggregate Limit	$15,000,000
Earthquake W/EQSL Sub Limit Premises 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28, 29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73	
Premises Annual Aggregate Limit	$15,000,000
Per Occurrence Limit	$15,000,000
Property Damage Per Premises/Per Occurrence Dollar Deductible	$100,000
Waiting Period Per Premises/Per Occurrence (Consecutive Hours)	48 Hours

FLOOD

Coverage	Limit
Policy Annual Aggregate Limit	$15,000,000
Flood (Inundation, Back-Up and Mud Flow Included) Premises 3,8,9,10,11,12,13,18,20, 24, 25, 27, 28, 30, 32, 36, 37, 38, 42, 43, 46, 47, 49, 51, 52, 54, 71, 73	
Premises Annual Aggregate Limit	$15,000,000
Per Occurrence Limit	$15,000,000
Per Occurrence Dollar Deductible	$100,000
Per Occurrence Waiting Period (Consecutive Hours)	48 Hours
Flood (Inundation, Back-Up and Mud Flow Included) Premises 2, 4, 5, 16, 21, 26, 29, 35, 39, 40, 41, 48, 55, 56	
Premises Annual Aggregate Limit	$2,500,000
Per Occurrence Limit	$2,500,000
Per Occurrence Dollar Deductible	$100,000
Per Occurrence Waiting Period (Consecutive Hours)	72 Hours
Flood (Inundation, Back-Up and Mud Flow Included) Premises 1, 6, 7, 14, 15, 17, 19, 22, 23, 31, 33, 34, 44, 45, 50, 53, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 70, 72	
Premises Annual Aggregate Limit	$500,000
Per Occurrence Limit	$500,000
Per Occurrence Dollar Deductible	$500,000
Per Occurrence Waiting Period (Consecutive Hours)	72 Hours

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

80-02-0280	07-03	SCHEDULE OF MORTGAGEES/LOSS PAYEES
80-02-1361	03-19	ADDITIONAL PERIL COMB EQ/EQSL LMT/DED/WP
80-02-1428	03-19	ADD'L PERIL-FLOOD LIMIT/DED OR WP PER OCC
80-02-0005	01-18	PROPERTY DECLARATIONS
80-02-0045	03-20	MALICIOUS PROGRAMMING EXCLUSION ADDED
80-02-0177	02-22	FUNGUS CLEAN UP OR REMOVAL PREM COV AMENDED
80-02-0220	01-15	PROPERTY SUPPLEMENTARY DECLARATIONS
80-02-0225	07-03	PROPERTY SUPPLEMENTARY DEC.-BUSINESS INCOME
80-02-0459	11-23	MALICIOUS PROGRAMMING AND SYSTEM - DEF AMEND
80-02-1000	03-19	BUILDING AND PERSONAL PROPERTY
80-02-1004	03-19	BUSINESS INCOME WITH EXTRA EXPENSE
80-02-1018	03-19	EXTRA EXPENSE
80-02-1097	03-19	PROPERTY/BI CONDITIONS & DEFINITIONS
80-02-1324	10-06	WINDSTORM / HAIL DEDUCTIBLE OR WAITING PERIOD
80-02-1345	07-03	OFF PREMISES OVERHEAD UTILITY EQUIPMENT
80-02-1357	03-19	WATER DEDUCTIBLE OR WAITING PERIOD
80-02-1382	07-03	ADDITIONAL COVERAGE - PAVED SURFACES
80-02-1435	06-05	MARGIN PERCENTAGE – 110%
80-02-5188	06-05	VACANCY CONDITION ADDED
80-02-1634	07-03	LIMITS OF INS. - LOSS LIMIT OF INS.
80-02-1658	01-15	CAP ON CERT. TERRORISM LOSSES (ALL PREMISES)
80-02-1690	06-05	UNINTENTIONAL ERRORS OR OMMISSIONS
80-02-1879	08-13	MO MAND APPRAISAL & LEGAL ACTION AGAINST US
80-02-2208	07-20	VIRUS, BACTERIA OR MICROORGANISM EXCL ADDED
80-02-5355	01-15	SPECIAL WAITING PERIOD PROVISION ADDED
80-02-5407	03-19	OCEAN CARGO COVERAGE ADDED
80-02-5593	03-06	MO MAND - FAILURE TO NOTIFY WITHIN 180 DAYS
80-02-5649	01-09	MO MANDATORY - FAILURE TO GIVE PROMPT NOTICE
80-02-5686	08-13	MISSOURI MANDATORY-INNOCENT CO-INSURED
80-02-5698	09-22	ERRORS IN SYSTEMS PROGRAMMING EXCL AMENDED
80-02-5702	10-22	AUTO INCREASE IN LIMITS PROVISION AMENDED
99-10-0996	04-18	IMPORTANT NOTICE-NY LOC INSPECTIONS
80-02-0463	01-24	CONDITIONS - ADDITIONAL BENEFITS
80-02-9001	06-98	HOW TO REPORT A LOSS
80-02-9090	06-05	COMMON POLICY CONDITIONS
80-02-9754	08-13	MO MAND-CANCEL,WHEN WE DO NOT REWEW&GUARANTY
80-02-9790	03-12	COND - CIVIL UNIONS OR DOMESTIC PARTNERSHIPS
80-02-9800	12-08	INSURING AGREEMENT
80-10-9145	01-01	IMPORTANT NOTICE - MISSOURI
99-10-0732	01-15	NOTICE TO POLICYHOLDERS-TRIPRA
99-10-0792	09-04	IMPORTANT NOTICE - OFAC
99-10-0872	06-07	AOD POLICYHOLDER NOTICE
99-10-0997	11-20	IMPORTANT NOTICE TO POLICYHOLDER'S

SUBJECT TO

- Please return a signed SOV.
- Please confirm terrorism election

EXCESS PROPERTY

CARRIER	Chubb European Group SE
A.M. BEST RATING	A++ XV
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Excess Property

NAMED INSURED

City Of Joplin

PERILS INSURED

All Risks of Direct Physical Loss or Damage Including Boiler and Machinery but Excluding Flood, Earthquake and Terrorism

LIMITS

Coverage	Limit
In Excess of $75,000,000	$215,625,701
Earthquake in the annual aggregate	$25,000,000
Flood in the annual aggregate	$15,000,000
Errors and Omissions	$1,000,000
Ingress/Egress	$50,000
Business Income with Extra Expense	$2,500,000

TOTAL VALUES DECLARED

- $290,625,701

DEDUCTIBLES

- $100,000
- 24 Hours Business Income

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list

NMA 45 New Short Rate Cancellation Table Endorsement (U.S.A.)
NMA 2920 Terrorism Exclusion Endorsement
LMA 5390 - U.S. Terrorism Risk Insurance Act of 2002 as amended Not Purchased Clause
NMA 2340 – US & Canada, Land, Water and Air Exclusion, Seepage and/ or Pollution and/ or Contamination Exclusion & Debris Removal Endorsement (Combined Clause)
NMA 2802 – Electronic Date Recognition Exclusion (EDRE)
NMA 2962 – Biological or Chemical Materials Exclusion
LMA 5018 Micro-organism Exclusion (MAP) (Absolute)
LMA 5401 – Property Cyber and Data Exclusion
Minimum Earned premium Clause (35%)
Hurricane Minimum Earned Premium Endorsement
Values Limitation Endorsement LMA5599 (110%)
Loss Payee(s) and/or Mortgagee(s) Interest Clause
Preservation of Property Clause
LMA 3100A – Sanctions Limitation Clause
LSW 1001 – Several Liability Notice
Service of Suit Clause (U.S.A.) - LMA5020
Replacement Cost Endorsement
Prior Loss Clause
Asbestos exclusion
LMA 5393 - Communicable Disease Endorsement
NMA 464 - War and Civil War Exclusion Clause
NMA 1191 - Radioactive Contamination Exclusion Clause - Physical Damage – Direct
LMA 5130 - Application of Sublimits Endorsement
LSW 1135B - Lloyd's Privacy Policy Statement
Business Interruption Extension – LMA 5039
Territorial Exclusion: Russia, Ukraine and Belarus LMA5583b
All In Endorsement
Business Interruption Extension - LPO349C

PREMIUM

$	354,000.00	Premium (Minimum & Deposit)*
$	8,750.00	Carrier Broker Fee (Fully Earned)
$	362,750.00	Total, Subject to Audit for Final Premium Determination

√ Minimum Earned Premium - 25%

Missouri Non-Admitted Regulatory Disclosure:

- This is evidence of insurance procured and developed under the Missouri Surplus Lines Laws. It is NOT covered by the Missouri Insurance Guaranty Association. This insurer is not licensed by the State of Missouri and is not subject to its supervision.

CO-INSURANCE PENALTY

A policy may contain a co-insurance clause requiring that the limit of coverage be a minimum percentage (usually 80%) of the insurable value of your property. If the amount of insurance carried is less than what is required by this clause, any claim payment may be reduced by the same percentage as the deficiency.

Below is an example of how the Co-Insurance Clause works:

Assuming

- 80% Co-Insurance Clause
- $1,000,000 Insurable Value at the time of loss
- $400,000 Insurance Carried
- $800,000 Insurance Required (80% of $1,000,000)
- $100,000 Loss
- $10,000 Deductible

$$\left(\frac{\text{Insurance Carried}}{\text{Insurance Required}} \times \text{Amount of Loss}\right) - \text{Less Deductible} = \text{Amount Recovered}$$

$$\left[\frac{\$400{,}000}{\$800{,}000} \times \$100{,}000\right] = \$50{,}000 - \$10{,}000 = \$40{,}000$$

Result

- Amount Recovered before Deductible = $50,000
- Amount Recovered after Deductible = $40,000

*Coinsurance is a responsibility of the insured; Insureds must request appropriate property limits to value, be it Replacement Cost or Actual Cash Value. Failure to carry appropriate property limits could result in a coinsurance penalty, in the event of a claim.

CRIME

CARRIER Travelers Casualty and Surety Company of America

A.M. BEST RATING A++ (Superior)

POLICY PERIOD 4/7/2026 - 4/7/2027

COVERAGE Crime

NAMED INSURED

- City Of Joplin

COVERAGE

Description	Deductible*	Limit
Employee Theft	$50,000	$2,000,000
Forgery	$50,000	$2,000,000
On Premises	$50,000	$2,000,000
In Transit	$50,000	$2,000,000
Money Order & Counterfeit Currency	$50,000	$2,000,000
Computer Fraud	$50,000	$2,000,000
Computer program and Electronic Data Restoration Expense	$50,000	$100,000
Funds Transfer Fraud	$50,000	$2,000,000
Claim Expense	$0	$5,000
Telecommunication Fraud	$5,000	$100,000
Social Engineering Fraud	$10,000	$100,000

**Deductibles apply "per occurrence" unless stated otherwise*

NOTABLE ENDORSEMENTS

- Note: Refer to policy for complete list.
- ACF-7006-0511;
- CRI-3001-0109;
- CRI-7126-0109;
- CRI-7129-0109;
- CRI-19072-0315;
- CRI-19101-1117;
- CRI-19115-0519;
- CRI-19085-0919;
- CRI-19122-1120;
- CRI-5026-0613;
- CRI-4011-1010

INLAND MARINE

CARRIER	Federal Insurance Company
A.M. BEST RATING	A++ (Superior)
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Inland Marine

NAMED INSURED

- City Of Joplin

COVERAGES

Coverage	Limit
Coverage Type	Contractors' Equipment (Blanket)
Valuation	Replacement Cost, except property 5 years old and older will be valued at Actual Cash | Scheduled Live Animals Valuation – Cash Market Value
Total Value Insured	$7,751,058
Any One Item	$234,458
Co-Insurance	N/A
Flood Annual Aggregate	$1,000,000
Earthquake Annual Aggregate	$1,000,000

MISCELLANEOUS ARTICLES

Description	Maximum Per Item	Limit
Storm Sirens	$28,982	$925,101
Flood Annual Aggregate		Included
Earthquake Annual Aggregate		Included

SCHEDULED LIVE ANIMALS

Description	Limit
Scheduled Live Animals - Any One Occurrence, not to exceed the value of each item per Schedule attached to policy	$100,000

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

EQUIPMENT SCHEDULE

	Equipment	Serial Number	Amount
1	FMC SPRAYER	A300230	9,437.00
2	WILDCAT COMPOST TURNER CX725	365291	50,860.00
3	READ SCREEN-ALL-RD-40A	940	57,207.00
4	CATERPILLAR 925 E LOADER	94Z03935	72,500.00
5	FLINK SNOW PLOW	PR10302A	6,845.00
6	JOHN DEERE TURF TRACTOR	CD30296D270840	12,890.00
7	JOHN DEERE TRACTOR LOADER	M00870B160557	12,660.00
8	HYDRAULIC BREAKER OKADA	KADA304B	12,550.00
9	FLASHING ARROW SIGNAL (TRAFCO)	1097SE1526	4,690.00
10	FIATALLIS-GRADER	79A07035	9,350.00
11	WILSON GENERATOR OLYMPIAN D40P1	FE090340-02	14,680.00
12	HIWAY SALT SPREADER	109434	7,758.00
13	FLINK SNOW BLOW		7,320.00
14	JOHN DEERE 310 SE BACKHOE	T0310SE849299	54,160.00
15	BUSH BANDIT WOOD CHIPPER	13236	22,989.00
16	REVERSE PO FOR OPERATIONAL SUPPLIES	13YFS1626XC073058	850.00
17	FLINK SNOW PLOW	1319	7,085.00
18	CLARK FORKLIFT	P365G05499527FB	18,081.00
19	BANDIT WOOD CHIPPER	135520	22,995.00
20	HIGHWAY SPREADER BOX	113753	11,806.00
21	HENKE SNOW PLOW	5385	7,039.00
22	GANG FINISH MOWER	12-00300	7,700.00
23	LEAF VACUUM	0202-3347	13,210.00
24	GRASSHOPPER MOWER	5215150	15,670.00

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	Equipment	Serial Number	Amount
25	YAMAHA 4 WHEELER	JY4AM02Y52C023950	7,414.00
26	YAMAHA 4 WHEELER	JY4AM02Y62C020829	7,414.00
27	RHINO EARTH AUGER	10011	3,975.00
28	MONROE SNOW PLOW	10/10/3424 0:00	4,950.00
29	HAZMAT TRAILER GENERATOR	12/29/1969 0:00	12,500.00
30	KOMATSU WHEEL LOADER	A73056	95,829.00
31	WIEDENMANN AERATOR	434KC1213	15,137.00
32	HENDERSON SALT SPREADER	FHS22862	10,532.00
33	HAZ MAT TRAILER/GENERATOR	47ZWB24204X032931	12,300.00
34	JOHN DEERE ROTARY CUTTER	W0CX15E003283	12,805.00
35	BOMAG ROLLER	901800011182	16,315.00
36	CONEQTEC COLD PLANNER	C11243	11,790.00
37	THOMPSON PUMP/TRLR	1T9CT09165P34213	13,156.00
38	JOHN DEERE ZERO TURN MOWER	DM997RB010185	11,893.00
39	KOHLER GENERATOR	2084026	29,154.00
40	JOHN DEER TRACTOR	LO6415D523684	47,800.00
41	GIANT LEAF VACUUM	1X6713	14,500.00
42	JOHN DEERE TRACTOR	L06320H494406	49,680.00
43	GOLF CART	726773	950.00
44	CASE 721-E LOADER	N2F204190	137,786.00
45	SNAPPER BRUSH MOWER	2013139818	2,465.00
46	SWENSON SALT SPREADER	0109-1159	11,682.00
47	SWENSON SPREADER BOX	0309-1000	12,862.00
48	SNOW PLOW	50616	7,140.00

	Equipment	Serial Number	Amount
49	SNOW PLOW	5-0615	7,140.00
50	SULLAR AIR COMPRESSOR	VIN-200903030023	12,027.00
51	FOLEY GRINDER	80663201110	23,028.00
52	JOHN DEERE TRACTOR	LV5065M160056	21,687.00
53	JOHN DEERE TRACTOR	LV5065M160057	21,687.00
54	FINISH FLEX MOWER	59770	9,589.00
55	CASE DOZER 850K-XLT	CAL004520	61,510.00
56	CAT GENERATOR	CAT-000LGBE00228	17,760.00
57	OLD DOMINION LEAF MACHINE	1ZPL1615AR168012	17,321.00
58	TORO REEL MASTER	03806-31000114	40,000.00
59	JOHN DEERE TRACTOR	L06230H660878	39,936.00
60	SNOW PLOW	50847	7,030.00
61	HYUNDAI EXCAVATOR	HHIHG602LB0000148	160,400.00
62	CASE 721-E LOADER	NAF208488	155,400.00
63	GUARDIAN ULV FOGGER	337	6,515.00
64	DOOSAN FORK LIFT	FGAOX-490-10030	21,919.00
65	MAST EXPLORER FORK LIFE	H50DA2WD	10,000.00
66	VERMEET STUMP GRINDER	1VRU141H011001125	17,000.00
67	KUBOTA TRACTOR	70842	21,080.00
68	JD MOWER TRACTOR	1LV1026RVAH110195	14,990.00
69	RHINO MOWER	11411	11,800.00
70	TAKEUCHI MINI EXCAVATOR	VIN-514400005	161,900.00
71	TAKEUCHI SKID LOADER	2010211	70,240.00
72	KUBOTA TRACTOR	17331	20,500.00

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	Equipment	Serial Number	Amount
73	KUBOTA TRACTOR	89392	44,066.00
74	NEW HOLLAND TRACTOR	ZCAE01320	36,400.00
75	CATERPILLAR 12M2 ROAD GRADER	0012KR9P00132	231,000.00
76	CATERPILLAR ROLLER	22001294	31,500.00
77	JOHN DEERE EXCAVATOR	IFF225DXJCD502235	185,426.00
78	CATERPILLAR LOADER	CAT0938KASWL01645	169,500.00
79	SMITHCO SPRAYER	551348	25,496.00
80	TORA SANDER	4.47013E+13	11,721.00
81	VIKINGS SNOW PLOW	51551	8,339.00
82	PERFECT POINT TILLER	24003	1,479.00
83	VIKING SNOW PLOW	51491	8,339.00
84	SWENSON SALT SPREADER	0214-3580	11,543.00
85	VIKING SNOW PLOW	5-1489	7,795.00
86	HENKLE SIDE PLOW	18526	8,658.00
87	JOHN DEERE GATOR	1M06X4DDEEM090241	10,396.00
88	JOHN DEERE FLEX WING ROTARY CUT	1POCX15FLET044146	15,975.00
89	JOHN DEERE TRACTOR	1PO6105DCEM051787	50,717.00
90	PULL BEHIND SPRAYER	E1526-17-16LT1863	3,500.00
91	FERRIS ZERO TURN MOWER	2016792068	10,088.00
92	ARTIC SNOW PUSHER	S3883	7,500.00
93	JOHN DEERE TRACTOR 5085	1LV5085ECEY241425	43,263.00
94	CONCRETE CUTTER	149585	2,950.00
95	GEHL MINI LOADER	GHL5L500K00052119	42,000.00
96	ATLAS AIR COMPRESSOR	4500A1016FR050827	24,650.00

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	Equipment	Serial Number	Amount
97	SNOW BLOWER W/ATTACHMENTS	1TOSB84BC0000179	23,100.00
98	TSURUMI PUMP 4042TF290	1P9BP1368FV591772	43,459.00
99	SWENSON SALT SPREADER (SMALL)	0915-8521	6,350.00
100	BOSS SNOW PLOW	270884	5,500.00
101	JOHN DEERE GATOR	1MO825GEPGM111596	12,186.00
102	DEGELMAN BLADE ATTACHMENT	20084	6,857.00
103	CASE 590 SUPER LOADER	JJGN59SNCFC724126	72,000.00
104	GRASSHOPPER ZEROTURN	6712311	8,561.00
105	JOHN DEERE MOWER CAB	ITCI575VVGS020269	30,359.00
106	JOHN DEERE ZERO TURN MOWER	ITC950MCHGT051020	8,500.00
107	CRAFCO TAR POT	1C9SV1228G1418528	53,500.00
108	HYDRO TEK POWER WASHER	201404464	6,500.00
109	BILLY GOAT DETHACHER	CNFDG20D4090001	1,400.00
110	MIKASAS TAMPER	B4299	2,999.00
111	TORO MOWER 3500 SLOPE	30807-400236756	32,000.00
112	JOHN DEERE ROTARY CUTTER	1P0CX15EVHP065001	18,097.00
113	VIKING SNOW PLOW	52027	8,750.00
114	SWENSON SALT SPREADER	60050025-08	14,470.00
115	HENKLE SIDE PLOW	19604	8,922.00
116	FRONTIER BRUSH HOG	1XFRC20XKD0044397	999.00
117	TORO PROCORE & TOP GREENS DRESSER	09749-316000106	20,667.00
118	GRASSHOPPER ZEROTURN	6812235	14,218.00
119	HENDERSON LIQUID APPLICATOR TANK	1HTWPSUT9HH522941	19,319.00

	Equipment	Serial Number	Amount
120	CRAFCO TAR POT	1C9SB1228H1418501	60,411.00
121	JOHN DEERE GATOR	1MO6X4DDKJM130091	13,980.00
122	JOHN DEERE UTILITY TRACTOR	1LV5085EEJJ402785	54,268.00
123	GRASS HOPPER MOWER	6812585-6841725	15,000.00
124	GRASS HOPPER MOWER	6815541	15,000.00
125	SWENSON SALT SPREADER	0118-6058	12,964.00
126	VIKING SNOW PLOW	52303	7,910.00
127	SWENSON SALT SPREADER	0214-363	14,500.00
128	AIRLESS LINE PAINT STRIPER	A18A17H449002698	6,500.00
129	TORO ROUGH MOWER	403312453	57,896.00
130	YAMAHA VMAX	JOG-000259	7,889.00
131	CARRY ALL MAINT CART	A5CUBB2D3HA31855	8,750.00
132	CARRY ALL MAINT CART	A5CUBB2DXHA831867	8,750.00
133	AMERICAN SIGNAL MSG BOARD	1A9BS0315G2228635	11,750.00
134	AMERICAN SIGNAL MSG BOARD	1A9BS0313G2228634	11,750.00
135	ATLAS AIR COMPRESSOR	4500A1019JR057649	27,495.00
136	CRAFCO TAR POT	1C9SV1221J1418488	65,000.00
137	CASE TRACK LOADER	JAFTR310JM454341	62,750.00
138	CNH CASE BUCKET (SNOW BLOW)	P10138	5,000.00
139	VIRNIQ (BRUSH UTTER)		5,000.00
140	JOHN DEERE GATOR	1NH4X2XDLKM140250	11,629.00
141	CATIPILLAR BACKHOE	CAT0420FEHWD03242	110,800.00
142	JOHN DEERE TRACTOR	1P06105EVJ0011088	10,000.00
143	HENDERSON BRINE EXTREME PRO	135190711362-1	20,884.00

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

	Equipment	Serial Number	Amount
144	HENDERSON BRINE EXTREME PRO	BXTF-711362-1	56,155.00
145	HENDERSON LIQUID APPLICATOR TANK	LAS-731580-1	19,318.00
146	BOBCAT MILLER WILDER	4327009031	4,106.00
147	BOSE SPREADER BOX	46636AQZ	6,035.00
148	CLARK FORKLIFT	52320-0461-10005-	33,065.00
149	ZERO TURN MOWER	6917412	16,000.00
150	CUSHMAN TRUCKSTER	7006044	25,110.00
151	SAND STAR & RAKE	2CSO447	17,200.00
152	VER MAC MESSAGE BOARD	1V9U54124JH223017	18,500.00
153	VER MAC MESSAGE BOARD	1V9U54126JH223018	18,500.00
154	VER MAC MESSAGE BOARD	1V9U54128JH223019	18,500.00
155	VER MAC MESSAGE BOARD	1V9U54124JH223020	18,500.00
156	BAD BOY ZERO TURN MOWER	BRG6135KA02190096	8,450.00
157	BAD BOY STAND UP MOWER	ZU-KEEE-3BKC-1UXX	5,950.00
158	SIDE PLOW / V KING CIVES	52820	9,600.00
159	SWENSON SALT SPREADER	0419-9260	14,530.00
160	VIKING SNOW PLOW	52683	7,670.00
161	SIDE PLOW / V KING CIVES	52684	9,600.00
162	SWENSON SALT SPREADER	0419-9256	14,530.00
163	VIKING SNOW PLOW	52819	7,670.00
164	ZERO TURN MOWER	7011764	16,575.00
165	BOMAG PLATE COMPACTOR	VIN-101630111493	1,650.00
166	TORO ARIFER AREATOR	405508334	25,795.00
167	JOHN DEERE TRACTOR	107776	36,403.00
168	FRONTIER MOWER	1XFFM21XL0365951	18,832.00

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

	Equipment	Serial Number	Amount
169	GRASSHOPPER ZERO TURN MOWER	7017246	17,710.00
170	JOHN DEERE FRONTIER MOWER	1XFFM21XCL0365954	19,450.00
171	HONDA CEMENT MIXER	302008050	2,830.00
172	SWENSON SALT SPREADER	0419-9261	15,151.00
173	VIKING SNOW PLOW	52862	8,500.00
174	SWENSON SALT SPREADER	0218-6131	15,151.00
175	VIKING SNOW PLOW	52861	8,500.00
176	POLARIS RANGER CART	VIN-1205831726190	15,500.00
177	ZERO TURN SCAG MOWER	R1400533	12,911.00
178	OFF ROAD ATV CANAM OUTLANDER	3JBLSAV25LJ000185	8,839.00
179	TORO GREENS TRI FLEX	409108850	50,828.00
180	TORO GREENS TRI FLEX	409108851	46,735.00
181	TORO GREENS MOWER	409108854	41,224.00
182	JOHN DEERE MOWER	1L06110MKLH968233	80,000.00
183	JOHN DEERE BATWING ROTARY CUT	1POOR15EMC002187	20,000.00
184	PONY MOTOR FOR VACCON	11219231	15,000.00
185	FABICK CAT- WHEEL LOADER	CAT0938MJP5K02835	227,000.00
186	GRASS HOPPER MOWER	7214538	17,525.00
187	POLARIS RANGER CREW XP1000	4XARSU994N8485947	27,011.00
188	GRASS HOPPER MOWER	7215225	14,000.00
189	GRASS HOPPER MOWER	7215226	20,000.00
190	GRASS HOPPER MOWER	534167 / 7214539	17,500.00
191	CATIPILLAR LOADER	OP5K03263-22M0064	218,670.00
192	JOHN DEER GATOR UTILITY	IM04X2XDJNM171576	15,000.00

	Equipment	Serial Number	Amount
193	ARTIC SNOW PUSHER	S/N L5395	19,899.00
194	JOHN DEER 6110M 4WD TRACTOR	1L06110MLNG152185	86,600.00
195	TORO SPRAYER	412127256	80,709.00
196	CASE LOADER	NNHPO4418	71,300.00
197	JOHN DEERE GATOR	1M04X2XVGM113652	8,500.00
198	EZ LINER DIAMOND VOGEL (PAINT STRIPPER)	JALE5W166P7303538	300,000.00
199	GRASS HOPPER MOWER	534187-7311976	18,687.00
200	GRASS HOPPER MOWER	534187-7311975	19,967.00
201	BOAT #1	1MG4SA37FB19	3,195.00
202	KUBOTA ZERO TURN MOWER	KGZ70-E2-M2	11,923.00
203	JOHN DEER GATOR UTILITY	1M0835MALPM062374	19,900.00
204	TORO SAND PRO	412690736	26,433.00
205	KUBOTA TRACTOR	KBUMFCDCHN8M97241	57,280.00
206	GROUNDSMASTER 3500-D	412878348	51,128.00
207	CLUB CAR TEMPO	BX2248-353827	5,250.00
208	CLUB CAR TEMPO	BX2248-353828	5,250.00
209	CLUB CAR TEMPO	BX2248-353741	5,250.00
210	CLUB CAR TEMPO	BX2248-353742	5,250.00
211	CLUB CAR TEMPO	BX2248-353743	5,250.00
212	CLUB CAR TEMPO	BX2248-353744	5,250.00
213	CLUB CAR TEMPO	BX2248-353745	5,250.00
214	CLUB CAR TEMPO	BX2248-353746	5,250.00
215	CLUB CAR TEMPO	BX2248-353748	5,250.00
216	CLUB CAR TEMPO	BX2248-353749	5,250.00

	Equipment	Serial Number	Amount
217	CLUB CAR TEMPO	BX2248-353751	5,250.00
218	CLUB CAR TEMPO	BX2248-353752	5,250.00
219	CLUB CAR TEMPO	BX2248-353755	5,250.00
220	CLUB CAR TEMPO	BX2248-353759	5,250.00
221	CLUB CAR TEMPO	BX2248-353761	5,250.00
222	CLUB CAR TEMPO	BX2248-353762	5,250.00
223	CLUB CAR TEMPO	BX2248-353766	5,250.00
224	CLUB CAR TEMPO	BX2248-353764	5,250.00
225	CLUB CAR TEMPO	BX2248-353824	5,250.00
226	CLUB CAR TEMPO	BX2248-353825	5,250.00
227	CLUB CAR TEMPO	BX2248-353826	5,250.00
228	CLUB CAR TEMPO	BX2248-353829	5,250.00
229	CLUB CAR TEMPO	BX2248-353830	5,250.00
230	CLUB CAR TEMPO	BX2248-353831	5,250.00
231	CLUB CAR TEMPO	BX2248-353832	5,250.00
232	CLUB CAR TEMPO	BX2248-353833	5,250.00
233	CLUB CAR TEMPO	BX2248-353834	5,250.00
234	CLUB CAR TEMPO	BX2248-353835	5,250.00
235	CLUB CAR TEMPO	BX2248-353886	5,250.00
236	CLUB CAR TEMPO	BX2248-353888	5,250.00
237	CLUB CAR TEMPO	BX2248-353892	5,250.00
238	CLUB CAR TEMPO	BX2248-353893	5,250.00
239	CLUB CAR TEMPO	BX2248-353899	5,250.00
240	CLUB CAR TEMPO	BX2248-353907	5,250.00
241	CLUB CAR TEMPO	BX2248-353910	5,250.00

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

	Equipment	Serial Number	Amount
242	CLUB CAR TEMPO	BX2248-353912	5,250.00
243	CLUB CAR TEMPO	BX2248-353918	5,250.00
244	CLUB CAR TEMPO	BX2248-353922	5,250.00
245	CLUB CAR TEMPO	BX2248-353923	5,250.00
246	CLUB CAR TEMPO	BX2248-353842	5,250.00
247	CLUB CAR TEMPO	BX2248-353843	5,250.00
248	CLUB CAR TEMPO	BX2248-353844	5,250.00
249	CLUB CAR TEMPO	BX2248-353845	5,250.00
250	CLUB CAR TEMPO	BX2248-353846	5,250.00
251	CLUB CAR TEMPO	BX2248-353847	5,250.00
252	CLUB CAR TEMPO	BX2248-353848	5,250.00
253	CLUB CAR TEMPO	BX2248-353852	5,250.00
254	CLUB CAR TEMPO	BX2248-353879	5,250.00
255	CLUB CAR TEMPO	BX2248-353883	5,250.00
256	CLUB CAR TEMPO	BX2248-353954	5,250.00
257	CLUB CAR TEMPO	BX2248-353955	5,250.00
258	CLUB CAR TEMPO	BX2248-353956	5,250.00
259	CLUB CAR TEMPO	BX2248-353957	5,250.00
260	CLUB CAR TEMPO	BX2248-353959	5,250.00
261	CLUB CAR TEMPO	BX2248-353961	5,250.00
262	CLUB CAR TEMPO	BX2248-353960	5,250.00
263	CLUB CAR TEMPO	BX2248-353967	5,250.00
264	CLUB CAR TEMPO	BX2248-353969	5,250.00
265	CLUB CAR TEMPO	BX2248-353870	5,250.00
266	TITAN LEAF PRO	1B9BK2210PD43357	67,655.00

	Equipment	Serial Number	Amount
267	CLUB CAR TEMPO	BX2248-353968	5,250.00
268	TORO REELMASTER 5010-H	412747532	84,537.00
269	TORO REELMASTER 5010-H	412747534	84,537.00
270	MIKASA MTX-70 HD (TAMPING RAMMER)	J11550	3,130.00
271	BILLY GOAT PRO POWER RAKE	71323299	1,701.00
272	LAND PRIDE MOWER	921080210	5,000.00
273	TITAN LEAF PRO	1B9BK2212PD943361	67,655.00
274	MOWERMAX BOOM MOWER	MMB23106-24	234,457.00
275	POLARIS SPORTSMAN 570	3NESEA570PN182307	7,599.00
276	POLARIS SPORTSMAN 570	3NESEA57XRN184147	7,599.00
277	JOHN DEERE SNOWBLOWER	1T0SB84BC0000179	6,780.00
278	JOHN DEERE HYDRALIC POWER UNIT	A063988	5,724.00
279	JOHN DEERE UTILITY BUCKET	A063992	1,300.00
280	JOHN DEERE FRONTIER LS1125	1XFLS11XJK0207727	7,202.00
281	JOHN DEERE ROTARY BROOM	1XFSW21XCK0190010	7,844.00
282	BOAT #2	IMG4SA47F920	7,691.00
283	BOAT #1	1MG4SA37FB19	3,195.95
284	SKID STEER MOUNT GRAPPLE	2074SS - MG	3,495.00
285	20 TON 24' STROKE LOG SPLITTER	WS2423424	4,175.00
286	CEM ER63 DIGITAL WHEEL BALANCER		4,800.00
287	300 GALLON BOOMLESS SPRAYER / HONDA ENGINE	1037887	7,000.00
288	CLEAN SWEEP ROTARY BROOM	7470077	7,249.50
289	90' DOZER BLADE	231914494	7,307.40
290	POLARIS SPORTSMAN 570	3NESEA570PN182307	7,599.00

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

	Equipment	Serial Number	Amount
291	POLARIS SPORTSMAN 570	3NESEA57XRN184147	7,599.00
292	HANDHELD HYDRAULIC BREAKER	BGF156540	7,950.00
293	ROTOARY R146 TIRE MACHINE		$8,778.00
294	500 GALLON BOOMLESS SPRAYRE / HONDA ENGINE	1036849	9,000.00
295	TURFCO BLOWER	421878	10,396.48
296	BAD BOY ROGUE 61' MOWER	BRG61385KA11230109	12,341.00
297	FORWARD LIFT #DP15N001LB		13,050.00
298	FORWARDLIFT #DP15N001BL		13,250.00
299	JOHN DEERE TRACTOR	1XFFM21XL0365951	18,832.12
300	CAN - AM DEFENDER	3JBUBAJ41SK000039	22,223.00
301	WOODS 15' BATWING FINISH OWER	1.0009E+13	26,645.56
302	HARPER ATM 72 LC ALL TERRAIN MOWER	19A10	58,741.67
303	JOHN DEERE 6110 M TRACTOR	1L06110MJPG182526	78,750.00
304	LCT-600 LEAF MACHINE ODB	1Z9PL1612RR168657	84,300.92
305	MOWERMAX BOOM MOWER	MMB23106-24	234,457.75
306	SPIDER SLOPE MOWER	LCD0211101EX-02313	33,000.00
307	SWENSON SPREADER BOX	0924-20402	15,000.00
308	K9 Vice		20,000.00
309	K9 Koa		20,000.00
310	K9 Ben		20,000.00
311	k9 Creed		20,000.00
312	K9 Max		20,000.00

DEDUCTIBLES

Note: Per occurrence unless stated otherwise.

- $2,500 Per Occurrence, Except
- $5,000 Golf Carts Per Occurrence
- $25,000 Flood
- $25,000 Earthquake
- $25,000 Wind or Hail

ADDITIONAL COVERAGES

Coverage	Limit
Debris Removal	$150,000
Fire Department Surcharges	$25,000
Pollutant Clean Up (Annual Aggregate)	$50,000
Inventory or Appraisals	$25,000
Fire Protective Equipment	$10,000
Watercraft Extension	$14,090

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

Malicious Programming Exclusion
Virus Bacteria or Microorganism Exclusion
Fungus Exclusion
04-02-1212 Cap on Certified Terrorism Losses
04-02-1758 Loss Payment Basis Exception for Older Property ACV
04-02-0687 Earthquake Specific Limits of Insurance
04-02-0689 Flood Specific Limits of Insurance
04-02-0696 Wind or Hail Specific Limits of Insurance
04-02-0708 Watercraft Extension
Various State Amendatory Endorsements as required.
04-02-1749 Malicious Programming Exclusion Added
04-02-1750 Virus, Bacteria or Microorganism Excl Added

04-02-1758 LPB Exception Older Prop-ACV Valuation –Valuation is Replacement Cost, except ACV for items 5 years and older

04-02-0696 Wind or Hail Specific Limits of Insurance

*Portion of Policy Premium attributable for terrorism and statutory standard fire where applicable is $0.

Malicious Programming Exclusion

Virus Bacteria or Microorganism Exclusion Fungus Exclusion

04-02-1212 Cap on Certified Terrorism Losses 04-02-0687 Earthquake Specific Limits of Insurance

04-02-0689 Flood Specific Limits of Insurance 04-02-0696 Wind or Hail Specific Limits of Insurance

04-02-0825 Schedule of Live Animals Various State Amendatory Endorsements as required.

GENERAL LIABILITY

CARRIER	The Travelers Indemnity Company
A.M. BEST'S RATING	A++ (Superior)
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	General Liability

NAMED INSURED

- City Of Joplin

Public liability (not Auto, Employers' or Other Specific Liability Type) for Bodily Injury and Property Damage claims, Personal and Advertising Injury, Products & Completed Operations, and Damage to Rented Premises, arising from business operations for which you are legally liable, subject to policy terms, conditions, and exclusions.

LIMITS OF LIABILITY

Coverage	Limit
General Aggregate Limit	$2,000,000
Products/Completed Operations Aggregate	$2,000,000
Each Occurrence Limit	$1,000,000
Personal & Advertising Injury	$1,000,000
Damage to Rented Premises	$500,000
Medical Expense Limit (Any One Person)	Excluded
Sewage Back-Up Limit	$1,000,000
Failure To Supply Limit	$1,000,000
Abuse or Molestation Aggregate Limit	$2,000,000
Each Abuse or Molestation Offense Limit	$1,000,000

GENERAL LIABILITY

SELF-INSURED RETENTIONS

Note: Per occurrence unless stated otherwise

- Each Occurrence Retention - $200,000
- Personal injury and Advertising Injury Each Person or Organization Retention - $200,000
- Each Abuse or Molestation Offense Retention - $200,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Limited Abuse Or Molestation Liability Coverage
- Exclusion - Communicable Diseases
- Exclusion - Designated Activities Or Operations - The Following Are Excluded:
- Hospital, Nursing Home, Rehabilitation Facility, Medical Clinic Or Other Type Of Medical Facility
- Airport, Including Any Airfield, Runway, Hangar Terminal, Or Other Property In Connection With Aviation Activities
- Exclusion - PFAS
- XTEND Endorsement For Public Entities
- Mobile Equipment Redefined - Public Entities
- Amendment - Pollution Exclusion
- Cap On Losses From Certified Acts Of Terrorism
- Exclusion - Injury To Volunteer Firefighters
- Exclusion - Law Enforcement Activities Or Operations
- Coverage C - Medical Payments Exclusion
- Exclusion - Employees And Volunteer Workers As Insureds For Certain Bodily Injury, Personal Injury And Property Damage
- Exclusion - Public Use Of Private Property
- Fungi Or Bacteria Exclusion - With Limited Exception For Bacteria In Sewage Back-Up
- Exclusion - Discrimination
- Exclusion - Professional Health Care Services - Public Entities
- Exclusion - Violation Of Consumer Financial Protection Laws
- Amendment Of Intellectual Property Exclusion
- Exclusion - Lead
- Exclusion - Nuclear Energy Liability
- Amendment Of Common Policy Conditions - Prohibited Coverage - Unlicensed Insurance And Trade Or Economic Sanctions
- Amendment - Non Cumulation Of Each Occurrence Limit Of Liability And Non Cumulation Of Personal And Advertising Injury Limit

- Amendment Of Contractual Liability Exclusion - Exception For Damages Assumed In An Insured Contract Applies Only To Named Insured
- Preservation Of Governmental Immunity - Missouri

PROFESSIONAL HEALTH CARE & SOCIAL SERVICES LIABILITY COVERAGE – DESIGNATED PROFESSIONAL – PUBLIC ENTITIES APPLIES WHEN "YES" IS INDICATED BELOW:

- Nurses – No
- Jail Nurses – No
- Coroner – No
- Paramedic/EMT – Yes
- Social Services – No

LIQUOR LIABILITY LIMITS OF LIABILITY

Coverage	Limit
Aggregate Limit	$1,000,000
Each Common Cause Limit	$1,000,000

SELF-INSURED RETENTIONS

Note: Per occurrence unless stated otherwise

- Each Common Cause Retention (Loss and Loss Expense) - $200,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Preservation Of Governmental Immunity - Missouri

EMPLOYEE BENEFITS LIMITS OF LIABILITY- CLAIMS MADE

Coverage	Limit
Aggregate Limit	$3,000,000
Each Employee Limit	$1,000,000

SELF-INSURED RETENTIONS

Note: Per occurrence unless stated otherwise

- Each Employee Self Insured Retention (Loss and Loss Expense) - $200,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Preservation Of Governmental Immunity - Missouri

LAW ENFORCEMENT LIMITS OF LIABILITY

Coverage	Limit
Aggregate Limit	$1,000,000
Each Wrongful Act Limit	$1,000,000

SELF-INSURED RETENTIONS

Note: Per occurrence unless stated otherwise

- Each Wrongful Act Self Insured Retention – Damages and Defense Expenses - $200,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Exclusion - Lead
- Amendment Of Professional Health Care Services Exclusion – Emergency Medical Dispatchers Or 911 Operators
- Exclusion - PFAS
- Cap On Losses From Certified Acts Of Terrorism
- Amendment Of Common Policy Conditions - Prohibited Coverage -Unlicensed Insurance And Trade Or Economic Sanctions
- Amendment Of Law Enforcement Activities Or Operations
- Preservation Of Governmental Immunity - Missouri
- Mobile Equipment Redefined - Exclusion Of Vehicles Subject To Motor Vehicle Laws
- Fungi Or Bacteria Exclusion

PUBLIC ENTITY MANAGEMENT LIMITS OF LIABILITY- CLAIMS MADE

Coverage	Limit
Aggregate Limit	$1,000,000
Each Wrongful Act Limit	$1,000,000

SELF-INSURED RETENTIONS

Note: Per occurrence unless stated otherwise

- Each Wrongful Act Self Insured Retention – Damages and Defense Expenses - $200,000
- Retro active Date 04/07/1995

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Limited Special Expenses Coverage – Key Employees

- Limited Special Expenses Aggregate Limit – Key Employees - $25,000
- Limited Special Expenses Participation Percentage – Key Employees – 10%
- Exclusion - PFAS
- Amendment Of Joint Powers Authority Definition
- Cap On Losses From Certified Acts Of Terrorism
- Amendment Of Network And Information Security Wrongful Act Definition
- Amendment Of Common Policy Conditions - Prohibited Coverage - Unlicensed Insurance And Trade Or Economic Sanctions
- Amendment Of Law Enforcement Activities Or Operations Definition
- Preservation Of Governmental Immunity - Missouri

The Following are excluded when "Yes " is indicated below. If "No" is indicated, an amendment and/or manuscript endorsement may be required.

- Airport - Yes
- Health Care Facilities: Clinics – Yes
- Health Care Facilities: Hospital – Yes
- Health Care Facilities: Blood Banks - Yes
- Health Care Facilities: Nursing Homes - Yes
- Health Care Facilities: Rehabilitation Facilities – Yes
- Port Authority - Yes
- Transit Authorities – Yes
- Gas Utilities – Yes
- Electric Utilities – Yes
- Housing Authorities -Yes
- Schools or School Districts - Yes
- Joint Powers Authority - Yes

PUBLIC ENTITY EMPLOYMENT PRACTICES LIMITS OF LIABILITY- CLAIMS MADE

Coverage	Limit
Aggregate Limit	$1,000,000
Each Wrongful Employment Practice Offense Limit	$1,000,000

SELF-INSURED RETENTIONS

Note: Per occurrence unless stated otherwise

- Each Wrongful Employment Practce Offense Self Insured Retention – Damages and Defense Expenses - $200,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- *Retro active Date 04/07/1995*
- Amendment Of Joint Powers Authority Definition
- Cap On Losses From Certified Acts Of Terrorism
- Exclusion – Other Employment Laws
- Amendment Of Common Policy Conditions – Prohibited Coverage – Unlicensed Insurance And Trade Or Economic Sanctions
- Preservation Of Governmental Immunity – Missouri

The Following are excluded when "Yes " is indicated below. If "No" is indicated, an amendment and/or manuscript endorsement may be required.

- Airport - Yes
- Health Care Facilities: Clinics – Yes
- Health Care Facilities: Hospital – Yes
- Health Care Facilities: Blood Banks - Yes
- Health Care Facilities: Nursing Homes - Yes
- Health Care Facilities: Rehabilitation Facilities – Yes
- Port Authority - Yes
- Transit Authorities – Yes
- Gas Utilities – Yes
- Electric Utilities – Yes
- Housing Authorities -Yes
- Schools or School Districts - Yes
- Joint Powers Authority - Yes

PROFESSIONAL LIABILITY – HEALTH DEPARTMENT – CLAIMS MADE

CARRIER	TDC Specialty Insurance Company
BEST'S RATING	A XV
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Professional Liability – Health Department

NAMED INSURED

- City Of Joplin Health Department

PRINCIPAL ADDRESS

- 321 E 4th Street Joplin, Mo 64801

LIMITS OF LIABILITY

Coverage	Limit
Each Claim (other than Physical Abuse and Sexual Misconduct Claims)	$1,000,000
Each Claim - Physical Abuse / Sexual Misconduct	$100,000
Aggregate Sublimit - Physical Abuse / Sexual Misconduct	$300,000
Aggregate for all Claims	$3,000,000
Each Legal Defense Proceeding	$50,000
Aggregate for all Legal Defense Proceedings	$50,000
HIPAA Proceeding Reimbursement Annual Aggregate	$50,000

DEDUCTIBLE

- Each Claim $2,500

RETROACTIVE DATE

- 05/04/2017

PROFESSIONAL LIABILITY – HEALTH DEPARTMENT – CLAIMS MADE

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.
HPF-010001-09-16 Medical Facilities - PL, GL and EBL Policy Form - Claims-Made GL Policy
HPE-000001-02-23 SCHEDULE A - Schedule of Named Insureds Endorsement
HPE-000021-04-16 Delete Insuring Agreement (B) - General Liability and Medical Expense Reimbursement Coverage Endorsement
HPE-000022-04-16 Delete Insuring Agreement (C) - Employee Benefit Liability Coverage Endorsement
HPE-000023-04-16 Delete Insuring Agreement (D) - Evacuation Expense Reimbursement Coverage Endorsement
HPE-000050-07-16 Specific Claim(s) Exclusion
Excluded Claim(s):
any & all claims emanating from a wrongful act associated with WIC prior to 5/1/2019
any operations other than those specified on the declarations page as covered operations
HPE-000056-09-16 Service of Suit Endorsement
HPE-000086a-09-20 Specific Insured Medical Practitioner(s) Exclusion
Excluded Practitioner(s):
physicians other than a medical director
HPE-000089-06-17 Mailing Address Endorsement
City of Joplin Health Department 602 South Main Street
Joplin, MO 64801
HPE-000178-01-22 Amend ITEM 5.A. Deductible/Self-Insured Retention for Specified Claims Endorsement
HPE-010005-04-16 Delete Insuring Agreement (F) - Patient Property Loss Reimbursement Coverage Endorsement
HPE-010006-09-16 Defense Within the Limits Endorsement
HPE-010035-07-17 Schedule of Insured Medical Practitioners Endorsement
Insured Medical Practitioner(s): Rayni Lynn Teeter, M.D.
Retro Date: 07/07/2022
HPE-010046-07-18 Amend ITEM 8 Extended Reporting Period Endorsement
HPE-010047-10-19 HIPAA Proceeding Reimbursement Coverage Endorsement
Limit: $50,000
HPE-010055-11-19 Obstetrical and Surgical Claims Exclusion
HPE-010075-12-20 Death, Disability or Business Cessation Extended Reporting Period Endorsement
Key Individual:
HPE-010080-03-21 Biometric Information Privacy Claim Exclusion

SUBJECT TO

- Completed, signed and dated No Material Change Letter (signed and dated within 90 days of the effective date)

PROFESSIONAL LIABILITY – HEALTH DEPARTMENT – CLAIMS MADE

PREMIUM

$	28,449.00	Premium (Minimum & Deposit)*
$	28,449.00	Total, Subject to Audit for Final Premium Determination

Missouri Non-Admitted Regulatory Disclosure:

- This is evidence of insurance procured and developed under the Missouri Surplus Lines Laws. It is NOT covered by the Missouri Insurance Guaranty Association. This insurer is not licensed by the State of Missouri and is not subject to its supervision.

AVIATION – UNMANNED AIRCRAFT

CARRIER American Alternative Insurance Corporation

BEST'S RATING A+ XV

POLICY PERIOD 4/7/2026 - 4/7/2027

COVERAGE Aviation – Unmanned Aircraft

NAMED INSURED

- City Of Joplin

LIMITS OF LIABILITY

Coverage	Limit
Bodily Injury and Property Damage - Each Occurrence	$1,000,000
Personal Injury	$1,000,000
Medical Expense	$5,000

UNMANNED AIRCRAFT SYSTEMS

Aircraft	Limit	Deductible
2016 DJI Innovations Phantom 3 Professional SS3-WM3231507	NA	NA
DJI Innovations Mavis Pro 08QCE8801229QM	$1,399	10%
2022 DJI Innovations Mavic 2 Enterprise Advanced 4GCCK6NR0B0MSQ	$8,085	10%
DJI Innovations Matrice 200 V2 17SDGB1013R243	$12,656	10%
DJI Innovations Mavic 3 Pro Cine FA3PWCC7NH	$4,799	10%
DJI Innovations Mavic Air 3 FA3PWCEYRC	$1,549	10%
Spare Engines and Spare Parts	$5,700	10%

AVIATION – UNMANNED AIRCRAFT

ADDITIONAL COVERAGE

Coverage	Limit
Bail Bonds	$5,000
Fire Legal	$100,000
Contractual liability	Policy Limit
Product liability arising out of sale of scheduled aircraft	Policy Limit

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- E041 Electronic Data Event Liability Exclusion
- A121 Additional Insured
- A125 Amendment of Defined Terms
- C022 Limited Liability War Exclusion Limited Coverage
- C023 Limited Physical Damage War Exclusion Limited Coverage
- C025 Electronic Date Recognition Exclusion Limited Coverage
- C036 Expenses for Medical Services
- C039 Liability for Sale of Aircraft, Aircraft Parts or Services
- C041 Physical Damage to Spare Engines and Spare Parts
- C054 Terrorism (TRIA) Coverage - Hull & Liability
- C061 Aviation Personal And Advertising Injury Liability
- C064 Premises Coverage
- C066 Fire Legal Liability
- C095 Expanded Contractual Liability Endorsement
- N004 Non-Owned Aircraft Liability - Unmanned Aircraft System
- D004 TRIA Disclosure
- S047 Missouri Amendatory
- The policy shall not apply while a scheduled aircraft is in flight unless the pilot in command is approved by the Named Insured and appropriately licensed for the flight being conducted.

AIRPORT OWNERS AND OPERATORS LIABILITY

CARRIER Ace Property and Casualty Insurance Company

BEST'S RATING A++ Best

POLICY PERIOD 4/7/2025 - 4/7/2027

COVERAGE Airport Owners and Operators Liability

NAMED INSURED

- City Of Joplin

LIMITS OF LIABILITY

Coverage	Limit
Each Occurrence/Offense in respect of Bodily Injury, Personal and Advertising Injury and Property Damage combined, Subject to the following limitations	$25,000,000
Personal Injury and Advertising Injury Annual Aggregate Limit	$25,000,000
Malpractice Annual Aggregate Limit	$25,000,000
Fire Damage Any One Fire	$150,000
Medical Expense Limit Any One Person	$1,000
Non-Owned Aircraft Liability Limit Any One Occurrence	$25,000,000
Products-Completed Operations Annual Aggregate Limit	Not Included
Hangarkeepers not "in flight" Limit Any One Occurrence	Not Insured
Hangarkeepers not "in flight" Limit Any One Aircraft	Not Insured

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- War, Hi-Jacking and Other Perils Exclusion Clause
- Noise, Pollution and other Perils Exclusion Clause
- 9001-MO (11/00) Missouri Changes - Pollution Exclusion
- 9002-MO (11/00) Missouri Changes - Medical Payments
- AAP 200 (05-22) Airport Owners and Operators General Liability Policy - Jacket
- AAP 201 (11/99) Airport Owners and Operators General Liability Policy - Declarations
- Page 3 of 4

AIRPORT OWNERS AND OPERATORS LIABILITY

- AAP 201S (11/99) Airport Owners and Operators General Liability Policy - Schedule of
- Endorsements
- AAP 202 (11/99) Airport Owners and Operators General Liability Policy
- AAP 203A (02/08) Extended Coverage - War, Hi-jacking and Other Perils Endorsement
- AAP 220 (11/99) Immunity Waiver Endorsement
- AAP 234 (11/99) Airport Limited Enhanced Coverage Endorsement
- AAP 237 (11/99) Nuclear Risks Exclusion Clause
- AAP 242 (11/99) Personal Injury Limitation Endorsement
- AAP 248 (11/99) Volunteers Endorsement
- AAP 255 (03/08) Date Recognition Limited Coverage Endorsement
- AAP 256 (11/99) Date Recognition Exclusion Endorsement
- AAP 270 (01/15) Amendment to Include Coverage for Certified Acts of Terrorism; Cap on
- Losses from Certified Acts of Terrorism
- AAP 273 (11/03) Pollution Endorsement
- AAP 275 (01/15) Limited Terrorism Coverage Endorsement
- AAP 277 (01/06) Silica And Silica-Related Dust Exclusion
- AAP 306 (03/08) Infringement of Copyright, Patent, Trademark or Trade Secret
- Endorsement
- AAP 307 (03/08) Amendment to Supplementary Payments (Court Cost) Endorsement
- AAP 316 (02/21) Exclusion - Access or Disclosure of Confidential or Personal Information -
- Advertising Injury or Personal Injury
- AAP 317 (01/22) Exclusion – Perfluorinated Chemicals
- ALL-20887 (10/06) ACE Producer Compensation Practices & Policies
- ALL-21101 (11/06) Trade or Economic Sanctions Endorsement
- ALL-5X45 (11/96) Questions About Your Insurance
- IL P 001 (01/04) U.S. Treasury Departments' Office of Foreign Assets Control ("OFAC")
- Advisory Notice to Policyholders
- TR-19604e (08/20) Notice Of Terrorism Insurance Coverage

AUTOMOBILE

CARRIER	The Travelers Indemnity Company
A.M. BEST'S RATING	A++ (Superior)
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Automobile

NAMED INSURED

- City Of Joplin

Basic Coverage Form for insuring commercial automobile exposures. Your Automobile Policy does not provide coverage for Cellular Telephones or for Mobile Sound Equipment, such as C.B. Radios, unless the coverage is added by special endorsement.

LIMITS

Auto Coverages	Limit
Combined Liability Auto Symbol 1	$1,000,000
Uninsured/Underinsured Motorists Auto Symbol 6	$1,000,000 Each Accident

Physical Damage	Deductible
Comprehensive Actual Cash Value Auto Symbol 2, 8	$25,000
Collision Actual Cash Value Auto Symbol 2,8	$25,000
Hired Car Physical Damage Comprehensive Deductible* Collision Deductible*	$1,000 $1,000

**Deductibles apply "per Auto" unless stated otherwise*

AUTOMOBILE SCHEDULE

Note: Coverage(s) vary by vehicle.

YEAR	DESCRIPTION	VIN #
2023	Dodge Ram	3C6JR7DG2PG669961
2023	Dodge Ram	3C6JR7DG0PG669960
2023	Ford Explorer	1FMSK8DH6PGB95388
2023	Dodge Ram	3C6JR7DG4PG669959
2023	Dodge Ram	3C6JR7DG6PG669963
2025	Ford F150	1FTEX1LP0SKE41019
2025	Ford Ranger	1FTER4PHXSLE33860
2025	Ford Ranger	1FTER4PH4SLE35474
2025	Ford Ranger	1FTER4PH6SLE36125
	WELLS CARGO BOX TRAILER	1WF200F1272058358
	MAXEY TRAILER	5R8CH1825BM020296
1939	PIRSH AERIAL LADDER	443973DW
1990	FORD F450 W AERIAL BUCK	2FDLF47M1LCB18708
1991	FREIGHTLINER HEAVY DUTY TRUCK	1FUY3LYBOMP501316
1991	CMI LOAD KING 35 TON COW	1B4L47243NI117354
1992	OSHKOSH T 1000 ARFF FIRETRUC	10T9L5BE8P1046390
1996	TRAILER UTILITY TRAILER	4VRUT1220TMOO3277
1997	DODGE CARGO VAN	2B7HB21Y6VK569079
1997	INTERNATIONAL NAVISTAR 4700 DUMP	1HTSCABN9VH45735
1998	MORRIS UTILITY TRAILER	4VRST1219WM005595
1999	FORD CRIME SCENE VAN	1FDXE4055XHB12812
1999	TRAILER TRAILER	492HL1829XA0
1999	INTERNATIONAL 4700 SING AX	1HTSCABN4XH637793
2000	FORD F450 WITH AERIAL BU	1FDXF46F9YEB84414
2000	TRAILER UTILITY TRAILER	492UU1829YA019582
2000	MEB UTILITY TRAILER	49ZV11829YA018074
2000	MEB UTILITY TRAILER	492UU1829YA018075
2000	TRAILER UTILITY TRAILER	2UU1829YA018078
2000	BE TRAILER	1B9UP16241M363558
2000	ARCO TANK TRAILER	1A911382811005021
2001	CHEVY 1500	1GCEC14WX1Z253213
2001	TRI STAR TRAILER	1PFS16281W500354

2001	INTERNATIONAL 4900 VAC TRUCK	1HTSHAAR51H392497
2001	FREIGHTLINER VACTOR TRUCK	1FVHBXAK32HJ86700
2002	YAMAHA 4 WHEELER	JY4AM02Y52C023950
2002	YAMAHA 4 WHEELER	JY4AM02Y62C020829
2002	FORD F450 WITH UTILITY B	2FDXF46F42EC96660
2002	FORD F150	1FTRF17202NB67418
2002	FORD F350	1FDWF6L8ZEDZ1510
2002	FORD F350	1FDWF36LX2ED21511
2002	ARCO TANK TRAILER	1A911382X1105022
2002	INTERNATIONAL 7500	1HSWNADR03J054964
2002	INTERNATIONAL 5TH WHEEL	1HSWNADR93J054963
2002	TRAILER UTILITY TRAILER	5EJHF162X21001296
2003	CHEVY CREW CAB	1GBHC23U53F193093
2003	FORD F150 PICKUP	2FTRF17W13CA47346
2003	INTERNATIONAL 7400 DUMP TRUCK	1HTWDAAR23J079044
2003	TRAILER UTILITY TRAILER	5EJUT101431003111
2003	STARLITE FLATBED TRLR	13YFS182940090946
2003	STARLITE FLATBED TRLR	13YF18223C090799
2003	PACE AMERICAN BOX TRAILER	472WB24233X025566
2003	CHEVY 3500	1GBJC34V33E255540
2004	CHEVY VENTURA MINIVAN	1GNDX03E74D226143
2004	FORD E350 JAIL VAN	1FTSS34L04HA81484
2004	FORD F450 SUPER DUTY	1FDXF46S44EC79163
2004	TRAILER UTILITY TRAILER	5E5FH16264L005462
2004	INTERNATIONAL SPREADER TRUCK	1HSWYAHR15J030791
2004	TANKER TRAILER	1L9BT419295G223296
2004	TANKER TRAILER	1L9BT419295G223297
2004	PETERBILT VACTOR TRUCK	2NPNLD9X65M837326
2005	TRAILER BLACK BOX TRAILER	47ZWB20256X043903
2005	AM GENERAL HUMVEE	N235136
2005	CHEVY 5500 STRIPPER	J8BE5B16057300309
2006	GMC BOX VAN	5B4KPD2U863415415
2006	CHEVY SILVERADO 12 TON PI	1GCEC14V86Z249112
2006	CHEVY SILVERADO 12 TON PI	1GCEC14Z16Z248644
2006	CHEVY SILVERADO	1GCEK19V06Z247169
2006	INTERNATIONAL 7400 DUMP TRUCK	1HTWDAAR16J352060

2006	FORD F250	1FTSW21536ED27825
2007	NAVISTAR INTERNATIONAL MAX PR	1HTWEADR58J658156
2007	CHEVY SILVERADO	1GCEC14C47Z570029
2007	FORD VAN MAPS 12 FORD LIF	1FTSS34L17DB07408
2007	TRAILER UTILITY TRAILER	129BU12156M001517
2007	INTERNATIONAL 4400 CONT DUMP	1HTMKAANX7H352058
2007	INTERNATIONAL 4200 VT 365 RODDER	1HTMP9FM87H413473
2007	INTERNATIONAL 4201 VT 365 RODDER	1HTMVAFL88J570802
2007	DODGE CARAVAN	2D4GP44L67R8279
2007	STARLITE FLATBED TRLR	13YFS25227C099065
2008	THM BUS DWI COMMAN CENT	1T7YUZA28A1121151
2008	FORD F350	1FDWF37R08ED38832
2008	TRAILER UTILITY TRAILER	3CVU8121282125930
2008	FORD RANGER	1FTYR10D18PA83698
2008	FORD F150	1FTPF12V18KC95184
2008	INTERNATIONAL SINGLE AXEL TRUCK	1HTWDAAR99J164004
2009	INTERNATIONAL DUMP TRUCK	1HTWHAZT99J101702
2009	STARLITE UTILITY TRAILER	13YFS25269C112967
2009	FORD F350	1FDWW36R798A5684
2009	CHEVY COLORADO COMPACT	1GCCS14E398146149
2009	CHEVY COLORADO COMPACT	1GCCS14E598146282
2009	CHEVY COLORADO	1GCCS14E798145649
2009	FORD F350 PICKUP	1FTWF31R99EA42741
2009	DODGE CARAVAN	2D8HN44E89R625672
2009	FREIGHTLINER 2T DUMP	1FVACWDU39HAG0934
2009	FORD F250	1FTSW20559EA47670
2009	FORD EXPLORER	1FMEU73E79UA23626
2009	INTERNATIONAL 10 WHEELER	1HTWHAZT29J179982
2009	FORD F450	1FDAF46R59EA55796
2009	VOLVO FIELD GYMMY	4V5KC9EG8N289370
2010	FORD RANGER	1FTKR1AE1APA42328
2010	FORD RANGER	1FTKR1AE8APA42326
2010	CHEVY IMPALA	2G1WA5EK1216507
2010	PIERCE AERIAL LADDER LADDE	4P1CV01E7AA011266
2010	PIERCE ENGINE	4P1CC01H8AA610822
2010	FORD RANGER	1FTKR1AEXAPA42327

2010	FORD F150 12 TON PICKUP	1FTMF1CW8AKC09823
2010	INTERNATIONAL SINGLE AXEL TRUCK	1HTWDAZR6BJ338296
2010	FORD F150 12 TON PICKUP	1FTMF1CW4AKC09821
2010	PIERCE ENGINE	4P1CC01H1AA1010869
2011	TRAILER UTILITY TRAILER	4PSL82421A1143411
2011	FORD F250	1FTBRF2A66BEB90723
2011	TIGER TRAILER	5UTBU1828BM002776
2011	TIGER TRAILER	5UTBU1827CM000065
2011	TANDEM AXEL TRAILER	5UTBU182XBM002102
2012	CHEVY IMPALA	2G1WD5E33C1160315
2012	CHEVY TRAVERSE	1GNKVEED5CJ244297
2012	FORD F150	1FTNF1CTXCKD70428
2012	FORD 350 BRUSH TRUCK	1FT8X3BT6CEB23610
2012	FORD F350 4X4	1FT8X3BTXCEC12824
2012	KME ENGINE ENGINE 2	1K9AF42870N058491
2012	KME ENGINE ENGINE 4	1K9AF4289DN058492
2012	FORD E350 VAN	1FDEE3FL5CA39184
2012	INTERNATIONAL TRUCK	1HTZZAAR7CJ076901
2013	FORD F250	1FTBF2B63DEA40439
2013	CHEVY IMPALA	2GLWF5E33D1205758
2013	DOOLITLE TRAILER	1DGCS1625DM002708
2013	PIERCE RESCUE RESCUE 5	2NKHHJ8X7EM389764
2013	CHEVY IMPALA	2GLWF5E33D1206764
2013	FORD F150	1FTMF1CM3DKE06109
2013	FORD F250	1FTBF2B61DEA40438
2013	FORD F550 DUMP TRUCK	1FDUF5GYXDEA40440
2013	FORD F550	1FDUF5GY1DEA40441
2013	FORD F250	1FTBF2A68DFA40471
2013	FORD F150	1FTFICMXDKF18869
2013	INTERNATIONAL 10 WHEELER	1HTWHAZT7EH022398
2014	CHEVY IMPALA	2G1WD5E34E1154794
2014	CHANGZHOU NANXIASHU TRAILER	LNZUT1113EZ189366
2014	FORD EXPLORER	1FM5K8AR9EGB91701
2014	FORD FLAT BED F550	1FDOW5HT2EEB87676
2014	KENWORTH TANKER TANKER 1	2NKHHJ8X6EM410703
2014	DOOLITLE TRAILER	1DGCSY026EM007928

2014	CHEVY IMPALA	2G1WA5E30E1152839
2014	INTERNATIONAL 10 WHEELER	1HTWNAZT2FH507168
2014	INTERNATIONAL 11 WHEELER	1HTWPAZT5FH529014
2014	INTERNATIONAL 12 WHEELER	1HTWPAZT7FH529015
2014	INTERNATIONAL SINGLE AXEL TRUCK	1HTZZAAR1FH529017
2014	PETERBILT SPREADER	1NPTL40X3ED240645
2014	FORD F150 XL	1FTMFIM7EKE25910
2014	FORD F150	1FTMF1CM5EKE25908
2015	FORD F150	1FTEX1E89FKD12353
2015	FORD F150	1FTEX1E87FKD12352
2015	FORD F150	1FTEX1E89FKD12353
2015	CHEVY SILVERADO	1GCVKPEHOFZ243530
2015	FORD F250	1FTBF2B69FED4457
2015	INTERSTATE FLATBED TRAILER	1JKDLA401FM014048
2016	FORD EXPLORER	1FM5K8AR4GGC08391
2016	FORD EXPLORER	IFM5K8AR3GGB44795
2016	FORD F150	1FTEW1E81GKE50098
2016	FORD F450	1FDGF4GY5GEB34172
2016	FORD FE450 2015	1FDFE4FS4GDC32059
2016	FORD E450 2015	1FDTE4FSOGDC32060
2016	FORD TRANSIT CONNECT VAN	NMOGE9F79G1267938
2016	FORD F250 SERVICE BODY T	1FDBF2B6XGEB97658
2016	DODGE RAM 2500	3C6LR5AT2GG244707
2016	FORD F550	1FDOW5HY3GEB18185
2016	FORD F550	1FDOW5HY5GEB18186
2016	FORD F550	1FDOW5HY7GEB18187
2016	FORD F550	1FDUF5HT1GEC45460
2016	FORD F250	1FT7W2B6XGEC45461
2016	INTERNATIONAL 10 WHEELER	1HTWPSUT9HH522941
2016	FORD F150	1FTEWIE88GKD59246
2016	FORD F150	1FTMF1E8OGKE18884
2016	FORD F150	1FTMF1C82GKE26794
2017	FORD EXPLORER	1FMSK8ARXHGA37082
2017	DODGE CHARGER	2C3CDXKT7HH596236
2017	DODGE CHARGER	2C3CDXKT9HH596237
2017	DODGE CHARGER	2C3CDXXTOHH608730

2017	DODGE CHARGER	2C3CDXKTXHH608735
2017	FORD F250	1FT7W2B64HEC34330
2017	PIERCE LADDER LADDER 1	4P1BCAGF9HA017473
2017	FORD E450 2017	1FDFE4FS0HDC26518
2017	FORD E450	1FDFE4FS2HDC26519
2017	FORD E450 2015	1FDFE4FSXHDC64094
2017	FORD F250	1FDBF2A68HEC33021
2017	AERIAL BOOM TRUCK	3C7WRMBL6HG514833
2017	CHEVY SILVERADO	1GCVKENH4HZ344143
2017	TYMCO SWEEPER	1HTMMAANXHH040950
2017	INTERNATIONAL TYMCO SWEEPER	1HTMMAAN1HH460884
2018	HARLEY DAVIDSON CYCLE	1HD1FHC16JB631569
2018	HARLEY DAVIDSON CYCLE	1HD1FHC16JB635069
2018	CHEVY TAHOE	1GNLCDEC8JR246491
2018	CHEVY TAHOE	1GNLCDEC9JR244295
2018	DODGE CHARGER	2C3CDXKTOJH239664
2018	DODGE CHARGER	2C3CDXKT2TH239665
2018	FORD EXPLORER	1FM6KAR8JGB197564
2018	STAG TRAILER FLATBED TRAILER	4S91F2629JA377113
2018	OSHKOSH GLOBAL STRICKER	10TADLJF4KA789517
2018	CHEVY TAHOE	1GNLCDEC8JR246491
2018	INMAR MARINE TRAILER	4PGBJ1415LL076554
2018	FORD TRANSIT CAMERA VAN	1FTBF4X8HKB25196
2018	FORD F250	1FBBF2B60JEC65151
2018	FORD F150	1FTMFIEB5JKC88748
2018	INTERNATIONAL 10 WHEELER	1HTWPSUT9JH334992
2019	DODGE CHARGER	2C3CDXKT4KH511330
2019	DODGE CHARGER	2C3CDXKTIKH511253
2019	DODGE CHARGER	2C3DXKT7KH600339
2019	DODGE CHARGER	2C3CDXKT3KH600337
2019	DODGE CHARGER	2C3CDXKT5KH600338
2019	DODGE CHARGER	2C3CDXKT2KH635922
2019	FORD F150 XL	1FTEXIE54KKC54667
2019	FORD TRANSIT VAN	1FTBF4XMIKKA53790
2019	DODGE CARAVAN	2C4RDGBG7KR71755
2019	FORD F150	1FTFX1E55KKD37576

2019	KENWORTH FERRARA RESCUE RESC	2NKHHJ8X3LM426176
2019	INMAR MARINE TRAILER	4PGBV1817KL072566
2019	FORD F250	1FDBF2A60KEE89183
2019	FORD E450	1FDFE4FS3KDC17187
2019	FORD E450 2019	1FDFE4FS5KOC17188
2019	FORD E450	1FDFE4FS9KDC17243
2019	TRAILER EXPRESS TRAILER	5CVUS1821K5000179
2019	FORD F150	1FTMF1B4KKC91481
2019	FORD F150	1FTMF1CB9KKC91480
2019	FORD F150 XL	1ETMF1CBOKKF02419
2019	FORD F350	1FDRF3G67KEG09931
2019	FORD F550	1FDVF5GY4KA24298
2020	BAE CAIMAN MRAP	GMB408140EHY
2020	CHEVY TAHOE	1GNLCDEC7LR263205
2020	FORD F150	1FTEXIEB7LKD81396
2020	FORD F250	1FT7W2B61LEC49859
2020	FORD F150	1FTEX1EB3LKD81370
2020	FORD TRANSIT F350 VAN	1FTBW9CG5LKA54309
2020	CHEVY TAHOE	1GNSKDEC8LR242054
2020	CHEVY TAHOE	1GNSKDECILR246530
2020	CHEVY TAHOE	1GNSKDEC7LR2248279
2020	CHEVY TAHOE	1GNLCDEC7LR239096
2020	CHEVY TAHOE	1GNLCDECILR239109
2020	CHEVY TAHOE	1GNSKDECXLR242041
2020	CHEVY TAHOE	1GNSKDECXLR242251
2020	CHEVY TAHOE	1GNSKFEC7LR255762
2020	FORD F250	1FDBF2A65LED09875
2020	FORD F250	1EDBE2A64LED09396
2020	FORD F150	1FTFW1E53NKE02559
2020	FORD F250	1FT7W2A64LED09876
2020	FREIGHTLINER HEAVY DUTY TRUCK	1FVH63FE4LHLT8644
2020	FREIGHTLINER 10 WHEELER	1FVHG3FE2LNT8643
2020	INTERNATIONAL TYMCO SWEEPER	3HAMMMMN7LL82218
2020	FORD F250	1FT7W213B68LED09877
2020	FORD F550	1FDOWSHN9LED39838
2020	FORD F150 XL	1FTMFIEB8LKE44557

2020	FORD F150	1FTMFICB7LKE47937
2021	CHEVY TAHOE	1GNSCLED1MR376387
2021	CHEVY TAHOE	1GNSCLED5MR465038
2021	CHEVY TAHOE	1GNSCLEDOMR465433
2021	CHEVY TAHOE	1GNSCLED7MR464912
2021	CHEVY TAHOE	1GNSCLED5MR464729
2021	CHEVY TAHOE	1GNSCLED2MR464767
2021	CHEVY TAHOE	1GNSCLED9MR464734
2021	CHEVY TAHOE	1GNSCLED5MR464780
2021	CHEVY TAHOE	1GNSCLED1MR464873
2021	CHEVY TAHOE	1GNSCLED1MR465649
2021	CHEVY TAHOE	1GNSCLED4MR464723
2021	CHEVY TAHOE	1GNSCLEDOMR465156
2021	CHEVY TAHOE	1GNSCLED2MR464879
2021	FORD F150	1FTEX1EB1MFC09607
2021	FORD F150	1FTNFIEBOMKE83788
2021	PIERCE 107 AERIAL LADDER	4P1BCAFF9MA022684
2021	CHEVY MALIBU SEDAN	1G1ZC5ST1MF00712
2021	FORD E450 2021	1FDFE4FN7MDC36354
2021	FORD E450 2022	1FDFE4N9MDC36355
2021	FORD E450	1FDFE4N5MPC40743
2021	FORD E450 2021	1FDFE4FN3MDC40742
2021	DIAMOND UTILITY TRAILER	46UFU1821M1238005
2021	FREIGHTLINER VACCON	1FVHG3FE3NHND9921
2021	FREIGHTLINER 114 SD	3ALHG3FEXMDML4883
2021	FREIGHTLINER 114SD	3ALHG3E1MDML4884
2021	FORD F150	1FTMF1CB5MKE83787
2022	CHEVY TAHOE	1GNSCLEDXNR204828
2022	CHEVY TAHOE	1GNSCLED8NR204732
2022	CHEVY TAHOE	1GNSCLED4NR204971
2022	CHEVY TAHOE	1GNSCLED6NR204793
2022	CHEVY TAHOE	1GNSCLED1NR205009
2022	CHEVY TAHOE	1GNSCLED2NR205651
2022	CHEVY TAHOE	1GNSCLED9NR205050
2022	CHEVY TAHOE	1GNSCLED3NR205397
2022	CHEVY TAHOE	1GNSCLED7NR205273

2022	CHEVY TAHOE	1GNSCLED2NR205410
2022	CHEVY TAHOE	1GNSCLED4NR205182
2022	CHEVY TAHOE	1GNSCLED0NR205311
2022	CHEVY TAHOE	1GNSCLED1NR205348
2022	CHEVY TAHOE	1GNSCLED4NR205392
2022	CHEVY TAHOE	1GNSCLED5NR205319
2022	CHEVY TAHOE	1GNSCLED0NR205387
2022	CHEVY TAHOE	1GNSCLEDXNR204781
2022	CHEVY TAHOE	1GNSCLED2NR204984
2022	POLARIS RANGER CREW 1000 4DR	4XARSU994N8485947
2022	CHEVROLET TRAVERSE	1GNEVHKW9NJ174004
2022	CHEVROLET TAHOE	1GNSKWKD8PR177277
2022	STAG UTILITY TRAILER	7L4BU1628NA000466
2022	FORD TRANSIT VAN	NMOGE9E24N1531506
2022	FORD F150	1FTFWI55NKE91454
2022	FORD F250	1FTBF2A6XNEG45786
2022	FORD F650	1FDNF6AN2NDE00948
2022	STAG FLAT BED TRAILER	7L4BF2624NA002151
2023	CHEVROLET TAHOE	1GNSKLED2PR472830
2023	CHEVROLET TAHOE	1GNSKLED3PR471704
2023	CHEVROLET TAHOE	1GNSKLED7PR471608
2023	CHEVROLET TAHOE	1GNSKLED8PR472847
2023	CHEVROLET TAHOE	1GNSKLED1PR471667
2023	CHEVROLET TAHOE	1GNSKLED0PR471806
2023	CHEVROLET TAHOE	1GNSKLED3PR472223
2023	CHEVROLET TAHOE	1GNSKLEDSPR472160
2023	CHEVROLET TAHOE	1GNSKLEDXPR471876
2023	CHEVROLET TAHOE	1GNSKLED8PR472363
2023	CHEVROLET TAHOE	1GNSKLED4PR472232
2023	CHEVROLET TAHOE	1GNSKLED7PR472239
2023	CHEVROLET TAHOE	1GNSKLED9PR472274
2023	CHEVROLET TAHOE	1GNSKLED6PR472328
2023	FORD F150 XL	1FTFW1E87PKE83000
2023	FORD MAVERICK	3FTTW8E37PRA32936
2023	FORD MAVERICK	3FTTW8E34PRA32828
2023	FORD MAVERICK	3FTTW8E35PRA32417

2023	FORD F350 1TON	1FT8X3BA8PEC4845
2023	CHEVY TAHOE	1GNSKLED7PR277838
2023	PIERCE VELOCITY PVC	YP1BAAFF4NA025080
2023	CHEVROLET MALIBU	1G1ZC5ST3PF246625
2023	FORD TRANSIT WAGON	NMOGE9F28P1552750
2023	FORD F150 XL	1FTEX1EB7PKE68759
2023	FORD F 150 4X4	1FTFW1E81PKE83414
2023	FORD F150 4X4	1FTMF1EB5PKD59116
2023	FORD F250 4X4	1FTBF2BAOPED88207
2023	FORD F150 SUPERCAB	1FTFX1E51PKD78827
2023	FORD F350 4X4 CREW CAB	1FT8W3BA2PED24489
2023	INTERNATIONAL PRO PATCH	3HAEVMMRXPL769219
2023	FORD F150 SUPERCAB	1FTFW1E55PKF04481
2024	STARCRAFT ALLSTAR	1FDFERN4RDD02866
2024	STARCRAFT ALLSTAR	1FDFE4FN3RDD02907
2024	STARCRAFT ALLSTAR	1FDFE4FN2RDD02896
2024	HOLDEN TRAILER	12HTD34331RS254532
2024	Chevrolet Tahoe PPV	1GNSKLED0RR274976
2024	Chevrolet Tahoe PPV	1GNSKLED0RR275271
2024	Chevrolet Tahoe PPV	1GNSKLEDXRR275519
2024	Chevrolet Tahoe PPV	1GNSKLED3RR275278
2024	Chevrolet Tahoe PPV	1GNSKLED9RR275138
2025	Chevrolet Tahoe	1GNS6UED7SR295792

SELF-INSURED RETENTIONS

The following each accident Self Insured Retentions (Loss and Loss Expense) apply:

- Auto Liability (Bodily Injury/Property Damage) - $200,000
- Uninsured/Underinsured Motorist (UM/UIM) - $200,000

GARAGEKEEPERS LEGAL LIABILITY

Location	Comp Limit	Coll Limit	Comp Ded	Coll Ded
313 E Third St (Police Garage)	$500,000	$500,000	$1,000/$5,000	$1,000
1301 W Second St	$500,000	$500,000	$1,000/$5,000	$1,000
Total Limits - $1,000,000				

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Public Entity Auto Extension
- Preservation Of Governmental Immunity - Missouri
- Exclusion – Airport Premises or Aviation Emergency
- Joplin Regional Airport
- Amendment Of Bodily Injury Definition
- Public Entity Auto Extension
- Professional Services Not Covered
- Emergency Services - Volunteer Firefighters' & Workers' Injuries Excluded
- Amendment Of Employee Definition
- Preservation Of Governmental Immunity - Missouri
- Amendment Of Common Policy Conditions - Prohibited Coverage - Unlicensed Insurance And Trade Or Economic Sanctions

Commercial Auto coverage premium summary

Automobile Composite Rating

In order to provide our insureds better service and administrative efficiency, Travelers Public Sector Services is pleased to provide the following process for handling mid-term automobile change requests. All requests will be managed in accordance with the Composite Rate Application outlined below. The insured should continue to submit all change requests to their agent for accurate record keeping and claims verification purposes. Particular attention should be paid to Item 5, which specifies the types of automobiles that will continue to require reporting to the Company.

Composite Rate Application

1. If your policy includes the coverage for which a composite rate is designated in the table below then the premium for that coverage is composite rated. Automobile Liability is rated on a "per unit" basis and Automobile Physical Damage is rated on the basis of the original cost new of the autos. **The composite rates reflect premium charges for any applicable miscellaneous auto coverages, with the exception of Garagekeepers Legal Liability**.
2. The composite rates for Automobile Liability and Physical Damage are the rates applicable at the inception of the policy. Based on the information provided for this proposal and as of the date of this proposal, these rates are as follows:

	LIABILITY	COMPREHENSIVE	COLLISION
Option 1	$494	0.084	0.079

3. The premium charged at inception is the estimated annual premium based on the number of units and total original cost new for all covered autos on file with the company at inception. The insured is to submit a current schedule of owned automobiles as of the expiration of the policy and the total earned premium will be computed on the basis of the average net change in units and their corresponding original cost new for the policy term.
4. All autos added will carry the same Liability limits and Physical Damage deductibles issued at policy inception for autos of the same type.
5. Any new auto requiring valuation other than actual cash value must be reported within 30 days of acquisition. These autos will be added to the policy automobile schedule mid-term and a final premium will be determined at policy expiration.

UMBRELLA

CARRIER	Travelers Property Casualty Company of America
A.M. BEST RATING	A++ (Superior)
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Umbrella

NAMED INSURED

- City Of Joplin

Provides excess liability over scheduled primary liability policies, or self-insured retention.

LIMITS OF LIABILITY

Coverage	Limit
Each Occurrence	$4,000,000
General Aggregate	$4,000,000
Products – Completed Operations Aggregate Limit	$4,000,000
Crisis Management Service Expenses Limit	$50,000
Self-Insured Retention Any One Occurrence or Event	$10,000

UNDERLYING INSURANCE

Carrier	Coverage & Description	Limit
Travelers Casualty Insurance Company Of America	Automobile Liability Combined Single Limit	 $1,000,000
Travelers Casualty Insurance Company Of America	General Liability Employee Benefits Liability Auto Liability Law Enforcement Liability Public Entity Management Liability Public Entity Employment Related Practices Liability	 $1,000,000 $1,000,000 $1,000,000 $1,000,000 $1,000,000 $1,000,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- PFAS Exclusion - Coverages A And B
- Policy Declarations - Excess Follow-Form And Umbrella Liability
- Schedule Of Underlying Insurance
- Cap On Losses From Certified Acts Of Terrorism And Exclusion Of Other Acts Of Terrorism Committed Outside The United States
- Intellectual Property Exclusion - Coverage B
- Coverage For Financial Interest In Foreign Insured Organizations
- Failure To Supply Exclusion - Coverages A And B
- Fungi Or Bacteria Exclusion - Coverages A And B
- Mobile Equipment Racing Exclusion - Coverage B
- Nuclear Energy Liability Exclusion (Broad Form) - Coverages A And B
- Amendment Of Coverage - Definitions
- Public Use Of Private Property Exclusion - Coverages A And B
- Follow-Form Limitation -Coverage B
- Watercraft Liability Exclusion - Coverage B
- Amendment Of Underlying Insurance Definition
- Amendment Of Who Is An Insured - Employees And Volunteer Workers - Coverage B
- Discrimination Exclusion - Coverage B
- Injury To Volunteer Firefighters Exclusion - Coverage B
- Law Enforcement Activities Or Operations Exclusion - Coverage B
- Lead Exclusion - Coverage B
- Pollution Not Related To Autos Exclusion - Public Entities Or Indian Tribes - Coverage A
- Professional Health Care Services Exclusion With Limited Exception For Designated Professionals - Coverages A And B
- Designated Activities Or Operations Exclusion - Coverage B
- Abuse Or Molestation Exclusion - Coverage A And B- With Limited Follow-Form Exception
- Preservation Of Governmental Immunity - Missouri
- Non Cumulation Of Occurrence Limit
- Communicable Disease Exclusion – Coverage A and B
- Liquor Liability Exclusion – Coverage A

MUSEUM

CARRIER	XL Specialty Insurance Company
A.M. BEST RATING	A+ (Superior)
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Museum

NAMED INSURED

- City Of Joplin

NAMED LOCATIONS

- 602 South Main Street, Joplin, Mo 64801 (Domicile)
- 504 South Schifferdecker Ave, Joplin, Mo 64801

LIMITS OF LIABILITY

Coverage	Limit
The Maximum the Company Shall Pay Per Occurrence of Loss as Defined in the policy wording	$19,229,915
Certified Acts of Terrorism	$19,229,915
Bailee Legal Liability	$19,229,915
Transit	$5,000,000
Unnamed Locations	$5,000,000
Named Locations	$19,229,915
Art Reference Library	$100,000
Earthquake	$19,229,915

DEDUCTIBLES

- Earthquake $5,000
- Vandalism/Malicious Mischief $2,500

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- OFAC - PN CW 05 0519
- Missouri Commercial Policyholder Notice - PN MO 21 0119
- Fraud Notice - PN CW 01 0123
- Privacy Notice - PN CW 02 0119
- Notice of Terrorism Insurance Coverage - PN104 12 20 T -
- Commercial Fine Art Declarations - XL-CFA-DEC (07/19)
- Museum Policy - XL-CFA-MUS (07/19)
- Common Policy Conditions - XL-CFA-CPC (07/19)
- In Witness - IL MP 9104 0124 XLS
- Missouri Changes - XL-CHG-MO (07/19)
- Earthquake Coverage - XL-END-EQ (07/19)
- Fine Arts and Musical Instruments Program Institute Cyber Attack Exclusion Clause - FA ILSP 7250 0309
- Institute Radioactive Contamination, Chemical, Biological, Bio-Chemical And Electromagnetic Exclusion
- Clause - ILSP 7249 0309
- Loss Payee - XL-END-LP (07/19)

CYBER LIABILITY

CARRIER Starr Surplus Lines Insurance Company

BEST'S RATING A XV

POLICY PERIOD 4/7/2026 - 4/7/2027

COVERAGE Cyber Liability

NAMED INSURED

- City Of Joplin

LIMITS OF LIABILITY

COVERAGE	PER CLAIM SUB-LIMIT	AGGREGATE SUB-LIMIT
Security & Privacy Liability	$1,000,000	$1,000,000
Incident Response Expenses	$1,000,000	$1,000,000
Business Interruption	$1,000,000	$1,000,000
Business Interruption Waiting Period: 16 Hours		
Data Recovery	$1,000,000	$1,000,000
Regulatory Proceedings	$1,000,000	$1,000,000
Cyber Extortion	$1,000,000	$1,000,000
Policy Aggregate Limit of Liability $1,000,000		

Deductibles

- $100,000

Pending & Prior Litigation Date

- 4/7/2023

CYBER LIABILITY

COVERAGE	LIMIT
Media Content Liability Endorsement Pending & Prior Dated – 4/7/2023 Retroactive Date – 4/7/2023	$1,000,000
PCI-DSS Assessment Coverage	$1,000,000
Reputational Risk Response Endorsement Retention - $0 P&P Date – 4/7/2023	$50,000
Reputational Loss Coverage Endorsement Retention - $100,000 P&P Date – 4/7/2023 Waiting Period – 2 Weeks	$1,000,000
Fraudulent Impersonation – Invoice Manipulation Coverage Endorsement Retention - $50,000 Pending & Prior Date – 4/7/2023	$250,000
System Failure Coverage Endorsement – Contingent Business Partner with Voluntary Shutdown Waiting Period – 16 Hours	$1,000,000
Third Party CSSP System Failure Waiting Period – 16 Hours	$1,000,000
CBP Security Failure Waiting Period – 16 Hours	$500,000
CBP System Failure Waiting Period – 16 Hours Extended Period of Restoration – 180 Days	$500,000
Claim Avoidance Expenses Coverage Endorsement	$250,000
Cryptojacking Coverage Endorsement Retention - $50,000 Pending & Prior Date – 4/7/2023	$250,000
Fraudulent Impersonation and Telecommunication Fraud Coverage Endorsement Retention - $50,000 Pending & Prior Date – 4/7/2023	$250,000

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

CYBER LIABILITY

COVERAGE	LIMIT
Telecommunications Fraud Retention - $50,000 Pending & Prior Date – 4/7/2023	$250,000
Financial Investigate Expense Coverage Endorsement	$25,000

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- Reliance Endorsement (Other Applications) SS PL 275028 CL (07/17)
- E-Discovery Consultant Services Coverage Endorsement SS PL 275053 CL (10/18)
- Privacy Incident Amendatory Endorsement (Security & Privacy Laws SS PL 275063 CL (04/19)
- Data Recovery Amendatory System Failure Non-Physical Damage Loss of Use Endorsement (Bricking) SS PL 275066 CL (04/19)
- Law Enforcement Cooperation Endorsement SS PL 275070 CL (03/19)
- Criminal Rewards Expenses Coverage Endorsement SS PL 275073 CL (04/19)
- Computer System Definition Amendatory (Industrial Controls/SCADA) SS PL 275079 CL (06/19)
- Contractor Security Failure Coverage Endorsement SS PL 275098 CL (04/20)
- War Exclusion Amendatory Endorsement SS PL 275068 CL (06/22)

PREMIUM

$	36,100.00	Premium (Minimum & Deposit)*
$	36,100.00	Total, Subject to Audit for Final Premium Determination

Missouri Non-Admitted Regulatory Disclosure:

This is evidence of insurance procured and developed under the Missouri Surplus Lines Laws. It is NOT covered by the Missouri Insurance Guaranty Association. This insurer is not licensed by the State of Missouri and is not subject to its supervision.

WORKERS' COMPENSATION

CARRIER	Midwest Employers Casualty Company
A.M. BEST RATING	A+ (Superior)
POLICY PERIOD	4/7/2026 - 4/7/2027
COVERAGE	Workers' Compensation

NAMED INSURED

- City Of Joplin

This is a standard policy providing coverage for job-related injuries to employees.

COVERAGE AND LIMITS

- 3A - Workers' Compensation: Statutory – MO
- 3C - Other States –

Employer's Liability	Limit
Specific Limit	Statutory
Specific Retention	$500,000
Specific Retention – 7710 MO	$750,000
Specific Retention – 7720 MO	$750,000
Employers Liability Limit	$2,000,000
Aggregate Limit	$2,000,000
Estimated Aggregate Retention	$2,980,368
Minimum Aggregate Retention	$2,920,761
Aggregate Loss Limitation	$500,000

PREMIUM BASIS

State	Classification	Code	Payroll
MO	Street Or Road Construction: Paving Or Repaving & Drivers.	5506	$1,153,205.08
MO	Drivers, Chauffeurs, Messengers, And Their Helpers Noc - Commercial - (N/A Fl, Ma)	7380	$647,195.71
MO	Aviation - All Other Employees & Drivers	7403	$249,145.04
MO	Aviation - Noc - Other Than Helicopters - Flying Crew	7422	$228,478.88
MO	Sewage Disposal Plant Operation & Drivers	7580	$1,493,780.83
MO	Firefighters & Drivers (N/A Az, In, Or, Va)	7710	$6,576,166.43
MO	Police Officers & Drivers	7720	$6,727,689.47
MO	Bottle Dealer - Used & Drivers.	8264	$57,467.86
MO	Automobile Repair Shop & Parts Department Employees, Drivers	8391	$299,590.96
MO	Architectural Or Engineering Firm - Including Salespersons & Drivers	8601	$749,903.07
MO	Clerical Office Employees Noc	8810	$8,257,133.23
MO	Attorney - All Employees & Clerical, Messengers, Drivers.	8820	$302,559.48
MO	Hospital - Veterinary & Drivers	8831	$182,952.86
MO	Physician & Clerical	8832	$242,798.03
MO	Buildings - Operation By Owner Or Lessee Or Real Estate Management Firm: All Other Employees	9015	$277,815.99
MO	Club - Country, Golf, Fishing Or Yacht - & Clerical	9060	$257,483.13
MO	Park Noc - All Employees & Drivers	9102	$2,134,147.85
MO	Cemetery Operations & Drivers	9220	$208,220.25
MO	Street Cleaning & Drivers	9402	$128,504.22
MO	Municipal, Township, County Or State Employee Noc.	9410	$1,310,352.43
MO	Sign Installation, Maintenance, Repair, Removal, Or Replacement Noc - Away From Shop & Drivers.	9554	$213,024.64

WORKERS' COMPENSATION

NOTABLE ENDORSEMENTS

Note: Refer to policy for complete list.

- *CMB-6-CLS Amendment to Schedule Item 6*
- *CMB-11 Amendment to Schedule Item 11*
- *CMB-160 Foreign*
- *CMB-184 Change in Notification Time Required for Cancellation - Insured NOC 90 Days; MECC NOC 90 Days Policyholder Disclosure Notice of Terrorism Insurance*
- *CMB-199 Aircraft Per Employee Retention Surcharge - $500,000*
- *ISI-251 Voluntary Compensation*
- *ISI-261 Alternate Employer*
- *ISI-262-BLK Waiver of Subrogation (by Written Contract - Exel Construction)*
- *ISI-265-MO Missouri*
- *ISI-MO-A Missouri Mesothelioma Liability Notice*
- *ISI-MO-B Missouri Mesothelioma - Part Two Exclusion*

TERMS & CONDITIONS

- MECC must be notified of any aircraft changes occurring during the policy period.

OPTIONAL TWO YEAR POLICY

- Estimated Aggregate Retention - $5,364,646
- Minimum Aggregate Retention - $5,257,353
- Estimated Premium - $432,632

SUBJECTIVITIES

- Signed Application

PREMIUM SUMMARY

Coverage	Premium
Property	$425,322
Excess Property	$362,750
Inland Marine	$33,799
Crime	$5,533
General Liability	$73,800
Employee Benefits Liability	$63
Liquor Liability	$192
Law Enforcement Liability	$129,850
Public Entity Management Liability	$32,580
Public Entity Employment Related Practices Liability	$22,500
Auto Liability	$148,478
Auto Physical Damage	$39,285
Umbrella Excess Liability	$108,637
Professional Liability – Health Department	$28,449
Aviation – Unmanned Aircraft	$5,097

Explanations are in general terms and do not change or replace the terms or conditions of the policies.

PREMIUM SUMMARY

Airport Owners And Operators Liability	$19,724
Museum	$11,826
Workers' Compensation	$216,316
Cyber	$36,100
Risk Management Fee	$60,000
Total	*$1,760,301*

COMPANY BILL PAYMENT OPTIONS

All Lines
Agency Bill | Full Pay

NOTES

Travelers Policy Total Retention - $1,325,000. Retention applies to the combination of all retention obligations for the following coverages:

- Public Entity General Liability, Employee Benefit Plan Liability, Law Enforcement Liability, Public Entity Management Liability, Employment–Related Practices Liability, Automobile Liability, Uninsured Motorist Liability

PREMIUM FINANCE PAYMENT OPTIONS

Premium Finance Agreement Available Upon Request

PAY ON-LINE

https://higginbotham.epaypolicy.com

Note

**Coverage(s) premiums written on a Company Bill basis are the sole responsibility of the insured. Premiums will be billed directly from the insurance carrier with no premium payment reminders provided by Higginbotham.*

PROPOSAL ACCEPTANCE

Proposal Acceptance – City Of Joplin, MO

In evaluating your exposures to loss, we have been dependent upon information provided by you. If there are other areas that need to be evaluated prior to binding of coverage, please bring these areas to our attention. Should any of your exposures change after coverage is bound, such as you beginning new operations, forming new entities, hiring employees in new states, buying additional property, changing locations, new product lines or services, vehicle and driver changes, etc., please let us know so proper coverage(s) can be discussed. This proposal of insurance is intended to facilitate your understanding of the insurance program we have arranged on your behalf. It is NOT intended to replace or supersede the insurance policy(ies). This proposal is a basic overview and is not intended as a substitute for actual policy provisions. This proposal does not provide all policy terms, coverages, conditions, limitations and exclusions. The policy forms govern and supersede all information provided herein. In the event of a variance between the contents of this proposal and the terms and conditions of the policy, the policy will govern and supersede all information provided herein.
Higher Limits may be available, please ask for quotes if higher limits are desired. If there are any coverages Higginbotham Insurance did not offer or discuss; please bring to our attention. We have provided this proposal based on the risks and exposure information you provided Higginbotham Insurance. Higginbotham Insurance is not liable for offering or placing coverage on undisclosed or misrepresented information. Coverage cannot and will not be provide for unforeseen and undisclosed risks or exposures. Please refer to the policy for specific terms, conditions, limitations and exclusions as this proposal is meant as a general overview and is not a legal contract. A specimen copy of the policy is available for review, upon request.

Please note any changes that need to be made to the proposal prior to binding coverage:

_____

_____

*****Any Requested Changes Are Not Guaranteed…We will issue a request to the insurance company(ies) for acceptance of the requested changes. Please be advised that some or all requested changes may result in additional premium charges. *****

We (I) hereby accept this proposal and request coverage to be bound subject to the limits, terms, conditions and exclusions presented herein. We (I) understand that this proposal is meant as a summary only of the coverage to be issued by the Company(s), and that the actual policy forms as issued will govern in the event of loss. We (I) have reviewed and We (I) understand all information contained within this proposal. We (I) understand that the premium(s) quoted herein are subject to change after complete underwriting review.

Named Insured Signature: _____

Date: _____

Producer: _____

Date: _____

RECOMMENDATIONS

PROPERTY & CASUALTY COMMON INSURANCE COVERAGE RECOMMENDATIONS

- Property Coverages
- Liability Coverages
- Cyber / Identity Theft / Crime
- Automobile Coverage
- Workers' Compensation Coverages
- Umbrella
- Directors & Officers Liability / Employment Practices / Fiduciary
- Foreign Coverages

BOND RECOMMENDATIONS

- Contract
- Court
- Fidelity
- Financial Institution
- License & Permit
- Probate
- Public Official
- Surety

EMPLOYEE BENEFITS RECOMMENDATIONS

- HR Services
- Group Medical
- Group Dental
- Group Life and Accidental Death & Dismemberment
- Long Term Care
- Section 125 Cafeteria Plans
- Short Term Disability
- Vision
- Individual Medical/Dental

LIFE DEPARTMENT RECOMMENDATIONS

- Business Planning
- Estate Planning

RETIREMENT PLAN SERVICES RECOMMENDATIONS

- Qualified Plans
- Non-Qualified Plans

PERSONAL LINES INSURANCE RECOMMENDATIONS

- Automobile
- Home
- Flood/Earthquake
- Umbrella
- Farm & Ranch
- Watercraft/Recreational Vehicles
- Personal Articles Floater

INSURANCE CERTIFICATE MANAGEMENT RECOMMENDATIONS

CertCon Services (an affiliate of Higginbotham)

- Reviews Certificates of Insurance to ensure that the requirements in Master Service Agreements, leases, subcontracts and other agreements are met
- Provides web access to the compliance status of any vendor, tenant or subcontractor
- Controls insurance costs by avoiding unnecessary claims payments under the policy
- Helps reduce premiums and keeps clients insurable

Certificate Processing

- Helps to implement industry-specific agreements
- Requests and receives certificates from vendors, tenants, subcontractors, suppliers and others
- Analyzes certificates for compliance with agreements
- Mails or emails non-compliance reports requesting corrections
- Monitors expiration dates and requests renewal certificates
- Re-analyzes certificates upon renewal of insurance
- Updates clients of the insurance status (e.g. compliance standing, contract information, requirements, etc.) via website login

CERTCON SERVICES

CertCon Services Contact

Rick Carson, Director of Operations
817-810-0870
rcarson@certcon.com

RISK MANAGEMENT INFORMATION SYSTEMS

MyWavePortal®

MyWave is a personalized Web site that allows you to click, connect and communicate with Higginbotham. It's designed to offer you time-saving resources that build convenience into managing your everyday work tasks—whether you want to collaborate with our agency online, quickly access timely news, information and resources, or connect with more than 100,000 peers in your industry.

- Collaboration Center
- Survey Benchmarking
- Community

MyWaveRM®

Whether you're looking for flyers to help support your employee safety programs or searching for Workers' Compensation information, MyWave's Risk Management Center combines efficiency with user-friendly tools and resources you will use time and time again.

- Safetyzone
- Documents on Command
- Resources
- Online Services

MyWaveOSHA®

To help you simplify and manage your OSHA reporting, we've gathered the occupational safety resources you need into one easily-accessible spot, with functionality and content designed to help you efficiently meet your OSHA reporting needs.

- Local and Resourceful
- OSHA Log Forms
- Reports and Analyses
- FAQs

SUCCEED RISK MANAGEMENT CENTER™

The Risk Management Center is a repository of tools that empowers you to proactively manage your risk exposures and reduce claims, losses and associated costs. Too, importing your claims data into the Center reveals the root causes of your losses through vivid reports. This information assists in determining the effectiveness of your overall property and casualty insurance programs and provides vital information for making loss control and risk management program changes. Nearly every exhibit contains brilliant charts to make the data easier to comprehend.

- Online Training Library
- Incident Tracking/Trending and Claims Reporting
- Employee Training Management
- Safety Data Sheet Management
- Behavior Based Safety Track
- Job Description Track
- Certificate of Insurance Management

COUNCIL BILL NO. 2026-606 **ORDINANCE NO.**

AN ORDINANCE approving the purchase of annual insurance premiums from multiple insurance carriers to provide property, casualty and liability coverage for the City of Joplin; authorizing the City Manager to execute said agreement, and setting a date when this Ordinance shall become effective.

WHEREAS, that on January 1, 2026 Higginbotham Insurance Agency went to market on behalf of the City of Joplin to purchase of annual insurance from multiple insurance carriers to provide property, casualty, and liability coverage for the City of Joplin; and,

WHEREAS, Higginbotham outlined the detailed cost breakdown for said insurance coverage and annual premiums;

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

Section 1. That the City enter into an agreement with Higginbothan Insurance Agency to renew the City's annual property, casualty and liability insurance coverage from multiple carriers, as outlined in the detailed cost breakdown in accordance with the proposal received March 9, 2026, a true and accurate copy of said costs being attached hereto and incorporated herein by reference as Exhibit "A", be, and the same is, hereby approved.

Section 2. That the City enter into an agreement with Higginbotham Insurance Agency effective for a period of one year from April 7, 2026 at midnight until April 7, 2027 at midnight, upon mutual agreement of both parties, a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "B" and the same is hereby approved.

Section 3. That the City Manager, or his designee, is hereby authorized and directed to execute said Insurance Renewal Proposal Acceptance Contract/Purchase Order by and on behalf of the City of Joplin, Missouri.

Section 4. That this Ordinance shall become effective on April 7, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2026, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2026-006 – approving a resolution authorizing the submittal of application for 2026 Historic Preservation Fund grant from the Missouri Department of Natural Resources.

MEETING DATE
March 2, 2026

REVIEWED BY
Director Planning, Development, and Neighborhood Services Troy Bolander, Director of Finance Leslie Haase, City Attorney Peter Edwards, Assistant City Manager Tony Robyn, City Manager Nicholas Edwards

SUMMARY
This resolution authorizes the submittal of an application with the Missouri State Historic Preservation Office for the FY 2026 Historic Preservation Fund Grant to conduct and intensive level architectural survey of the neighborhood of North Heights.

BACKGROUND
A resolution from City Council in support for submittal is required for the application for Historic Preservation Fund Grants. A public meeting will be held for phase II application in conjunction with the required meeting for Phase I start of survey to inform the neighborhood of the details of the survey, and the significance of the project for the neighborhood.

The survey was identified as high priority by the Joplin Historic Preservation Commission for the 2026 calendar year and the Commission has passed Resolution in support.

The maximum expected FY 2026 cost for the intensive level survey is $36,000.00. The Historic Preservation Fund Grant will reimburse 60% of the costs.

FUNDING SOURCE
If received 60% funded ($21,000.00) by 2026 MO SHPO Historic Preservation Fund and 40% ($14,400.00) by 2026 Community Planning Budget. The entire maximum cost of $36,000.00 was not included in the 2026 Community Planning budget. After award budget may need to be amended by no more than $17,000.00 prior to entering into agreement, if bids received are near the maximum anticipated costs.

RECOMMENDATION
The Historic Preservation Commission and Staff recommends approval of the resolution.

ATTACHMENTS
Resolution No. 2026-006
North Heights Survey Map (All Phases)
HPF 2026 Application

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 1 OF 5)

FOR OFFICE USE ONLY	
PROJECT ID NUMBER	DATE RECEIVED
CERTIFIED LOCAL GOVERNMENT IN GOOD STANDING? ☐ YES ☐ NO	

QUESTIONS 1-4: GENERAL INFORMATION

1. NAME OF APPLICANT REQUESTING GRANT FUNDS	RECEIVING OFFICIAL
City of Joplin	Nicholas Edwards

ADDRESS	CITY	STATE	ZIP	COUNTY
602 S Main Street	Joplin	MO	64801	Jasper

TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	EMAIL
(417) 624-0820	(417) 625-4738	nedwards@joplinmo.org

UNIQUE ENTITY IDENTIFIER (UEI) NUMBER
HRWZCYY8MWJ3

2. APPLICATION PREPARER
Thomas Walters

IF SAME AS THE APPLICANT, CHECK HERE AND SKIP TO QUESTION #3 ☐

APPLICATION PREPARER ADDRESS	CITY	STATE	ZIP
602 S Main Street	Joplin	MO	64801

TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	EMAIL
(417) 624-0820	(417) 625-4738	twalters@joplinmo.org

3. CONTACT PERSON FOR APPLICANT
Thomas Walters

CONTACT PERSON ADDRESS	CITY	STATE	ZIP
602 S Main Street	Joplin	MO	64801

TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	EMAIL
(417) 624-0820	(417) 625-4738	twalters@joplinmo.org

4. STATE SENATOR (ADD ADDITIONAL SHEETS IF REQUIRED):	DISTRICT
Jill Carter	32
STATE REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED):	DISTRICT
Lane Roberts & Vacant	161 & 160
U.S. REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED):	DISTRICT
Eric Burlison	07

QUESTIONS 5-6: APPLICANT'S BACKGROUND [UP TO 15 POINTS]

5. HAS THE APPLICANT ADMINISTERED A MISSOURI HERITAGE PROPERTIES PROGRAM (MHPP) OR HISTORIC PRESERVATION FUND (HPF) GRANT IN THE PAST? ■ YES ☐ NO

IF YES, DID ANY OF THE GRANT PROJECTS REQUIRE AN EXTENSION TO BE COMPLETED? ☐ YES ■ NO

WERE MAJOR REVISIONS TO THE SCOPE OF WORK REQUESTED AFTER RECEIVING GRANT FUNDS? ☐ YES ■ NO

HAS THE APPLICANT HAD TO WITHDRAW A PREVIOUS MHPP OR HPF GRANT PROJECT AND DE-OBLIGATE FUNDING? ☐ YES ■ NO

DOES THE APPLICANT HAVE ANY ACTIVE MHPP OR HPF GRANTS STILL PENDING? ■ YES ☐ NO
(IF YES, HOW MANY AND WHAT YEAR WERE THE PROJECTS AWARDED? IF THE PROJECT IS ACTIVE, HOW CLOSE IS IT TO COMPLETION?)

2025 HPF grant funded project is currently active as Phase I North Heights Survey

6. PLEASE INDICATE IF THE APPLICANT HAS PREVIOUS EXPERIENCE CONDUCTING SURVEY AND/OR PREPARING NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS.

The City of Joplin has previously completed the East Town survey and Nomination, the Murphysburg survey and Nomination, the Wall & Joplin Ave District Nomination, the downtown survey, the Main & 800 Block District Nominations and the Memorial Hall nomination.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 2 OF 5)

QUESTION 7-12: PROJECT SUMMARY AND DESCRIPTION [UP TO 40 POINTS]

7. PROJECT TYPE (CHECK ONE):

- ■ ARCHITECTURAL SURVEY
- ☐ ARCHAEOLOGICAL SURVEY
- ☐ NON-ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
- ☐ ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

IF THIS IS AN ARCHITECTURAL SURVEY PROJECT, PLEASE INDICATE THE LEVEL OF DETAIL: ☐ RECONNAISSANCE LEVEL ☐ INTENSIVE LEVEL

8. PROJECT TITLE

North Heights Historic Survey Phase II, III, & IV

9. APPROXIMATELY HOW MANY RESOURCES WILL BE SURVEYED OR LISTED (PLEASE SPECIFY HOW MANY ARE PRIMARY PROPERTIES AND HOW MANY ARE OUTBUILDINGS)? FOR MULTIPHASE SURVEYS, PLEASE PROVIDE THE RESOURCES FOR THE TOTAL SURVEY AND THE FIRST PHASE.

Approximately on average 220 Primary & 100 Outbuildings

10. WHAT IS THE ACREAGE OF THE SURVEY OR NOMINATION AREA (PLEASE ATTACH A MAP ILLUSTRATING THE PROJECT AREA)? FOR MULTIPHASE SURVEYS, PLEASE PROVIDE THE ACREAGE FOR THE TOTAL SURVEY AND THE FIRST PHASE.

46 Acres (Phase II), 60 Acres (Phase III), 42 Acres (Phase IV)

11. DESCRIPTION/SCOPE OF WORK FOR THE PROJECT: PLEASE PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED PROJECT. IF THE PROPOSED PROJECT IS A NATIONAL REGISTER NOMINATION, PLEASE PROVIDE A LIST OF ADDRESSES, A BRIEF DESCRIPTION OF THE PROPERTY, AN EXPLANATION OF WHY IT IS SIGNIFICANT, AND PROVIDE THE ESTIMATED PERIOD OF SIGNIFICANCE. IF IT IS A SURVEY, PLEASE PROVIDE A BRIEF HISTORY AND DESCRIPTION OF THE SURVEY AREA AND INDICATE THE TYPES OF RESOURCES TO BE SURVEYED (E.G. RESIDENTIAL, COMMERCIAL, MIXED RESIDENTIAL AND COMMERCIAL, RURAL, ETC.). FOR ALL PROJECT TYPES, PLEASE SPECIFY WHO WILL MEET THE SECRETARY OF THE INTERIORS PROFESSIONAL QUALIFICATION STANDARDS. PLEASE BE SURE TO INCLUDE PHOTOGRAPHS OF THE RESOURCES IN THE PROJECT AREA (THIS CAN BE A SAMPLING IF THERE ARE A LOT OF RESOURCES) AND A BOUNDARY JUSTIFICATION. PLEASE MAKE SURE TO KEY ALL PHOTOS TO A MAP OF THE PROJECT. ADDITIONAL SUPPLEMENTARY INFORMATION IS WELCOME IF IT HELPS TO EXPLAIN THE PROJECT.

NOTE: RESPONSE SECTION ON THIS QUESTION SHOULD FILL A WHOLE PAGE

The City of Joplin, Missouri will hire a 36 CFR 61 qualified historian or architectural historian to conduct an intensive level architectural/historical survey of the North Heights neighborhood. A survey has never been previously conducted of the neighborhood. The neighborhood is associated with Murphysburg, one of two original towns that merged to for Joplin. This survey will focus on the center quarter of the North Heights neighborhood. Survey boundaries are beginning at the intersection of N. Main Street & Est Street, continuing west approximately 2 blocks to Wall Street, continuing South one block to D Street, then west 5 & 1/2 blocks to the alley behind Jackson Ave, then south to C St, then east 3 & 1/2 blocks to Pearl Ave, then south one block to B1st street, then east three block to Main St, then north three blocks to the point of beginning. (See attached map as part of application). Theses boundaries were selected based on consideration of the number of principle structures as well as outbuildings while attempting the keep the area of each phase similar. An intensive level survey will allow for the evaluation of these properties as they relate to the neighborhood's history and development. The approximately 190 acre survey area encompasses a predominately traditional grid neighborhood setting that includes a little over 200 properties each phase. Resources are primarily residential representing a range of property types and styles though there are some commercial properties along N. Main Street. This survey will focus on identifying properties that may be eligible as part of a district or individually for local historic designation and/or national Register listing. This project will also provide a history of the area and its development contributing to the overall historical understanding of Joplin. Final survey boundaries, the level of documentation and the number of survey forms will be determined in consultation with the SHPO. The qualified consulting firm will prepare a phase I intensive level historic survey, along with the survey's associated research design, report and map for the Joplin North Heights neighborhood. Final boundaries, the level of documentation, and the number of survey forms, along with contributing and non-contributing resource counts, criteria and areas of significance if properties are determined eligible for the National Register, will be determined in consultation with the State Historic Preservation Office. This is phases II though IV and final phase project. Each phase will survey further north, and to the west in appropriately sized survey areas until the survey of the entire neighborhood is complete. The City will designate a project coordinator to serve as liaison between the City and Consultant. The project coordinator will ensure access to City facilities, personnel and information as requested by the Consultant. The project coordinator will provide any historic and current relevant information, data and photographs to the consultant, if available.

While the intent of the survey will be to further the goals of preservation as outlined by the Joplin and State preservation plans, historic preservation has been incorporated into neighborhood revitalization efforts by the City of Joplin. North Heights neighborhood has an active neighborhood group to that end, and Community Development has been developing parallel programs to be implemented in the future such as homeowner rehab and home-buyer assistance programs. Information from this survey and potential districts will be one component in a greater neighborhood revitalization and stabilization effort.

After consultation with SHPO, future phases will be expanded to include the houses to the west adjacent to North Heights Neighborhood. This makes this a four phase project. The neighborhood to the north, Roanoke will not be added in future phases, as it was platted in a very different time to North Heights Neighborhood and the architectural types in Roanoke differ greatly, and the character of the neighborhood is dissimilar. Roanoke will be surveyed separately as a different project when prioritized by the Historic Preservation Commission.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 3 OF 5)

12. HAS THE PROPERTY BEEN PREVIOUSLY SURVEYED, DETERMINED ELIGIBLE, OR SUBMITTED AS AN ELIGIBILITY ASSESSMENT? IF YES, PLEASE PROVIDE A COPY. ☐ YES ☐ NO

QUESTION 13-16: PROJECT PLANNING AND IMPLEMENTATION [UP TO 10 POINTS]

13. HOW DOES THIS PROJECT MEET A NEED IDENTIFIED IN THE STATEWIDE COMPREHENSIVE HISTORIC PRESERVATION PLAN AND/OR A LOCAL OR REGIONAL MASTER PLAN? IF THERE IS A LOCAL OR REGIONAL PLAN, PLEASE PROVIDE A COPY OR LINK TO THE PLAN AND CITE THE RELEVANT SECTION.

https://www.joplinmo.org/119/Historic-Preservation-Commission Chapter 6 of the Joplin Historic Preservation Plan identifies our established neighborhoods as key resources for preservation efforts. Specifically recommendation 6.2.C: Use historic preservation concepts and best practices as a core component of neighborhood planning including historic resource surveys. This survey also furthers Goal #3 of the "Our Sense of Place Preserving Missouri's Cultural Resources" of the Comprehensive Historic Preservation Plan, specifically specifically 3.A.3 and 3.A.4 with respect to architectural surveys.

14. DID THE APPLICANT SOLICIT PUBLIC OPINION CONCERNING THIS PROJECT WITHIN THE PAST 12 MONTHS?

■ YES (IF YES, DESCRIBE HOW AND PROVIDE THE DOCUMENTATION OUTLINED IN THE SUPPORTING DOCUMENTATION CHECKLIST. FOR NATIONAL REGISTER PROJECTS, PLEASE INDICATE HOW PROPERTY OWNERS WERE CONSULTED)

Public meeting on phase II application will be the kickoff meeting for Phase I survey.

☐ NO (IF NO, INDICATE IF THE PUBLIC WILL BE GIVEN AN OPPORTUNITY TO COMMENT AND HOW)

15. PLEASE DESCRIBE ANY ONGOING EFFORTS TO PRESERVE THE RESOURCE(S) (INCLUDING ANY SPECIAL FUNDING SOURCES, COMMUNITY SUPPORT GROUPS, ETC.)

North Heights neighborhood is an active neighborhood non-profit devoted to improving the neighborhood. There has been ongoing interest with respect to the preservation and history of the neighborhood. Three properties have been individually listed as local landmarks in the last five years, all initiated by the property owner to preserve the characteristics of the property.

16. ARE THERE CURRENTLY ANY THREATS TO THE SURVEY OR NOMINATION PROJECT AREA (E.G. LACK OF MAINTENANCE OR EXTENSIVE NEW DEVELOPMENT)? IF SO, PLEASE DESCRIBE.

There are a number of properties converted into multi-unit rentals in the neighborhood, many without permitting and not maintained. New infill construction is occurring in the neighborhood. While the walkable neighborhood designs are enforced in this neighborhood, the standards are more focused on ensuring garages and driveways face the alley and architectural features are added to the front (no bald facades) but not specifically appropriate architectural features specific to any type.

QUESTIONS 17-19: PROJECT BUDGET ESTIMATE AND BUDGET DETAILS [UP TO 10 POINTS]

17. FOR EACH COST CATEGORY, FILL OUT THE BUDGET TABLE (BELOW) WITH THE GRANT AMOUNT REQUESTED AND THE MATCHING AMOUNT PROVIDED BY THE APPLICANT AND/OR DONOR. (USE WHOLE DOLLAR AMOUNTS ONLY. THE GRANT AWARD GENERALLY WILL NOT EXCEED $50,000, AND THE MINIMUM MATCH PERCENTAGE IS 40%). FOR MULTIPHASE SURVEYS, PLEASE FILL OUT THE BUDGET FOR THE WHOLE PROJECT AND ATTACH A BUDGET FOR THE FIRST PHASE.

TO DETERMINE PERCENT OF MATCHING FUNDS:
A. ADD THE NON-FEDERAL/LOCAL CASH AND NON-FEDERAL/LOCAL IN-KIND AMOUNTS FOR THE TOTAL MATCHING FUNDS.
B. DIVIDE THE TOTAL MATCHING FUNDS BY THE TOTAL PROJECT COST. THIS WILL GIVE YOU THE PERCENTAGE OF MATCHING FUNDS.
C. INDICATE MATCHING FUNDS PERCENTAGE HERE: 40%

MATCHING FUNDS POINT VALUES	
% MATCH	POINTS
60% AND UP	10
50%-59%	6
40%-49%	3

COST CATEGORY	FEDERAL (GRANT REQUEST)	NON-FEDERAL/ LOCAL CASH	NON-FEDERAL/ LOCAL INKIND	TOTAL
CONTRACTOR	$ 21600	$ 14400	$	$ 36000
PERSONNEL	$	$	$	$ 0
SUPPLIES	$	$	$	$ 0
EQUIPMENT	$	$	$	$ 0
TRAVEL/LODGING	$	$	$	$ 0
OTHER (PLEASE SPECIFY)	$	$	$	$ 0
OTHER (PLEASE SPECIFY)	$	$	$	$ 0
TOTAL	$ 21600	$ 14400	$ 0	$ 36000

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 4 OF 5)

18. PROVIDE DETAILED INFORMATION ABOUT THE BUDGET ITEMS WITHIN EACH COST CATEGORY

The intent is for the grant agreement to reflect a single budget line item for contractor expenses. Salaried City Staff assigned to act as liaison to the consultant is not included within the budget. Due to uncertainty of RFP responses the number is higher than anticipated, the lowest and best bid will determine the final project budget.

19. PROVIDE THE SOURCE OF MATCH. PROVIDE A COPY OF THE APPLICANT'S RESOLUTION OR LETTER AUTHORIZING IT TO MAKE APPLICATION FOR THE GRANT AND THE NAME AND LETTER OF INTENT (INCLUDING AMOUNT) OF ALL OTHER ENTITIES PROVIDING MATCH.

ENTITIES	CONTRIBUTION
City of Joplin, Historic Preservation Commission Consulting Budget	$14,400

QUESTION 20: [5 POINTS]

PROVIDE A DETAILED NARRATIVE OF THE TIMELINE FOR THE PROJECT. PLEASE PLAN ON A PROJECT THAT IS ACHIEVABLE WITHIN A EIGHTEEN-MONTH PERIOD. THE NARRATIVE SHOULD INCLUDE PLANS FOR PROCUREMENT, PUBLIC MEETINGS, PROJECT ACTIVITIES, AND REIMBURSEMENT.

In the first month the City will submit a draft of the RFP to SHPO Grant Manager. After the selection committee, offer of contract and agreement on terms, the City will submit to SHPO the draft agreement prior to execution. Following signing and approval by City Council, the City will submit fully executed agreement to SHPO. The City will schedule a meeting (virtual) to discuss with the City the level of documentation. The first, in person public meeting will be held, the consultant will conduct field work in the neighborhood. Final research design will be summited to SHPO followed by sample inventory forms for SHPO approval. Fully complete draft inventory forms will be submitted to SHPO and the City will submit mid-term budget report and first reimbursement packet. Final inventory forms will be submitted to SHPO as well as a draft survey report. Second in person public meeting will be held, and comments incorporated into final survey report draft which will be submitted to SHPO. After SHPO comments final draft will be submitted to SHPO and the City will submit final reimbursement packet will be submitted to SHPO.

QUESTION 21: DELIVERABLE TIMELINE/MONTH [5 POINTS]

MONTH 1 Submit draft RFP to Grant Manager	MONTH 7 sample inventory forms	MONTH 13 final survey report/public meeting
MONTH 2 consultant selection/draft agreement	MONTH 8	MONTH 14 final report
MONTH 3 signed agreement/public meeting	MONTH 9	MONTH 15
MONTH 4	MONTH 10 complete inventory forms	MONTH 16
MONTH 5 draft research design	MONTH 11	MONTH 17
MONTH 6 final research design	MONTH 12 final inventory forms	MONTH 18

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 5 OF 5)

QUESTION 22: PRE-APPLICATION [5 POINTS]

22. DID THE APPLICANT ADDRESS ALL COMMENTS BY THE STATE HISTORIC PRESERVATION OFFICE NOTED IN THE PRE-APPLICATION? ☐ YES [5 POINTS] ☐ NO [0 POINTS]

DISCRETIONARY BOARD MEMBER CRITERIA [UP TO 10 POINTS]

AT LEAST FOUR MEMBERS OF THE STAFF WILL REVIEW AND SCORE THE HPF GRANT APPLICATIONS. THE SCORING TEAM MAY AWARD THE PROJECT ADDITIONAL POINTS BASED UPON THEIR SUBJECTIVE EVALUATION OF THE APPLICATION, NOTABLY THE DETAILS PROVIDED IN THE "PROJECT SUMMARY AND DESCRIPTION" AND "PROJECT PLANNING AND IMPLEMENTATION" SECTIONS.

SUPPORTING DOCUMENTATION CHECKLIST

USE THE BELOW CHECKLIST TO ENSURE THE PROJECT APPLICATION IS COMPLETE (FOR MORE INFORMATION SPECIFIC TO EACH ITEM, REFER TO THE APPLICATION INSTRUCTIONS)

☐ MAP OF THE SURVEY OR NOMINATION AREA CLEARLY DEFINING THE BOUNDARIES OF THE SURVEY OR NOMINATION	☐ RESOLUTION OR APPLICANT'S LETTER OF SUPPORT
☐ PHOTOGRAPHS OF THE PROPERTIES TO BE LISTED OR SURVEYED.	☐ RESOLUTION OR LETTER OF SUPPORT FROM THE HISTORIC PRESERVATION COMMISSION WITH PRIMARY JURISDICTION WHERE APPLICABLE
☐ SIGNED LETTERS OF COMMITMENT OR INTENT TO DONATE	☐ PROOF OF PUBLIC INVOLVEMENT
☐ COPY OF LOCAL OR REGIONAL PLAN REFERENCED IN QUESTION 12.	☐ COPY OF PREVIOUS DETERMINATION OF ELIGIBILITY FROM #11, IF APPLICABLE
☐ E-VERIFY	☐ SURVEY PHASE I BUDGET (IF NEEDED)

CERTIFICATION OF RESPONSIBLE PERSON

A RESPONSIBLE OFFICIAL FROM THE APPLICANT'S ORGANIZATION MUST SIGN AND DATE THE APPLICATION. APPLICATIONS WITHOUT SIGNATURE WILL NOT BE SCORED.

"I hereby certify that the information contained in this application packet is true and correct to the best of my knowledge. I understand that the application will be rated solely on the information provided on the application and in the enclosed supporting documentation. The submission of incorrect information and the lack of required documentation can result in this application being withdrawn from consideration for funding."

SIGNATURE	TITLE

PRINTED NAME	DATE

COMPLETED APPLICATION

The Department of Natural Resources is now using an online Funding Opportunities Portal to receive and manage grants. This system allows project sponsors applying for funding to submit their applications, track the status of the award, and to submit invoices and reports electronically. Project sponsors need to request access to the system so they may submit the grant application in the portal.
To request access to the system:
- Go to the Department's Funding Opportunity Portal - https://modnr.force.com/CommunityCustomLoginPage.
- Under New User, click the **"Click Here"** link to request an account.
- Complete and submit the **Funding Opportunity Portal Access** Request form.
- Check Historic Preservation-at the bottom of the form, in the section used to indicate the program(s) in which you are interested in apply for financial assistance. You may select other options in addition to Historic Preservation.

This form may take 24-48 hours to process, so portal access should be set up early in the application process. Once processed, project sponsors will receive an email with log on credentials.

If project sponsors are unable to access the Funding Opportunity Portal, they can submit **two copies** of the completed application to the address below:
Missouri Department of Natural Resources
Missouri State Historic Preservation Office
Attn: Grants Manager
PO Box 176
Jefferson City, MO 65102-0176

Have you ever served on active duty in the Armed Forces of the United States and separated from such service under conditions other than dishonorable? ☐ YES ■ NO	*May the agency share your contact information with the Missouri Veterans Commission to provide with information regarding available veterans benefits and services?* ☐ YES ■ NO
Would you like to receive information and assistance regarding veteran benefits and services? ☐ YES ■ NO	*General information may also be found on the Missouri Veterans Commission's website:* https://veteranbenefits.mo.gov/events/

JOPLIN | HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

RESOLUTION NO. 2026-01

A RESOLUTION AUTHORIZING SUBMITTAL OF AN APPLICATION WITH THE MISSOURI STATE HISTORIC PRESERVATION OFFICE FOR THE FY 2026 HISTORIC PRESERVATION FUND GRANT TO CONDUCT AN INTENSIVE LEVEL SURVEY OF THE NEIGHBORHOOD OF NORTH HEIGHTS

WHEREAS, the Missouri State Historic Preservation Office is accepting grant applications for FY 2026 for Certified Local Governments to complete preservation-related activities; and

WHEREAS, the receipt of grant funding for this project will enable the City of Joplin to conduct an intensive level architectural survey of the neighborhood of North Heights.

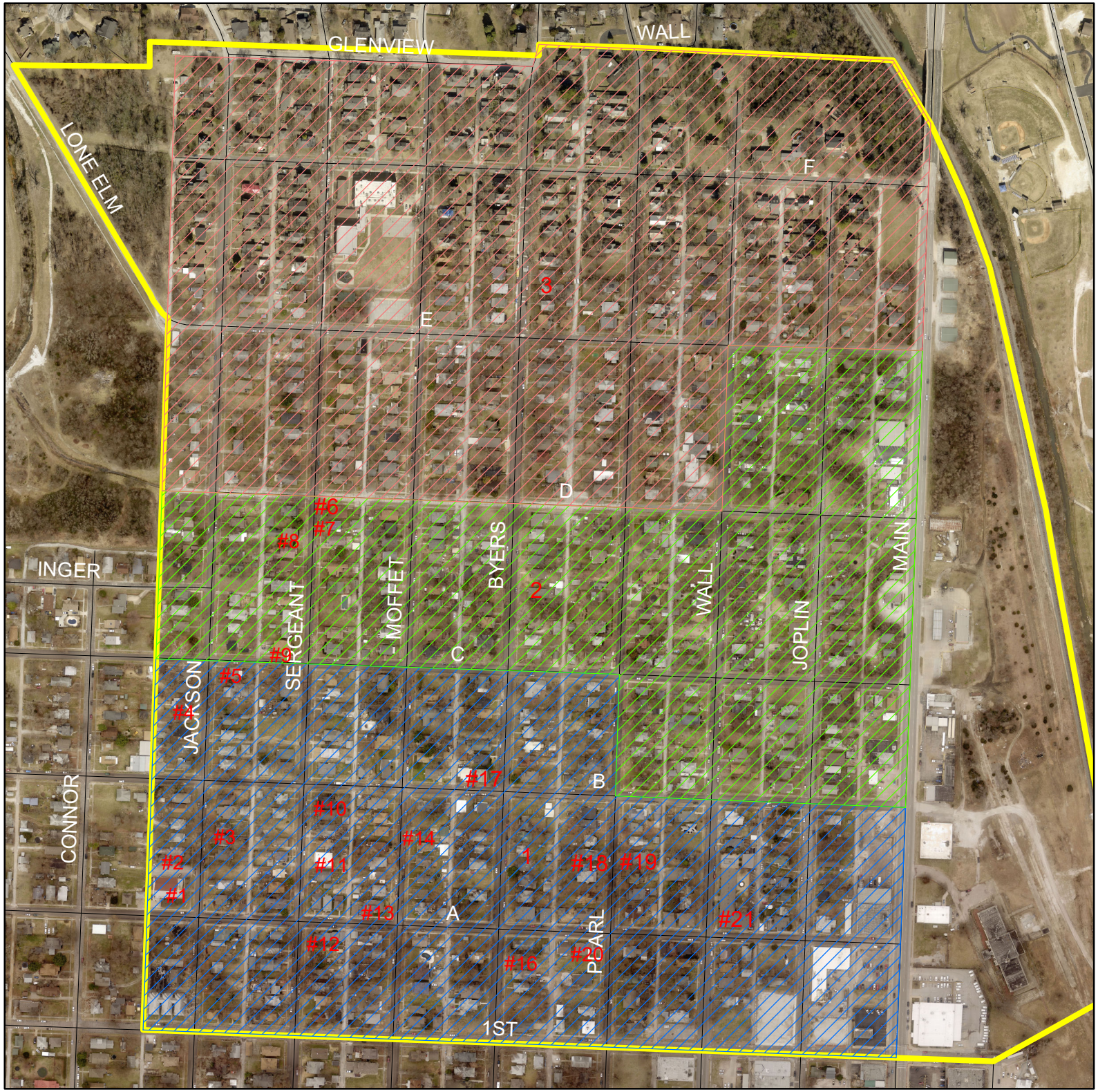
NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Joplin, as follows:

The City of Joplin shall execute and submit an application for a grant with the Missouri State Historic Preservation Office for the purpose of surveying the Neighborhood of North Heights; and

Authorizing the City of Joplin to execute all documents necessary to carry out the intentions of this Resolution.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Twentieth Day of January, 2026.

Dr. William Mountz
Chairperson



Legend

Survey Phases

<all other values>

Id

Phase 1

Phase 2

Phase 3

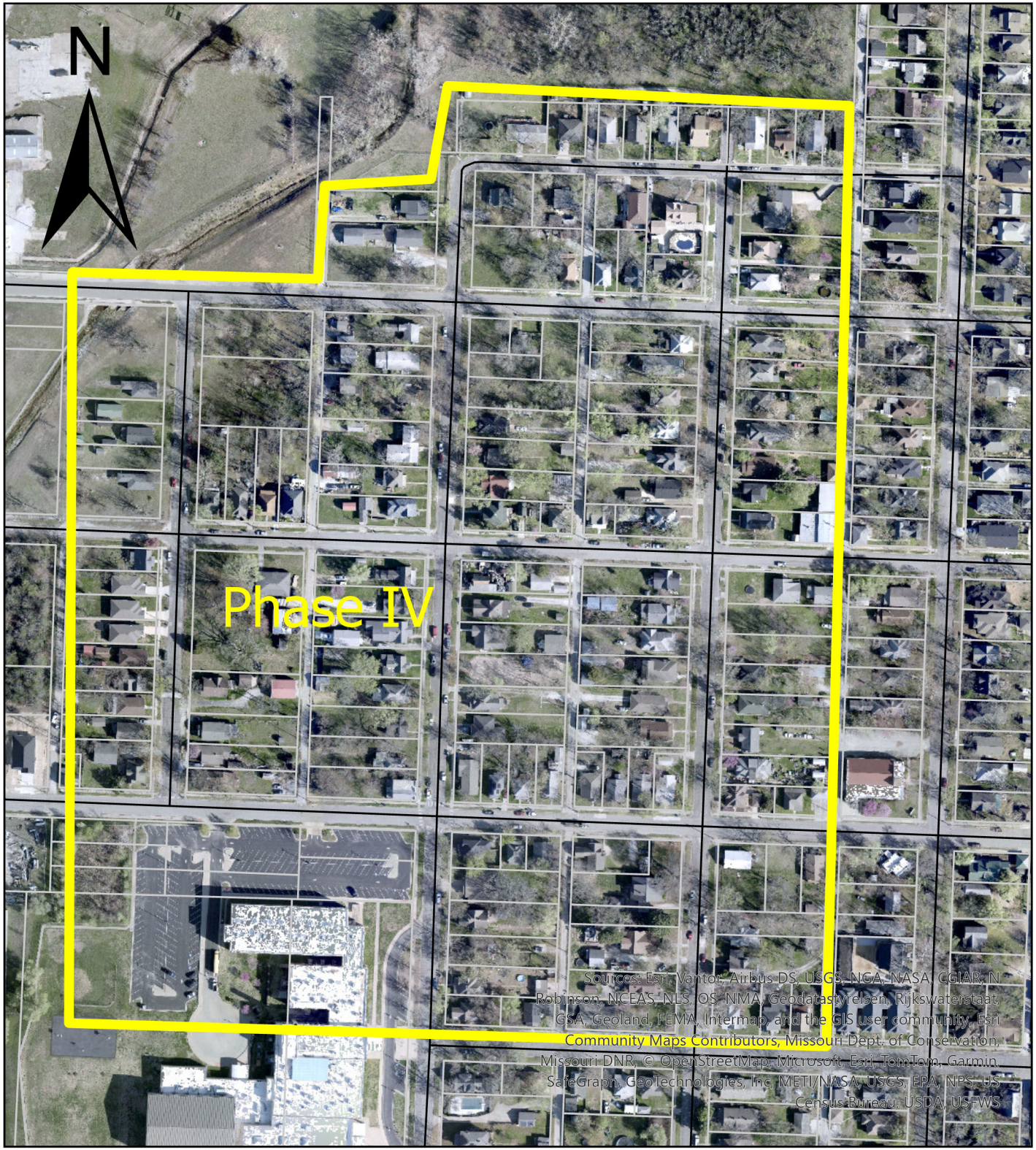
NorthHeights

Phase III:
237 Primary Resources
127 Outbuildings

#s - Reference Photo Log Locations

Phase II:
217 Primary Resources
106 Outbuildings

Phase I:
205 Primary Resources
95 Outbuildings



Phase IV added
at request of SHPO during
Phase I application

Phase IV:
122 Primary Resources
127 Outbuildings

RESOLUTION NO. 2026-006

A RESOLUTION authorizing the submittal of an application with the Missouri State Historic Preservation Office for the FY 2026 Historic Preservation Fund Grant for the Intensive Level Architectural Survey of North Heights Phase II, and future phases.

WHEREAS, the Missouri State Historic Preservation Office is accepting grant applications for FY 2026 for Certified Local Governments to complete preservation-related activities; and

WHEREAS, the receipt of grant funding for this project will enable the City of Joplin to conduct an architectural survey of the neighborhood of North Heights to the Standards of the Secretary of the Interior.

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

Section 1: The City of Joplin shall execute and submit an application for a grant with the Missouri State Historic Preservation Office for the purpose of conducting and intensive level architectural survey of the Neighborhood of North Heights; and

Section 2: That the City Manager of the City of Joplin is hereby authorized to execute all documents necessary to carry out the intentions of this Resolution.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2026, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-121 – Amendment #3 to Work Authorization OLS-OC24-001 with Olsson for Professional Engineering Consulting Services for the 7th Street Sanitary Sewer Relocation Project.

MEETING DATE
April 6th, 2026

ORIGINATING DEPT
Public Works – Engineering

ATTACHMENTS
CB2026-121 Ordinance, Amendment #3 to Work Authorization OLS-OC24-001

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City to approve an Amendment to Work Authorization OLS-OC24-001 with Olsson in the not to exceed amount of One Hundred Thirty-Six Thousand Seven Hundred Eighty-Three and 00/100 dollars ($136,783.00) for professional engineering consulting services for the 7th Street Sanitary Sewer Relocation Project.

BACKGROUND
On May 6, 2024, the City Council approved Work Authorization OLS-OC24-001 with Olsson to design the relocation of sanitary sewer facilities outside of the Route 66 pavement ahead of MoDOT's roadway improvement project. This Amendment #3 to this work authorization will cover construction phase services, including coordination with the contractor and MoDOT, reviewing submittals, construction testing, project close-out, and ensuring compliance with plans and specifications. The fees submitted by Olsson have been reviewed by the City staff and are found to be within the industry standards.

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Design, Survey, & Bidding	$ 202,500.00 (Actual)	Sanitary Sewer	Completed
Real Estate Acquisition, & Railroad Submittal	$ 75,850.00 (Actual)	Sanitary Sewer	On-going
Construction	$ 2,738,795.92 (Actual)	Sanitary Sewer	April 2026
Construction Services	$ 136,783.00	Sanitary Sewer	April 2026
Grand Total	$ 3,141,915.92	Sanitary Sewer	

FUNDING SOURCE
The current cost of $136,783.00 is included in the Fiscal Year 2026 Sanitary Sewer Budget. The total budgeted amount for Sewer Improvements is $6,407,000.00. Adequate funds are available in the Sanitary Sewer Fund for this expenditure.

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 2026-121 **ORDINANCE NO.**

AN ORDINANCE approving Amendment #3 to Work Authorization OLS-OC24-001 with Olsson for professional engineering consultation services in the not to exceed amount of One Hundred Thirty-Six Thousand Seven Hundred Eighty-Three and 00/100 dollars ($136,783.00) for the 7th Street Sanitary Sewer Relocation Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective.

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

Section 1. That the said amendment by and between the City of Joplin and Olsson in the not to exceed amount of One Hundred Thirty-Six Thousand Seven Hundred Eighty-Three and 00/100 dollars ($136,783.00) for the 7th Street Sanitary Sewer Relocation Project on behalf of the City of Joplin; a true and accurate copy of said amendment being attached hereto; 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 consultant's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Sanitary Sewer Fund.

Section 4. That this Council Bill shall have an effective date of April 21st, 2026.

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

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Sanitary Sewer Fund to pay the amounts called on the basis of the negotiated fee.

_____

Leslie Haase, Director of Finance

MASTER AGREEMENT FOR PROFESSIONAL SERVICES
WORK ORDER NO. OLS-OC24-001
AMENDMENT NO. 3

Date: March 13, 2026

This AMENDMENT ("Amendment") hereby amends Work Order No. OLS-OC24-001 which was executed May 7, 2024 between the City of Joplin, Missouri ("Client") and Olsson, Inc. ("Olsson") providing for professional services for the following Project (the "Agreement"):

PROJECT DESCRIPTION AND LOCATION

Project is located at: 7th Street, Joplin, Missouri

Project Description: Sanitary Sewer Relocation Plans

Work Order # OLS-OC24-001 is amended as follows:

SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson's Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

Phase 800 - Construction Phase Services

Task 810 - Construction Phase Services **$103,894.00**

Olsson shall perform the following construction phase services:

- Attend a pre-construction meeting
- Receive, log and, review Contractor submittals (i.e. shop drawings, cut sheets)
- Answer Contractors' questions and interpret construction documents. Questions and interpretations will be answered with a written Request for Information (RFI) or similar process.
- Attend monthly progress meeting, as coordinated by the Contractor to evaluate progress
- Assist Client in processing amendments and/or change orders from the Contractor
- Assist Client in reviewing monthly payment requests

1027 S. Main Street / Suite 503 / Joplin, MO 64801
O 417.781.0643 / **F** 417.781.4714 / **olsson.com**

Task 820 - Project Closeout **$12,019.00**

Olsson shall perform the following project close-out services:

- Review CCTV documentation provided by the Contractor prior to the final inspection meeting and include deficiencies on the punch list submitted to the Contractor
- Review and consolidate as-builts provided by the Contractor
- Provide record copies in electronic format of the following at Project closeout:
    - Requests for information (RFIs)
    - Meeting minutes
    - Inspection reports provided under Phase 900
    - Construction progress photographs
    - Site visit reports
    - Testing reports
    - Quality control testing reports
    - COs and PCOs
    - As-built drawings

Electronic documents shall be provided via a portable hard drive or flash drive unless otherwise approved by the Client. Files shall be organized in folders by type of document.

PHASE 800 TOTAL: $115,913.00

Phase 900 - Construction Testing

Client has requested construction testing services for utility trench backfill, reinforced concrete, and pavement subgrades. Olsson shall provide the following services:

Fill Placement/Utility Trench Backfill

Prior to fill placement, subgrades should be stripped of vegetation, topsoil, and any other deleterious material. Representatives of Olsson shall observe the stability and moisture content of the subgrades. The subgrades should be proofrolled with a fully loaded tandem axle dump truck.

Samples of materials proposed for use as structural fill and/or utility trench backfill will be obtained for laboratory testing. Laboratory tests, including standard Proctors and Atterberg limits tests, will be performed to classify and determine physical properties of the proposed fill/backfill materials. Olsson shall observe and test structural fill placed within the footprint of the proposed improvements. Olsson shall test backfill placed within segments of the utility trenches.

Reinforced Concrete

Observe placement of reinforcing steel in the encasements, pavement repairs, curb/gutter, and driveways for the proposed construction. Field tests, including slump, air entrainment. and temperature, will be performed on samples of concrete obtained from these improvements. Cylinders will be cast from the concrete used in the construction for compressive strength testing.

Pavement Subgrades
Evaluate structure and pavement subgrades with respect to stability and moisture content prior to construction of the on-grade slabs and or pavements. Subgrades should be proofrolled with a fully loaded tandem axle dump truck.

Contractor's Superintendent should schedule subgrade evaluations within 48-hours of paving or following any significant weather event that could affect the performance of the pavement subgrade. Subgrades should be reobserved if weather conditions change or if construction of the on-grade slab and/or pavements is delayed more than 48-hours after initial observation.

Reporting
Prepare typed field reports summarizing each day's field observations, presenting test results, and detailing items not in compliance with the project drawings and/or specifications. Draft copies of the field reports will be provided daily to the designated field representative if requested.

Field reports will be reviewed by Project Manager and if required summarized in bi-weekly letters transmitted to the Client, Architect, Structural Engineer, Contractor, and Structure Official. Olsson is not responsible for the Contractor's means or methods and does not have the obligation or authority to stop Contractor's work. Olsson's responsibility as special inspector is to report our field observations and test results to the Contractor and Client as provided herein.

Following completion of the Project, if requested Olsson shall prepare a final summary report stating its opinion with regard to whether the portions of the work that were observed, inspected and/or tested were in compliance with the Project specifications.

Safety
It is the responsibility of the Contractor or Subcontractors to provide safe access to work requiring observation or testing by the special inspector or tester. It is also the responsibility of the Contractor or Subcontractors to provide OSHA compliant barriers or barricades around excavations greater than 6 feet in depth. In instances where barriers or barricades are not provided or work requiring observation or testing must be performed while within the area protected by barriers or barricades, the contractor shall provide and install an anchor point that meets the OSHA standard for fall protection for use by the special inspector or tester. The anchorage point shall be provided near excavations 6 feet or greater in depth where observation or testing is required. The anchorage point cannot be a piece of equipment that can be moved (like a drill rig or piece of earth working equipment). These anchorage points may need to be moved by the contractor when work requiring observation or testing is needed in other locations.

When fall protection is needed for Olsson personnel to perform their work, we will supply our personnel with harnesses and lanyards which can be tied off to contractor-provided anchorage points. If the Contactor cannot supply an anchorage point for Olsson, Olsson shall work with the Contractor to come up with a solution possibly including Olsson providing own anchorage, which may cause a delay to obtain the equipment needed and will result in additional charges to the Client.

PHASE 900 TOTAL: $20,870.00

AMENDMENT TOTAL: $136,783.00

EXCLUSIONS

Upon Client request, Olsson shall provide the following services under a supplemental Agreement:

- Stormwater Pollution Prevention Plan (SWPPP) inspections. Performed by Others.
- Testing of asphalt pavement
- Testing relating to shop inspection for the fabrication of the structural steel framing members and mechanical inspections of field erected members (plumb or other dimensional characteristics) has not been included in this cost estimate. Often, the Structure Official will waive the special inspection requirement for shop inspection of structural steel if the fabrication shop is certified and can provide proof of certification on their signed company letterhead. If it is determined that these items are required for special inspection, we would be willing to review the applicable project plans and specifications to provide an additional estimate to provide these services.

SCHEDULE FOR OLSSON'S SERVICES

Unless otherwise agreed, Olsson expects to perform its services covered by this Amendment as follows:

Anticipated Construction Start Date:	March 2026
Anticipated Construction Completion Date:	March 2027

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

COMPENSATION

For the additional Scope of Services specifically set forth in this Amendment, Client shall pay Olsson the following fee in addition to the fee(s) set forth in the Agreement:

Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s), and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to this Agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.

Olsson's Scope of Services will be provided on a time-and-expense basis not to exceed One Hundred Thirty-Six Thousand Seven Hundred Eighty-Three Dollars ($136,783.00).

TERMS AND CONDITIONS OF SERVICE

All provisions of the original Agreement not specifically amended herein shall remain unchanged.

If this Contract Amendment satisfactorily sets forth your understanding of our agreement, please sign in the space provided below. Retain a copy for your files and return an executed original to Olsson. This proposal will be open for acceptance for a period of 30 days from the date set forth above, unless changed by us in writing.

OLSSON, INC.

By  By _____

Matthew Jessop, P.E. Clayton Cristy, P.E.

By signing below, you acknowledge that you have full authority to bind Client to the terms of this Amendment. If you accept this Amendment, please sign:

CITY OF JOPLIN, MISSOURI

By _____
Signature

Printed Name _____

Title _____ Dated: _____

Attachments
Labor Billing Rate Schedule
Reimbursable Expense Schedule

Engineering Fee Calc Sheet - Construction Phase Services

Date: 3/12/2026
Job: 7th Street Sewer CPS

Phase/ Task	Description of Work	LABOR			EXPENSES				TOTALS			
		Project Manager II	Design Associate I	Assistant Engineer I	Consulting Fee	Travel, Mile, Car	Meals	Misc	Total Man-Days	Total Labor Fee	Total Expense Fee	Total Fee
		Matthew Jessop	Kristina Tucker	Sam Bauer								
		$289.00	$142.00	$116.00	$1.00	$0.70	$10.00	$1.00				
800	**CONSTRUCTION PHASE SERVICES**								-	$ -		
100001	Project Management	98.00	24.50	24.50					18.38	$ 34,643.00	$ -	$ 34,643.00
100002	Pre-Con Meeting & Progress Meetings	88.00	22.00	22.00		5000.00			16.50	$ 31,108.00	$ 3,500.00	$ 34,608.00
100003	Submittals & RFI's	44.00	11.00	11.00					8.25	$ 15,554.00	$ -	$ 15,554.00
100004	Amendments, Change Orders, Monthly Pay Requests	54.00	13.50	13.50					10.13	$ 19,089.00	$ -	$ 19,089.00
100005	Project Close-out & As-builts	34.00	8.50	8.50					6.38	$ 12,019.00	$ -	$ 12,019.00
									-	$ -	$ -	$ -
									-	$ -	$ -	$ -
GRAND TOTAL						5000.0			59.64	$ 112,413.00	$ 3,500.00	$ 115,913

2026 Olsson Billing Rate Schedule

Description	Range		
Principal	$156.00	-	$486.00
Project Manager	$136.00	-	$294.00
Project Professional	$101.00	-	$258.00
Assistant Professional	$76.00	-	$187.00
Designer	$109.00	-	$238.00
CAD Operator	$66.00	-	$232.00
Survey	$61.00	-	$230.00 *
Construction Services	$56.00	-	$305.00 *
Administrative/Clerical	$51.00	-	$266.00

Note:

1. Special Services not included in above categories will be provided on a Special Labor Rate Schedule
2. Rates subject to change based upon updates to Billing Rates for upcoming year.

REIMBURSABLE EXPENSE SCHEDULE

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

Classification	Cost
Automobiles (Personal Vehicle)	$0.725/mile*
Suburban's and Pick-Ups	$0.75/mile*
Automobiles (Olsson Vehicle)	$95.00/day
Automobile (Olsson EV)	$85.00/day
Other Travel or Lodging Cost	Actual Cost**
Meals	Actual Cost**
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost+10%
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost+10%
Telephone and Fax Transmissions	Actual Cost+10%
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost+10%
Copies of Deeds, Easements or other Project Related Documents	Actual Cost+10%
Fees for Applications or Permits	Actual Cost+10%
Sub-Consultants	Actual Cost+10%
Taxes Levied on Services and Reimbursable Expenses	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).
**Rates consistent with the U.S. General Services Administration (GSA) Per Diem for Reimbursable Lodging, Meals and Incidental Costs (Subject to Change).

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: OLSSON, INC Address: 1717 S. Boulder, Suite 600 TULSA, OK 74119	
Attention: John Cruz		Attention: Matthew Jessop, PE Clayton Cristy, PE	
Department: Public Works/Engineering		Phone: 918-900-6917	Department: WTR/WW
Phone: 417.624.0820	Fax: 417.624.4620	Fax:	

AMENDMENT 3 TO WORK AUTHORIZATION NUMBER OLS-OC24-001

TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

City and Engineer agree to amend their Agreement for Professional Engineering Consulting Services to include a scope of work and fees for engineering services, by adding the following terms to their Agreement.

1. **Services**. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit A***.

2. **Addition to Services**. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in ***Exhibit A***, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. **Term**. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A***.

4. **Costs not to Exceed**. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. **Payment**.

a. **Conditioned upon acceptable performance**. City agrees to pay the Engineer in accordance with the terms set forth in ***Exhibit A***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit A***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total additional compensation and reimbursement for the Scope of Work described in this Amendment be paid to the Engineer under the terms of Work Authorization Number **OLS-OC24-001** exceed the sum of One Hundred Thirty-Six Thousand Seven Hundred Eighty-Three and 00/100 dollars ($136,783.00)

6. **Insurance**. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to maintain adequate insurance coverage at all times during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question 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, Joplin, MO 64801; and

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, Sovereign Immunity Limits | Missouri Department of Insurance).

As of January 1, 2026, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forth Eight and no/100 Dollars ($532,148.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forth Eight and no/100 Dollars ($532,148.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all of this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. **All other terms and conditions of the original Agreement shall remain in effect.**

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

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: Olsson, Inc

By: _____

Printed Name: Clayton Cristy, PE

Title: Project Manager

Date: 03/20/2026

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

Engineer: Olsson, Inc.

By: _____

Printed Name: Matthew Jessop, PE

Title: Matthew Jessop, PE

Date: 3/24/2026

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-122 - Construction Agreement with APAC Central, Inc. for the Mill and Overlay 2026 project.

MEETING DATE
April 6, 2026

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
CB 2026-122 Ordinance; Bid Summary, Construction Agreement

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter C. Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill approves a construction agreement with APAC Central, Inc. for the milling and overlaying of streets in the amount of One Million Thirteen Thousand Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02) which includes provisions for asphaltic concrete index adjustments for the construction of the Mill and Overlay 2026 Project.

BACKGROUND
City staff annually evaluates the pavement conditions of the city street system and recommends streets that need improvements. City staff determines which streets are to be resurfaced through a selection process based on traffic counts, street classifications, structural integrity, and ride quality. Streets or parking lots may be added or deleted from this list. Street resurfacing consists of a 1.5-2 inch average milling and asphalt overlay. Residential streets were not added to this year's program as there is an upcoming sidewalk project in the 2026 zone and it will allow the utility companies to complete work in the area. This area will be combined with next year's zone. $1.5 million was originally budgeted from the Transportation Sales Tax and $835,000 was budgeted from the Capital Improvement Sales Tax for this fiscal year.

City staff prepared bid documents for the project. Staff followed the City's procurement policy for advertising of said project. Bids were opened on March 19, 2026. APAC Central, Inc. was the low bidder. The bid was below the engineer's estimate. City staff will provide construction inspection services.

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Construction	$513,587.02	TST	Summer 2026
Construction	$500,000.00	CIST	Summer 2026
Asphalt Testing Services	$10,000.00 (estimated)	TST	Summer 2026
Grand Total	$1,023,587.02		

FUNDING SOURCE

The current cost of $1,013,587.02 is included in the Transportation Sales Tax and the voter-approved Capital Improvement Sales Tax Phase III Plan and the fiscal year 2026 Budget.

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading

COUNCIL BILL NO. 2026-122 ORDINANCE NO

AN ORDINANCE approving the City of Joplin to enter into a construction agreement with APAC Central, Inc. in the amount of One Million Thirteen Thousand Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02) for the Mill and Overlay 2026 project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin and setting a date when this Ordinance shall become effective.

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

Section 1. That the agreement by and between the City of Joplin and APAC Central, Inc. in the amount of One Million Thirteen Thousand Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02), 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 exhibits, in writing by the Director of Public Works, and his certification to that effect to the Director of Finance, the contractor shall be paid out of the Transportation Sales Tax and Capital Improvement Sales Tax Fund.

Section 4. That this Council Bill shall have an effective date of April 21, 2026.

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

_____, 2026 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

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

_____

Leslie Haase, Director of Finance

BID SUMMARY

PROJECT: Mill and Overlay 2026

DATE OF BID OPENING: March 19, 2026

CONTRACTOR	BID
APAC	$1,013,587.02
Blevins Asphalt	$1,091,575.40
Emery Sapp and Sons	$1,212,243.50
Engineer's Estimate	$1,141,912.80

AGREEMENT
BETWEEN
CITY OF JOPLIN AND APAC CENTRAL, INC.

CITY		CONTRACTOR	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Address:	
Attention: Dakota Rusk		Attention:	
Department: Engineering		Phone:	Fax:
Phone: 417.624.0820 ext: 1598	Fax: 417.624.4620	Project: Mill and Overlay 2026	

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:

Mill and Overlay 2026

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 by August 31, 2026, with a notice to proceed that 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 always maintain adequate insurance coverage 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, Sovereign Immunity Limits | Missouri Department of Insurance)

As of January 1, 2026, 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) 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 Three Million Five Hundred Forty-Seven Thousand Six Hundred Fifty Eight and no/100 Dollars ($3,547,658.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thirty Two Thousand One Hundred Forty Eight and no/100 Dollars ($532,148.00) 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. 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 One Million Thirteen Thousand Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02) (full amount of contract) 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, (https://www.joplinmo.org/DocumentCenter/View/12663/2025-Spec-Review-Final-Copy) Contractor (or surety) shall be liable to the City in the amount of $2500 per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion and $500.00 for every day in excess of 3 calendar days between milling and paving, 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 cancelled portions 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. Special Conditions & Provisions
f. Proposal
g. Statement of Bidder's Qualifications

h. Acknowledgment
i. Performance Bond
h. Payment and Material Bond
k. Instructions to Bidders
l. Non-collusion Affidavit
m. Notice to Proceed

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. 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 One Million Thirteen Thousand Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02), 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. 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. 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. Contractor shall procure and maintain during the life of this contract:

a. If 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. 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. 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. 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: 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 therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

Title: _____

CITY OF JOPLIN, MISSOURI

_____
Daniel Johnson, P.E., Public Works Director

CONTRACTOR'S BOND NO.
FOR CITY CONTRACTS
PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS: That

APAC Central, Inc.

a Corporation, hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

THE CITY OF JOPLIN, MISSOURI
602 S. MAIN STREET, JOPLIN, MO 64801

hereinafter called OWNER, in the total aggregate penal sum of One Million, Thirteen Thousand, Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with the OWNER, dated the _____ day of _____, 20____, a copy of which is hereto attached and made a part hereof for the construction of:

Mill and Overlay 2026

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, or any extensions thereof, which may be granted by the OWNER, with or with-out notice to the SURETY and during the one year guaranty period and if the PRINCIPAL shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void, otherwise to remain in full force and effect.
PROVIDED, FURTHER, that the said SURETY, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that it is expressly agreed that the BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment of the Contract not increasing the contract price more than 20 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the CONTRACT as so amended. The term "Amendment", wherever used in this BOND, and whether referring to this BOND, the Contract or the Loan Documents shall include any alteration, addition, extension, or modification of any character whatsoever.

IN WITNESS, whereof, this the _____ day of _____, 20____.

ATTEST: (SEAL)

_____ _____
Secretary Principal

Approved as to form this _____ day

of _____, 20____. By _____
Signature

_____ By _____
Peter Edwards, City Attorney Printed Name/Title

ATTEST: (SEAL)

_____ _____
Secretary Surety

Approved this _____ day of

_____, 20_____. By _____
Signature

_____ By _____
Leslie Haase, Director of Finance Printed Name/Title

NOTE: Date of BOND must not be prior to date of Contract.

If CONTRACTOR is partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

CONTRACTOR'S BOND NO.
FOR CITY CONTRACTS
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That

APAC Central, Inc.

a Corporation, hereinafter called Principal, and

_____
(Name of Surety)

_____
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

THE CITY OF JOPLIN, MISSOURI
602 S. MAIN STREET, JOPLIN, MO 64801

hereinafter called OWNER, and unto all persons, firms, and corporations who or which may furnish labor, or who furnish materials to perform as described under the contract and to their successors and assigns in the total aggregate penal sum of One Million, Thirteen Thousand, Five Hundred Eighty-Seven and 02/100 Dollars, ($1,013,587.02) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the principal entered into a certain contract with the OWNER, dated the _____ day of _____, 20___, a copy of which is hereto attached and made a part hereof for the construction of:

Mill and Overlay 2026

NOW, THEREFORE, if the PRINCIPAL shall promptly make payment to all persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extensions or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal or coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, all insurance premiums on said work, and for all labor cost incurred in such WORK including the stipulation in said contract requiring the payment of not less than the prevailing hourly rate of wages as found by the Department of Labor and Industrial Relations of the State of Missouri or by final judicial determination of the Courts of the State of Missouri, including that by a SUBCONTRACTOR, and to any mechanic or material man lien holder whether it acquires its lien by operation of State or Federal law; then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, that beneficiaries or claimants hereunder shall be limited to the SUBCONTRACTORS, any persons, firms, and corporations having a direct contract with the PRINCIPAL or its SUBCONTRACTORS.

PROVIDED, FURTHER, that the said SURETY for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of this contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no suit or action shall be commended hereunder by any claimant: (a) Unless claimant, other than one having a direct contract with the PRINCIPAL, shall have given written notice to any two of the following: The PRINCIPAL, the OWNER, or the SURETY above named within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the PRINCIPAL, OWNER, or SURETY, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need to be made by a public officer. (b) After the expiration of one (1) year following the date of which PRINCIPAL ceased work on said CONTRACT, it being understood, however, that if any limitation embodied in the BOND is prohibited by any law controlling the construction thereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

PROVIDED, FURTHER, that it is expressly agreed that this BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment to the Contract not increasing the contract price more than 20 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the Contract as so amended. The term "Amendment", wherever used in this BOND and whether referring to this BOND, the contract or the loan documents shall include any alteration, addition, extension or modification of any character whatsoever.
PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS, whereof, this the _____ day of _____, 20____.

ATTEST: (SEAL)

_____ _____
Secretary Principal

Approved as to form this _____ day

of _____, 20____. By _____
Signature

_____ By _____
Peter Edwards, City Attorney Printed Name/Title

ATTEST: (SEAL)

_____ _____
Secretary Surety

Approved this _____ day of

_____, 20_____. By _____
Signature

_____ By _____
Leslie Haase, Director of Finance Printed Name/Title

NOTE: Date of BOND must not be prior to date of Contract.

If CONTRACTOR is partnership, all partners should execute BOND.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-265 – Authorizing the approval of an Agreement between the City of Joplin and Crafton, Tull & Associates, Inc. for professional planning services related to the creation of the Joplin Area Transportation Planning Organization's (JATSO) Active Transportation and Bicycle & Pedestrian Plan updates.

MEETING DATE
April 6, 2026

ORIGINATING DEPT
Planning, Development, and Neighborhood Services

ATTACHMENTS
Professional Planning Services Agreement; Tabulation Sheet; Evaluation Criteria; and Crafton Tull's Proposal; CB2026-265

REVIEWED BY
Director of Planning, Development and Neighborhood Services: Troy Bolander; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; Assistant City Manager: Tony Robyn; City Manager: Nicholas Edwards

SUMMARY
This Council Bill authorizes the City Manager or his designee to approve an Agreement with Crafton, Tull & Associates, Inc. in the not to exceed total amount of One Hundred Forty-Nine Thousand Nine Hundred 00/100 dollars ($149,900) for professional planning services to update the Bicycle & Pedestrian and Active Transportation Plans. The Bike and Pedestrian Plan update portion of this project is 80% Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) funds and 20% City of Joplin local match. The Active Transportation Plan update portion of this project is 100% Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) funds. Project total $127,220 federal and $22,680 local.

BACKGROUND
Staff received formal proposals on February 13, 2026, to update the Bicycle & Pedestrian and Active Transportation Plans. The plan updates are to incorporate transportation, health, safety, accessibility, economic development, and tourism benefits into the active transportation network and establish future transportation infrastructure design and construction standards. Planning received five proposals, and Crafton, Tull & Associates Inc.'s proposal was scored highest by the review committee.

FUNDING SOURCE
JATSO Planning Fund. Plan updates were approved by Council in the Missouri Highways and Transportation Commission Transportation Planning Consolidated Grant Agreement, Ordinance 2025-277 and are included in the adopted FY 2026 Planning Department budget. Federal funds $127,220 and $22,680 City of Joplin Transportation Sales Tax.

RECOMMENDATION
City staff recommends adoption of this Council Bill.

AGREEMENT FOR CONSULTING SERVICES

THIS AGREEMENT, is made and entered into this ____day of _____, 2026, ("effective date"), by and between the City of Joplin, a municipal corporation of the State of Missouri, with principal place of business located at 602 S Main St, Joplin, hereinafter referred to as the "City," and Crafton, Tull & Associates, Inc., with principal place of business located at 10825 Financial Centre Parkway, Ste 300, Little Rock, AR 72211-3554, hereinafter referred to as the "Consultant;" and with City and Consultant being referred to collectively as "the Parties."

WITNESSETH:

WHEREAS, the City of Joplin desires to engage the Consultant to render professional planning services in connection with the development of Joplin Area Transportation Study Organization (JATSO) Bicycle & Pedestrian Plan and Joplin Active Transportation Plan updates to identify and plan for future transportation enhancements; and

WHEREAS, the Consultant submitted 2026-RFP-12 Response attached hereto, including agreed upon pricing conditions, and Federal Professional Services/A&E Contract Clauses Exhibit A, and incorporated herein as Exhibit B dated February 13, 2026; and

WHEREAS, City has selected Consultant as the lowest and best bidder based on full consideration of all factors, preferences, and conditions deemed applicable by City.

NOW, THEREFORE, the parties to the contract agree to the following:

1. **Scope of Work and Payment**

   a. The City agrees to engage the Consultant and the Consultant agrees to perform the services set forth in Exhibits B within the time specified therein.

   b. City agrees to pay Consultant for the performance of the Scope of Services a not to exceed amount of One Hundred Forty-Nine Thousand Nine Hundred Fifty and 00/100 Dollars ($149,900.00) upon presentation of proper invoice and inspection by City of work completed by Consultant.

   c. The term of the contract shall be effective for one year from the effective date of this agreement, and may be renewed for one additional year at the discretion of the City.

   d. The services of the Consultant shall commence only as authorized in writing by City according to written notices and shall be undertaken and completed as promised by the Consultant in Exhibit B.

   e. All information, data, and reports as are existing, available and necessary for the carrying out of the work, shall be furnished to the Consultant without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

f. The Consultant shall fully coordinate its activities in the performance of the contract with the activities of the City.

g. The Consultant represents that Consultant will secure at Consultant's own expense; all personnel required to perform the services called for under this contract by Consultant. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Consultant. All the services required hereunder will be performed by the Consultant or under Consultant's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

2. **Termination.** If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner Consultant's obligations under this agreement, or if the Consultant shall violate any of the covenants, agreements, or stipulations, the City shall thereupon have the right to terminate this contract by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective day of such termination. The City may, without cause, terminate this contract upon 30 day's prior written notice. In either such event, all finished or unfinished project materials prepared by the Consultant shall, at the option of the City, become its property. The Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed. Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Consultant.

3. **Assignment.** The Consultant 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 Consultant 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. 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, though City will attempt to so notify any such assignee.

4. **Amendments.** The covenants and obligations herein contained are the full and complete terms of this Agreement, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Agreement.

5. **Attorney's Fees and Expenses.** If City files suit in order to enforce any term of this Agreement and is the prevailing party, Consultant shall be liable for City's reasonable attorney's fees and expenses. In no event shall City be liable for Consultant's reasonable attorney's fees and expenses.

6. **Choice of Law and Venue.** This Agreement has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri.

7. **Compliance with Laws.** Consultant shall observe and comply with all Federal, State, and local laws and ordinances that affect those employed or engaged by it on the project, or the material or equipment used, or the conduct of the work, and shall procure all necessary licenses, permits, and insurance.

8. **Confidentiality.** Any reports, data, or similar information given to or prepared or assembled by the Consultant under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Consultant without prior written approval of the City.

9. **Consequential Damages.** In no event shall City be liable to Contractor for special, indirect, or consequential damages.

10. **Contract Documents.** The contract documents shall consist of the following: this Agreement and the City's Request for Proposal and Consultant's Response to Bid. In the event of conflict between the contract documents, this Agreement shall prevail. In the event of conflict between the City's Request and Consultant's Response to Bid, the City's Request for Proposal shall prevail.

11. **Counterparts.** This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Facsimile signatures shall be given the same force and effect as original signatures.

12. **Entire Agreement.** This Agreement (including any Exhibits) contains the entire understanding of the parties with respect to the subject matter hereof. It may not be altered or amended except by an agreement in writing signed by both parties.

13. **Ethics.** Consultant represents that it has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, gift, or contingent fee.

14. **Fiduciary Duty.** Consultant owes a fiduciary duty to City, including the duty of care and the duty of loyalty. Consultant shall act in the best interest of City.

15. **Headings.** The headings of paragraphs in this Agreement are for convenience only. The headings form no part of this Agreement and shall not affect its interpretation.

16. **Indemnification.** Consultant hereby assumes all risk of, and responsibility for, and agrees to indemnify and save harmless City, from and against any and all claims, demands, suits, actions, recoveries, judgments, costs, and expenses, including reasonable attorney's fees and expenses, therewith made, brought or obtained on account of the loss of life or property or injury or damage to the person or property of any person or persons whomsoever, whether such person or persons be Consultant, its agents or employees, or City, its agents or employees, or any third-person in any way connected with the parties hereto, which loss of life or property, or injury or damage to persons or property, shall be due to, or arise out of, result from, or be in any way connected with, the

negligently performed services under this agreement, except to the extent arising from or caused by the negligence or willful misconduct of the City, its agents or employees.

17. **Independent Contractor.** This Agreement does not create an employer-employee relationship between the parties. Consultant is an independent contractor and is not entitled to any benefits including health, dental, vision, disability, life, and unemployment insurance, worker's compensation coverage, and LAGERS. Consultant is an independent contractor and not an employee for all purposes including the application of the Fair Labor Standards Act Minimum Wage and Overtime Payments, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, and the provisions of the Internal Revenue Code, Missouri Revenue and Taxation Laws, and Missouri's Worker Compensation Laws and Unemployment Insurance Laws.

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

19. **Insurance.** Consultant shall maintain for itself general liability, automobile liability, workers' compensation, fidelity bond, and errors and omissions insurance coverage, as may be customary in the industry, but in no event, less than the limits required by law.

20. **Non-Appropriation**. Notwithstanding any provision herein to the contrary, City is obligated only to make the payments set forth in the attached contract as may lawfully be made from funds budgeted and appropriated for that purpose during City's then current fiscal year at the discretion of City. If no funds are appropriated or otherwise made legally available to make the required payments for this Agreement during the next occurring fiscal year (an "Event of Nonappropriation"), this Agreement will terminate at the end of the then current fiscal year as if terminated expressly. The failure or inability of City to appropriate funds for this Agreement in any subsequent fiscal year shall not be deemed a breach of this Agreement by any party.

21. **Entire Agreement.** This agreement, including the contract documents contained or referenced herein, constitutes the entire agreement between 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.

22. **Waiver.** No provision of the contract documents shall be construed, expressly or by implication, as a waiver by the City of any existing or future right or remedy available by law in the event of any claim of default or breach of contract.

23. **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.

24. **Representations.** The signatories hereto represent that they have read this Agreement, that they are fully authorized in the capacities shown, that they understand the terms of this Agreement, and that they are executing the same voluntarily and solely for the consideration described herein.

25. **Severability.** If any of the provisions of this Agreement shall be construed to be invalid or illegal, the legality or validity of the other provisions of this Agreement shall not be effected thereby. Any illegal or invalid provision of this Agreement shall be severable and any other provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the date first above written.

CITY OF JOPLIN	**CRAFTON, TULL & ASSOCIATES, INC.**
By:_____	By:_____
Troy Bolander, Planning Director	Julie Luther Kelso, Vice President/Planning

City of Joplin

EVALUATION REPORT

February 13, 2026

2026-RFP-12

Bike & Ped Plan and Active Transportation Plan Updates

Criteria	Max. Points	CJW Transportation Consultants	Olsson Associates	CMT-Crawford Murphy & Tilly	Toole Design	Crafton Tull LANESHIFT
Work Methodology	25	15	10	10	15	25
Cost	30	25	10	20	25	28
Experience	25	18	16	15	15	25
Timeline	10	10	7	8	8	10
References	10	6	8	8	8	10
Total Points	100	74	51	61	71	98

Evaluation complete by: Reviewer #1

Criteria	Max. Points	CJW Transportation Consultants	Olsson Associates	CMT-Crawford Murphy & Tilly	Toole Design	Crafton Tull LANESHIFT
Work Methodology	25	15	18	18	22	24
Cost	30	25	5	21	22	19
Experience	25	15	24	15	15	24
Timeline	10	6	7	7	6	7
References	10	10	10	5	5	10
Total Points	100	71	64	66	70	84

Evaluation complete by: Reviewer #2

Criteria	Max. Points	CJW Transportation Consultants	Olsson Associates	CMT-Crawford Murphy & Tilly	Toole Design	Crafton Tull LANESHIFT
Work Methodology	25	15	25	25	20	20
Cost	30	30	10	25	25	25
Experience	25	5	20	25	20	20
Timeline	10	10	10	9	10	10
References	10	10	10	10	10	10
Total Points	100	70	75	94	85	85

Evaluation complete by: Reviewer #3

Criteria	Max. Points	CJW Transportation Consultants	Olsson Associates	CMT-Crawford Murphy & Tilly	Toole Design	Crafton Tull LANESHIFT
Work Methodology	25	15	20	15	20	25
Cost	30	25	15	30	30	30
Experience	25	17	20	15	20	25
Timeline	10	10	10	10	10	10
References	10	10	10	9	6	10
Total Points	100	77	75	79	86	100

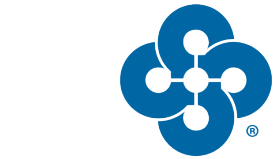
Evaluation complete by: Reviewer #4

Criteria	Max. Points	CJW Transportation Consultants	Olsson Associates	CMT-Crawford Murphy & Tilly	Toole Design	Crafton Tull LANESHIFT
Work Methodology	25	20	22	20	18	20
Cost	30	15	24	30	30	30
Experience	25	20	25	25	20	25
Timeline	10	10	10	8	10	10
References	10	5	9	8	8	10
Total Points	100	70	90	91	86	95

Evaluation complete by: Reviewer #5

	Max. Points	CJW Transportation Consultants	Olsson Associates	CMT-Crawford Murphy & Tilly	Toole Design	Crafton Tull LANESHIFT
Evaluation Total Scores:	500	362	355	391	398	**462**


JATSO
PROFESSIONAL PLANNING SERVICES
ACTIVE TRANSPORTATION / BICYCLE AND
PEDESTRIAN TRANSPORTATION PLAN UPDATES
HOUSE OF SPEED
SPEED DEALER
JOPLIN
CLUB 609
Crafton Tull
LANESHIFT



Crafton Tull



LANESHIFT

April 25, 2025

Joplin Planning, Development, and Neighborhood Services
602 S. Main Street
Joplin, Missouri 64801

RE: REQUESTS FOR PROPOSALS #2026-RFP-12: PROFESSIONAL PLANNING SERVICES TO PREPARE JATSO'S ACTIVE TRANSPORTATION AND BICYCLE & PEDESTRIAN TRANSPORTATION PLAN UPDATES

Dear Selection Committee,

Crafton Tull and Laneshift are pleased to submit our proposal for the JATSO Active Transportation and Bicycle & Pedestrian Plan updates. With 62 years of service and a team of more than 300 professionals, Crafton Tull brings deep multidisciplinary expertise and a strong commitment to the communities we serve. In 2025, Laneshift joined Crafton Tull, strengthening our active transportation planning capabilities with specialized expertise in bicycle and pedestrian networks, safety, and meaningful public engagement.

Our team has led and supported active transportation and mobility plans for municipalities and communities of various sizes throughout the region. Crafton Tull recently completed an active transportation plan for Cole and Callaway Counties, Jefferson City, Holts Summit, St. Martins, Wardsville, and Taos through the Capital Area Metropolitan Planning Organization (CAMPO). Laneshift assisted Crafton Tull with public engagement for the planning process even before joining Crafton Tull. We believe this working relationship will be an asset to the team and demonstrates our ability to successfully execute a plan similar to JATSO's needs. Laneshift was also an important part of the Joplin Connected active transportation plan in 2022. Laneshift supported the planning process by leading public engagement efforts. This familiarity will be invaluable to this project.

We understand that each community requires a tailored approach shaped by its scale, character, and transportation needs. The Crafton Tull Planning Team based in Little Rock will lead this effort with support from Laneshift, which is based in Rogers, Arkansas. Our team is supported by our in-house civil engineers, landscape architects, environmental scientists, and surveyors. This integrated structure allows us to move seamlessly from planning to implementation with practical solutions.

We recognize that successful active transportation planning goes beyond identifying routes on a map. Safe, connected infrastructure must be supported by coordinated land use strategies, thoughtful design standards, and community buy-in. Our approach focuses on building a network that strengthens regional connections while improving local access. We will refine recommendations through data-driven analysis and stakeholder and public input to ensure the plan reflects the opportunities and character of the region.

Equally important is preparing for implementation. We will provide clear strategies, policies, design guidance, and maintenance considerations to help local and regional partners advance projects effectively and consistently. Our goal is to deliver a practical, forward-looking plan that enhances safety, accessibility, and quality of life across the region.

We appreciate your consideration and look forward to the opportunity to partner with JATSO on these important updates.

Sincerely,

Julie Luther Kelso, AICP, PLA, ASLA
Vice President of Planning | Crafton Tull
10825 Financial Center Parkway, Suite 300
Little Rock, Arkansas 72211
Julie.kelso@craftontull.com | 501.940.4420

Ryan Hale
Founder & Vice President | Laneshift
901 N. 47th Suite 400
Rogers, AR 72756
ryan.hale@laneshift.net | 479-636-4838

REQUIRED ACKNOWLEDGEMENTS

Seat Belt Use- The Contractor is encouraged to adopt and promote on-the-job seat belt use policies and programs for its employees and other personnel that operate company-owned vehicles, company rented vehicles, or personally operated vehicles. The terms "company-owned" and "company-leased" refer to vehicles owned or leased either by the Contractor or City of Joplin.

Distracted Driving- The Contractor agrees to adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while using an electronic device supplied by an employer, and driving a vehicle the driver owns or rents, a vehicle Contractor owns, leases, or rents, or a privately-owned vehicle when on official business in connection with the work performed under this agreement.

Prohibition on Certain Telecommunications Equipment- The Contractor is prohibited to procure or obtain, extend or renew a contract to procure or obtain, or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

The Contractor agrees to the terms of the contract clauses listed in Exhibit A, and the Contractor also agrees to include these requirements, the contract clauses listed in Exhibit A, in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

Julie Luther Kelso
Signature of Contractor's Authorized Official

Julie Luther Kelso
Vice President of Planning | Crafton Tull
Name and Title of Authorized Official

2/13/2026
Date

penalty of not less than $10,000 and not more than $100,000 for each such expenditure or failure.

The Contractor, Crafton Tull, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, et seq., apply to this certification and disclosure, if an.

Signature of Contractor's Authorized Official Julie Luther Kelso

Name and Title of Authorized Official Julie Luther Kelso
Vice President of Planning | Crafton Tull

Date 2/13/2026



01

OVERVIEW + RESOURCES


Crafton Tull
LANESHIFT

WHO WE ARE

Crafton Tull

ARKANSAS
- Conway
- Fayetteville
- Fort Smith
- Hot Springs
- Jonesboro
- Little Rock
- Rogers
- Russellville

OKLAHOMA
- Oklahoma City

TEXAS
- Plano





GENERAL BACKGROUND

Crafton Tull has been in business for 62 years. In that time, the company has grown to be is comprised of more than 300 professionals. Each of the team members presented in this proposal bring a variety of expertise and backgrounds to the team. The Laneshift team joined Crafton Tull in 2025 and brings in-depth knowledge of active transportation and unique public outreach skills. The Crafton Tull team boasts a lengthy roster of planners, civil engineers, landscape architects, environmental scientists, and surveyors, among other disciplines who are dedicated to our core values.

The Little Rock and Rogers offices will lead the planning team for the JATSO Active Transportation and Bicycle & Pedestrian Plan updates, but Crafton Tull's internal roster of multi-discipline professionals serves as additional resources for the team. Crafton Tull has a vested interest in the communities we serve and can draw from the other disciplines within the firm across its many locations. This multi-discipline, in-house approach provides the Crafton Tull Planning Department with unique insight.

CRAFTON TULL
BY THE NUMBERS

310+ EMPLOYEES

85+ LICENSED PROFESSIONALS

100% EMPLOYEE-OWNED

10 OFFICES

PLANNING PHILOSOPHY & SERVICES

CLIENT-FOCUSED PLANNING

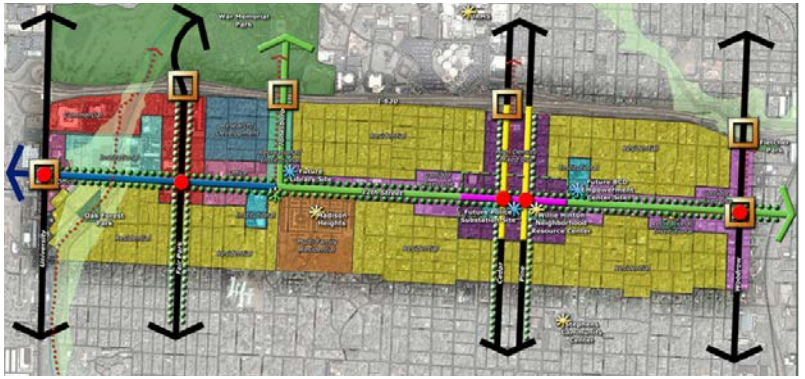
The Planning Department of Crafton Tull strives to create customized solutions for each client while integrating sustainable planning practices and utilizing a proven process. We gather public and private input to establish a unique vision, develop creative concepts that lead to practical plans and guidelines, and provide action steps for enhancing the quality of place for a community. We take a holistic approach to every project. A master plan (of any scale) should not only consider what elements are successful but what elements need to be realized to help locate future facilities and provide strategic direction for the client.

Each and every community is different. The Crafton Tull Planning Department understands that successful comprehensive plans and specific site designs are not the product of a consultant's vision for a community, but rather a reflection of that community's values. We strive to create innovative solutions that embrace each community's needs and desires with an eye toward market reality.



WHAT WE OFFER

Crafton Tull's goal is to provide clients with the highest levels of excellence, innovation, and creativity in addressing their planning and design needs. From citywide master plans to the detailed design of individual sites, Crafton Tull is pleased to provide technical expertise to our clients.



Crafton Tull offers the following services:

- Comprehensive Master Planning
- Phasing, Cost, and Feasibility Studies
- Parks System Master Planning and Design
- Bicycle and Pedestrian Trail System Planning and Design
- Sustainable Planning and Design
- Site Selection and Analysis
- Design Guidelines
- Urban Design Solutions
- Site Master Planning and Design
- Environmental Design
- Surveying + Engineering + Construction Administration
- Architecture + Landscape Architecture

DESIGN + ENGINEERING

CITY & LOCAL STREETS



TRAIL DESIGN



HIGHWAYS & BRIDGES



ENVIRONMENTAL COMPLIANCE



LANDSCAPE ARCHITECTURE



ARCHITECTURE



SURVEYING



PARKS DESIGN



UTILITY DESIGN



LANESHIFT JOINS CRAFTON TULL

LANESHIFT JOINS CRAFTON TULL

Laneshift is a consulting and professional development provider that specializes in bicycle and pedestrian networks, safety, and community connectivity. In 2025, Laneshift became a division of Crafton Tull, a 300+ person engineering and design firm. The partnership combines the expertise of both firms to foster collaboration with cities, companies, developers, and advocacy organizations. Our mission is to strengthen people and places through active transportation.







FOCUS

Laneshift is focused on leveraging our real-world experience to help clients improve connectivity by creating and improving bicycle networks, pedestrian networks, and outdoor amenities. At our core, Laneshift is passionate about and focused on moving people safely and comfortably. This translates into a focus on active mobility with an emphasis on bicycle and pedestrian modes. At Laneshift, we are committed to fostering connections between communities and people.

ACTIVE TRANSPORTATION ACADEMY

CONNECTED COMMUNITY WORKSHOP

ACTIVE TRANSPORTATION EXCURSION

NWA BENCHMARKING TOUR

PROFESSIONAL DEVELOPMENT PROGRAMS

Laneshift facilitates high-impact professional development and training offerings, which are designed to equip participants with a deep understanding of both active transportation-friendly culture and infrastructure. Educational programs also provide opportunities for participants to build relationships and learn from other professionals from around the country.

We believe education can change people's lives and empower professionals to impact positive change within their communities. When professionals change how they think about their community, it changes how they make decisions within their community. Since 2017, Laneshift has trained hundreds of professionals through our various programs. We offer a wide array of Active Transportation professional development and training courses that are tailored to different professionals and organization needs.

COMMUNITY + STAKEHOLDER ENGAGEMENT

Effective community engagement ensures infrastructure solutions meet diverse needs. We gather input through public meetings, workshops, and surveys, ensuring that all voices—city staff and officials, residents, business owners, and advocacy groups—are heard and represented in the final plan.





PROFESSIONAL DEVELOPMENT & COMMUNITY ENGAGEMENT GUIDING PRINCIPLES

EXPERIENCE-BASED

Participants in our professional development programs engage directly with active transportation facilities, gaining firsthand experience to better understand user needs and inform design decisions

SOCIAL LEARNING

By learning from our team and from each other, participants share insights and best practices, fostering collaborative problem-solving across regions and contexts

PRACTICAL, REAL-WORLD APPLICATION

We design the learning objectives of our programs to be applicable in real-time and in the real-world. Participants can easily integrate learning into their projects, communities and their lives

REFLECTION

We include structured time for participants to observe, reflect, and discuss their experiences to help deepen understanding and refine solutions

STAFF RESOURCES + AVAILABILITY

Crafton Tull is comprised of more than 300 professionals. Each of the team members presented in this proposal bring unique expertise and backgrounds to the team. The Crafton Tull team boasts a lengthy roster of planners, civil engineers, landscape architects, environmental scientists, and surveyors, among other disciplines who are dedicated to our core values.

The staff in our Little Rock office will be the primary personnel for JATSO's planning team, and we will be joined by Laneshift, a division of Crafton Tull located in Rogers. While our project manager will ensure that team members are on track and dedicated to hitting all key points in the project on schedule, our internal roster of multi-discipline professionals serves as additional resources for the team. Crafton Tull has offices in 10 cities, providing a wealth of experience from which to draw. Crafton Tull and Laneshift will work together to ensure thorough public engagement is executed for this project.

CAPACITY AND WORKLOAD

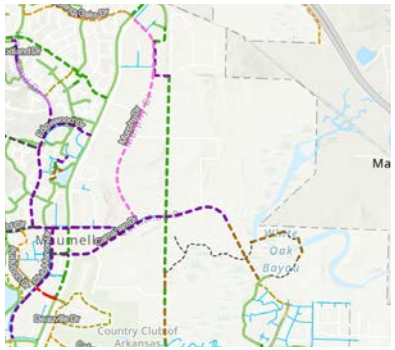
The **Crafton Tull** Planning Department has the resources to complete this work efficiently, with 10% of projects in early phases, 70% in development, and 20% nearing completion. Additionally, **Laneshift** adds to this capacity with 30% of projects in the early phases, 20% in development, and 50% nearing completion. This balanced workload allows resources to be available at every stage of the JATSO Active Transportation Plan update.

331 TOTAL EMPLOYEES

COMPANY-WIDE STAFF BY DISCIPLINE

- **5** Planners: Urban + Regional
- **85** Civil Engineers
- **96** Land Surveyors
- **8** Structural Engineers
- **4** Architects
- **9** Landscape Architects
- **14** Transportation Engineers
- **3** GIS Specialists
- **54** CADD Technicians
- **10** Construction Inspectors
- **35** Administrative
- **2** Aerial Photographers
- **6** Environmental Scientists

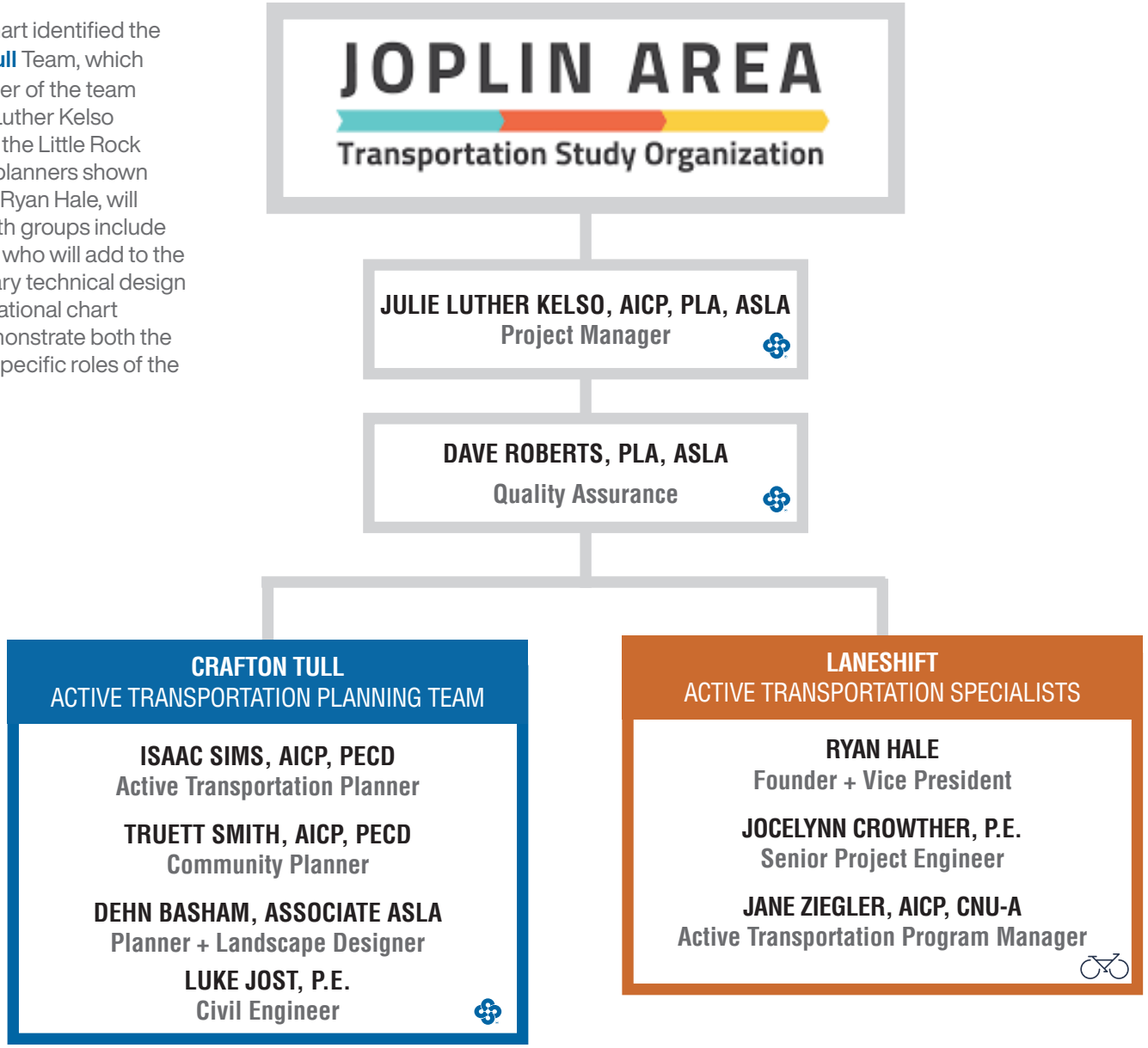






PROJECT TEAM

This proposed organizational chart identified the key personnel on the **Crafton Tull** Team, which includes **Laneshift**. Each member of the team brings valuable expertise. Julie Luther Kelso will lead the planning team from the Little Rock working along side the team of planners shown here. The Laneshift team, led by Ryan Hale, will support the planning efforts. Both groups include licensed professional engineers who will add to the planning expertise with necessary technical design details or drawings. The organizational chart shown here is positioned to demonstrate both the degree of involvement and the specific roles of the team members.



JULIE LUTHER KELSO AICP, PLA, ASLA






ABOUT JULIE

YEARS OF EXPERIENCE: 27

EDUCATION: University of Arkansas Fay Jones School of Architecture and Design, Bachelor of Landscape Architecture, Minor in Art History

REGISTRATION: Arkansas #5088, Texas #2047, CLARB Certified #775

PROFESSIONAL AFFILIATIONS: Arkansas State Board of Architects, Landscape Architects, and Interior Designers - Board Member, American Institute of Certified Planners, American Planning Association - Arkansas Chapter Secretary, Congress for New Urbanism, American Society of Landscape Architects, Leadership Arkansas Class XII, Arkansas State Chamber of Commerce

PROJECT MANAGER

BICYCLE, PEDESTRIAN & TRAILS PLANS EXPERIENCE

Capital Area Active Transportation Plan – Jefferson City, Cole & Callaway counties, MO

Central Arkansas Regional Greenways Plan – Pulaski, Faulkner, Lonoke, and Saline Counties, AR
2024 American Council of Engineering Companies, Arkansas Winner
2024 American Council of Engineering Companies, National Recognition
2024 Arkansas APA Plan of the Year

City of Searcy Active Transportation Plan (#MySearcy Plans) – Searcy, AR
2025 ACEC Arkansas Excellence in Engineering Award
2024 APA Arkansas Plan of the Year
2024 APA Arkansas Outstanding Community Engagement

Maumelle Pinnacles Outdoor Recreation Master Plan – Pulaski and Perry Counties

Springdale Trails Feasibility Study – Springdale, Arkansas

Arkansas Statewide Bicycle and Pedestrian Transportation Plan – Arkansas
2016 Arkansas APA Achievement in Comprehensive Plan Development Award

US Bicycle Route 80 Feasibility Study – Memphis, TN to Little Rock, AR
2021 Arkansas APA Achievement in Comprehensive Plan Design Award
2023 ASLA Central States Merit Award

Rock Island Greenway Feasibility Study – El Dorado, AR to Ruston, LA





BICYCLE, PEDESTRIAN & TRAILS PLANS EXPERIENCE CONT.

Tulsa Regional Bicycle and Pedestrian Master Plan – Tulsa, OK

NWA Bicycle Infrastructure Plan – Benton and Washington Counties, AR

Connect Conway RAISE Grant + Little Creek Plaza Planning – Conway, AR

Pulaski County Pedestrian and Bicycle Trails Master Plan – Pulaski County, AR

City of Bentonville Bicycle and Pedestrian Plan – Bentonville, AR

City of Searcy Active Transportation Plan – Searcy, AR

City of Maumelle Active Transportation Plan – Maumelle, AR

City of Lonoke Bicycle and Pedestrian Plan – Lonoke, AR

City of Sherwood Bicycle and Pedestrian Plan – Sherwood, AR

City of Stuttgart Bicycle and Pedestrian Plan – Stuttgart, AR

City of England Bicycle and Pedestrian Plan – England, AR

City of Helena-West Helena Bicycle and Pedestrian Plan – Helena-West Helena, AR

City of Batesville Bicycle and Pedestrian Plan – Batesville, AR
2018 ACEC Arkansas Honor Award, 2018 ACEC Arkansas People's Choice Award

City of El Dorado Bicycle and Pedestrian Plan – El Dorado, AR

ADDITIONAL EXPERIENCE

Oak Street Bicycle and Pedestrian Improvements – Rogers, AR

Chaffee Crossing Redevelopment Plan – Fort Smith and Barling, AR
2011 Urban Design Award, AR Chapter APA

12th Street Corridor Revitalization Plan – Little Rock, AR

East Main Street Improvements – Siloam Springs, AR

Hillsboro Gateway Redevelopment Plan – El Dorado, AR

Broken Arrow Old Town Study – Broken Arrow, OK

Garland Downtown Urban Design Plan – Garland, TX

Charlottesville Downtown Urban Design Plan – Charlottesville, VA

Bryant Leap Forward Plan – Bryant, Arkansas

Plan Jonesboro Comprehensive and Master Street Plans – Jonesboro, AR

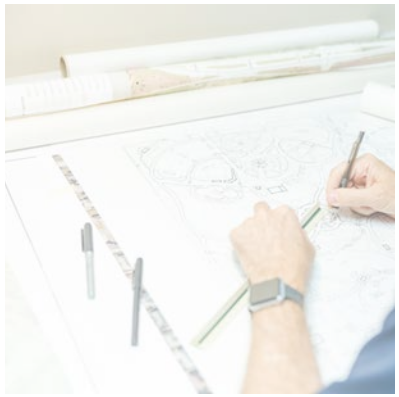
Northwest Arkansas Regional Growth Strategy – Benton and Washington counties

Pine Bluff Comprehensive Plan – Pine Bluff, AR

Hot Springs Village Comprehensive Plan – Hot Springs Village, AR

DAVE ROBERTS PLA, ASLA









ABOUT DAVE

YEARS OF EXPERIENCE: 37

EDUCATION: University of Arkansas Fay Jones School of Architecture and Design, Bachelor of Landscape Architecture

REGISTRATION: Arkansas #5020

PROFESSIONAL AFFILIATIONS: American Planning Association, Arkansas, American Society of Landscape Architects, Arkansas, MOVE Arkansas State Coalition, Executive Committee, Arkansas State Capitol Arts & Grounds Commission, Arkansas State Chamber of Commerce Leadership Arkansas Class XI, Arkansas Recreation & Parks Association Ethics Committee, Miracle League Arkansas Past Board President, Camp Aldersgate Board of Directors + Building Grounds Committee

QUALITY ASSURANCE

BICYCLE, PEDESTRIAN & TRAILS PLANS EXPERIENCE

Central Arkansas Regional Greenways Plan – Pulaski, Faulkner, Saline and Lonoke counties
2024 American Council of Engineering Companies, Arkansas Winner, National Recognition
2023 Arkansas APA Plan of the Year

Arkansas Statewide Bicycle & Pedestrian Master Plan – Arkansas
2016 Arkansas APA Achievement in Comprehensive Plan Development Award

US Bicycle Route 80 Feasibility Study – Little Rock to West Memphis, AR
2021 Arkansas APA Achievement in Comprehensive Design Award

Bentonville Bicycle and Pedestrian Plan – Bentonville, AR

Tulsa Area Bicycle & Pedestrian Master Plan – Tulsa, Oklahoma

City of Searcy Active Transportation Plan (#MySearcy Plans) – Searcy, AR
2025 ACEC Arkansas Excellence in Engineering Award
2024 APA Arkansas Plan of the Year
2024 APA Arkansas Outstanding Community Engagement

Batesville Bicycle and Pedestrian Master Plan – Batesville, Arkansas
2018 Engineering Excellence Award, Special Projects, American Council of Engineering Companies, Arkansas Chapter
2018 People's Choice Award, American Council of Engineering Companies, Arkansas Chapter

Two Rivers Trail & Plaza for Pulaski County – Little Rock, AR





BICYCLE, PEDESTRIAN & TRAILS PLANS EXPERIENCE CONT.

Central Arkansas Safe Streets 4 All Comprehensive Safety Plan - Metroplan – Pulaski, Faulkner, Lonoke, and Saline Counties, AR

Connect Conway RAISE Grant + Little Creek Plaza Planning – Conway, AR

City of Maumelle Bicycle and Pedestrian Plan – Maumelle, AR

City of Stuttgart Bicycle and Pedestrian Plan – Stuttgart, AR

Camden Bicycle and Pedestrian Master Plan – Camden, AR

El Dorado Bicycle and Pedestrian Master Plan – El Dorado, AR

Pulaski County Trails Master Plan – Pulaski County, AR
2007 Merit Award, American Society of Landscape Architects, Arkansas Chapter

City of Gosnell Bicycle and Pedestrian Plan – Gosnell, AR

ADDITIONAL EXPERIENCE

Camden Trace Trail – Camden, AR

Stone Dam Creek Trail, UCA Campus – Conway, AR

Club Manor Corridor Plan – Maumelle, AR

Rogers Avenue Corridor Study – Fort Smith, AR

Little Rock Main Street Creative Corridor – Little Rock, AR
2017 Award of Excellence, American Society of Landscape Architects, Arkansas,
2016 Grand Conceptor Award & Engineering Excellence Award, ACEC Arkansas

Hillsboro Gateway Master Plan – El Dorado, AR

Chaffee Crossing Redevelopment Master Plan – Fort Smith, AR
2011 Urban Design Award, AR Chapter APA

WALK AUDITS

Jefferson City, MO	Siloam Springs, AR	Harrison, AR	De Queen, AR	Lonoke, AR	Blytheville, AR
Little Rock, AR	Batesville, AR	Morrilton, AR	Beebe, AR	East Tulsa, OK	Clinton, AR
Rogers, AR	Russellville, AR	Arkadelphia, AR	Stuttgart, AR	Broken Arrow, OK	Monticello, AR

ISAAC SIMS AICP, PCED









ABOUT ISAAC

YEARS OF EXPERIENCE: 7

EDUCATION: University of Central Arkansas
Bachelor of Science in Geography
Minor in Interdisciplinary Studies
Norbert O. Schedler Honors College

CERTIFIED PLANNER
AICP # 36773

PROFESSIONAL AFFILIATIONS:
American Institute of Certified Planners (AICP); American Planning Association Member – Arkansas Chapter; Community Development Institute

COMMUNITY PLANNER

BICYCLE, PEDESTRIAN & TRAILS PLANS EXPERIENCE

Capital Area Metropolitan Planning Organization Active Transportation Plan – Jefferson City Area, MO

Searcy Active Transportation Plan (#MySearcy Plans) – Searcy, Arkansas
2025 ACEC Arkansas Excellence in Engineering Award, 2024 APA Arkansas Plan of the Year, 2024 APA Arkansas Outstanding Community Engagement

Central Arkansas Regional Greenways Plan – Pulaski, Faulkner, Saline and Lonoke counties, AR
2024 American Council of Engineering Companies, Arkansas Winner
2024 American Council of Engineering Companies, National Recognition
2024 Arkansas APA Plan of the Year

Johnson Active Transportation Plan – Johnson, Arkansas

Maumelle Pinnacles Outdoor Recreation Master Plan – Pulaski and Perry Counties

Connect Conway RAISE Grant Application – Conway, AR

Searcy RAISE Planning Grant Application – Searcy, AR

Maumelle Active Transportation Plan – Maumelle, Arkansas

England Bicycle & Pedestrian Plan – England, Arkansas

Gosnell Bicycle & Pedestrian Plan – Gosnell, Arkansas

Sherwood Bicycle and Pedestrian Master Plan – Sherwood, Arkansas





ADDITIONAL PLANNING EXPERIENCE

Bryant Leap Forward Plan – Bryant, AR

Plan Jonesboro Comprehensive and Master Street Plans – Jonesboro, AR

Growing Home Northwest Arkansas Regional Growth Strategy –Northwest, AR

Pine Bluff Comprehensive Plan – Pine Bluff, Arkansas

Russellville Comprehensive Plan – Russellville, Arkansas*

Clarksville Comprehensive Plan – Clarksville, Arkansas*

Prescott Comprehensive Plan – Prescott, Arkansas*

Magnolia Comprehensive Plan – Magnolia, Arkansas*

Port of Little Rock South Loop Study – Little Rock, Arkansas

Searcy Parks System Master Plan (#MySearcy Plans) – Searcy, Arkansas
2025 ACEC Arkansas Excellence in Engineering Award
2024 APA Arkansas Plan of the Year
2024 APA Arkansas Outstanding Community Engagement

COMMUNITY + ECONOMIC DEVELOPMENT EXPERIENCE*

Central Landing Landscape and Irrigation Contract Liaison
Conway Area Chamber of Commerce, 2020

Future of Conway Community Growth Plan Liaison
Conway Area Chamber of Commerce, 2020-2021

Conway Area Leadership Institute Administrator
Conway Area Chamber of Commerce, 2020-2021

Arkansas Site Selection Manager
Conway Area Chamber of Commerce, 2018-2021

Economic Development Projects Assistant
Conway Area Chamber of Commerce, 2018-2021

**Indicates work performed during previous employment*

TRUETT SMITH AICP, PCED









ABOUT TRUETT

YEARS OF EXPERIENCE: 10

EDUCATION: University of Central Arkansas, Bachelor of Arts, Political Science, Minor in Business

University of Arkansas at Little Rock, Master of Public Administration

PROFESSIONAL AFFILIATIONS: American Institute of Certified Planners; American Planning Association, Former Legislative Chair for Arkansas Chapter Board; Leadership Saline County Class President 2018, Vice President of the Board 2019-20, and President of the Board in 2020-21

COMMUNITY PLANNER

RELEVANT EXPERIENCE

Walk, Bike, Drive: Bryant Transportation Plan – Bryant, Arkansas*
Truett developed new transportation plan that included new map, cross sections, and community first pedestrian/trail plan.

Bryant Parkway Roadway/Trail – Bryant, Arkansas*
While with the City of Bryant, Truett spearheaded the planning, design, and construction of anew five-mile roadway, which included the acquisition of over $7 million in grant funding to insure funding of the road as well as the multi-use trail along side it.

Updates to Subdivision Code – Bryant, Arkansas*
During his time with the City of Bryant, Truett made numerous updates to subdivision code to assist with ongoing needs of a community.

Bryant Commercial Zoning Code – Bryant, Arkansas*
Truett led the resign of commercial zoning code based on wide spread public comment. The focus was centered on creating additional zones as well as redistributing uses along with an updated map.





CITY OF BRYANT + FEDERAL HIGHWAY ADMINISTRATION EXPERIENCE

Community Development Director | Director of Planning and Community Development | Assistant Director of Planning – City of Bryant, Arkansas

- Lead merging of code enforcement, permits, licenses, inspections, and grant writing with the planning department to create the new Community Development Department
- Helped lead Census count effort for the City; created and executed in-person and virtual public comment process for reorganizing of the city's commercial zoning code
- Worked with developers to restructure the planning meeting calendar to allow for better submissions and review process
- Worked with other city departments and contractors to bring first outward facing GIS map to assist with community and economic development

Community Planner – Federal Highway Administration U.S. Department of Transportation

Provide stewardship and oversight to the federal aid process from the Arkansas Division office. Specifically, stewardship and oversight of the Planning processes at the state level as well as at the local/regional level via the Metropolitan Planning Organizations (MPO) across the state of Arkansas. Also provide assistance with several federal aid programs through the Federal Highway Administration as well as with the Department of Transportation.

ADDITIONAL PLANNING EXPERIENCE

COMMUNITY COMPASS PLANNING

Diamondhead Zoning and Master Street Plans
Hot Springs, Arkansas

COMPREHENSIVE PLANS

Bryant Leap Forward Plan
Bryant, Arkansas

Plan Jonesboro Comprehensive and Master Street Plans
Jonesboro, Arkansas

**Indicates work performed while employed by the City of Bryant*

DEHN BASHAM ASSOCIATE ASLA









ABOUT DEHN

YEARS OF EXPERIENCE: 2

EDUCATION: Bachelor of Landscape Architecture

Minor in Interior Design and Environment & Sustainability

Mississippi State University

PROFESSIONAL AFFILIATIONS:
American Planning Association Member – Arkansas Chapter

American Society of Landscape Architects

PLANNER + LANDSCAPE DESIGNER

RELEVANT EXPERIENCE

ACTIVE TRANSPORTATION PLANS

Springdale Trails Feasibility Study – Springdale, Arkansas

Pulaski County Active Transportation Plan Update – Pulaski County, Arkansas

Southwest Trail Central High – Little Rock, Arkansas

PARKS AND RECREATION PLANS

Maumelle Pinnacles Outdoor Recreation Master Plan – Pulaski and Perry counties

Fletcher Valley Park – Little Rock, Arkansas

Jefferson City Parks Accessibility and Inclusion Plan –Jefferson City, MO

Camp Aldersgate Master Plan – Little Rock, Arkansas

West Central Community Center Master Plan – Little Rock, Arkansas

Searcy Sports Park - Searcy, Arkansas

SAFETY ACTION PLANS (SS4A)

Metroplan, Central Arkansas Safety Plan - Pulaski, Saline, Faulkner and Lonoke counties, AR

City of Hot Springs SS4A Safety Action Plan - Hot Springs, AR





RELEVANT EXPERIENCE

COMPREHENSIVE PLANS

Bryant Leap Forward Plan – Bryant, Arkansas

Plan Jonesboro Comprehensive and Master Street Plans – Jonesboro, AR

Northwest Arkansas Regional Growth Strategy – Benton and Washington counties

GRANT PROJECT PLANNING & APPLICATION SUBMITTALS

Healthy Connections UAMS BUILD Grant – University of Arkansas for Medical Sciences – Little Rock, Arkansas

ADDITIONAL PLANNING EXPERIENCE

Diamondhead Zoning and Master Street Plans - Hot Springs, AR

Rock Region Metro Transit-Oriented Development – Little Rock, AR

Easter Seals Academy Playground – Little Rock, AR

The New Palafox – Pensacola, Florida*

DEHN'S EXPERTISE

Joining Crafton Tull in 2025, Dehn Basham brings a multidisciplinary background with a bachelor's in landscape architecture and minor in environmental sustainability and interior design. He is driven by environmentally conscious design and stewardship, with a passion for bridging modern design approaches and conservation-focused solutions. Dehn strives to create spaces that are both innovative for the site user and respectful of the natural environment.

**Indicates work performed during previous employment*

LUKE JOST P.E.









ABOUT LUKE

YEARS OF EXPERIENCE: 13

EDUCATION: Kansas State University
Bachelor of Science, Civil Engineering

REGISTRATION: Oklahoma #28497,
Arkansas#18699

PROFESSIONAL AFFILIATIONS:
American Society of Civil Engineers

CIVIL ENGINEER

RELEVANT EXPERIENCE

Mission Blvd. Trail – Fayetteville, Arkansas
Project manager for the design of trail along 1-1/2 miles of Mission Boulevard. Project involved design of storm improvements constrained by existing utilities and steep grades. Improvements include traffic signal design for intersection of Mission Boulevard and North Street, necessary road resurfacing, and design of pedestrian trail striping and signage for safe crossing of roadways.

Southwest Bentonville Trail – Bentonville, Arkansas
Project manager for this 12' wide concrete trail approximately 6,400 LF in length and approximately 200 LF of 6' wide concrete sidewalk. The trail will serve as a connection between Preston Park, Bentonville Community Center, and the Citizens Park Trail.

Razorback Greenway Extension Phase 3 – Bella Vista, Arkansas
Project manager for phase 3 of improvements to the Razorback Regional Greenway. This phase includes a 5,000-foot extension of the trail in Bella Vista, Arkansas

McClure Avenue Improvements & Ward Nail Trail – Lowell, Arkansas
Project manager for the improvements to McClure Avenue and to the trails within Ward Nail Park. Project includes reconstruction of McClure Ave. and replacement of the park trails coordinated with the future park master planned improvements.





ADDITIONAL EXPERIENCE

Bloomington Street & Monroe Avenue (US-71B/HWY-264) Signal improvements – Lowell, Arkansas
Project manager for intersection geometry, drainage, and signal improvements to a severely congested intersection in Lowell. Improvements add lanes to the east leg of the intersection to improve capacity and increase return radii to facilitate heavy truck traffic. A new traffic signal facilitates greater traffic flow and pedestrian safety.

Bentonville High School (BHS) Trail – Bentonville, Arkansas
Project Manager for the design of 10' concrete trail improvements along C Street, 18th Street, J Street, and across the Bentonville High School Campus. The project adds RRFB Crossings to schools, improves traffic signals for add pedestrian facilities, and connects the campuses of Mary Mae Jones Elementary, Ruth Barker Middle School, and BHS with adjoining residential and the Razorback Greenway.

Monroe Avenue Extension – Lowell, Arkansas
Project manager for the extension of Monroe Avenue to intersect with Highway 265. The project site requires an analysis of large off-site drainage flows and roadway drainage design. Design of the roadway involves constraints on vertical and horizontal alignments, grading, striping, and signing of the roadway.

Clabber Creek Hydraulic Study – Fayetteville, Arkansas
Project manager for a drainage study of Clabber Creek from Deane Solomon Road to Salem Road. Drainage study had three primary goals: provide bridge sizing and approach geometry for Deane Solomon Road and Salem Road over Clabber Creek for estimates of future improvements, model potential channel restoration efforts in future park property on the old Razorback Golf Course, and determine flood protection or required property buyout for flood-prone homes within the Salem Village neighborhood.

RYAN HALE









ABOUT RYAN

YEARS OF EXPERIENCE: 9

EDUCATION: Bachelors of Science in Education - University of Arkansas

PROFESSIONAL AFFILIATIONS: Urban Land Institute NWA - Advisory Board, Bentonville Chamber of Commerce Board of Directors, Congress For New Urbanism - CNU 34 Local Host Committee (Tours)

LANESHIFT FOUNDER

RELEVANT EXPERIENCE

Arkansas Highway Safety Office - NWA Vulnerable Road User Safety Summit - Fayetteville, AR
The Arkansas Highway Safety Office engaged Laneshift to coordinate a summit for Vulnerable Road User Safety in northwest Arkansas. Ryan served as the project manager. He coordinated project planning and preparation, led bi-weekly project meetings with the client, and served as the master of ceremonies during the summit, which drew over 150 people from multiple states and organizations.

Active Transportation Academy - Bentonville, AR
Served as the lead facilitator for 20 Active Transportation Academies to teach participants about connected communities through active transportation. The program included engaging workshops, in-the-field learning, and a final capstone project that shows evidence of program application. Participants explore multiple projects and meet with stakeholders to learn, in real time, how to increase connectivity.

Swift Creek Outdoor Hub Master Plan - Richmond, VA
Laneshift completed the Swift Creek Outdoor Hub Master Plan in Chesterfield County, VA. The planning process focused on creating a mountain bike-focused outdoor hub and adventure center adjacent to Pocahontas State Park; developing a plan to connect residents in Chesterfield County to the state park and the outdoor hub via active transportation infrastructure; and developing new trails within Pocahontas State Park. Ryan was the project manager and primary planner for the project.





RELEVANT EXPERIENCE

Metroplan Central Arkansas Benchmarking and Educational Tours- Little Rock, AR

Safe Streets Pilot Projects — Springdale, AR & Siloam Springs, AR

Move Fort Smith Active Transportation Plan — Fort Smith, AR

Razorback Regional Greenway — Northwest Arkansas*

Lake Atalanta Revitalization — Rogers, AR*

Coler Mountain Bike Preserve — Bentonville, AR*

Multi-Use Trail Development - Markham Hill — Fayetteville, AR

Railyard Loop — Rogers, AR*

Capital Area Active Transportation Plan — Jefferson City, Cole & Callaway Counties, MO

Back Forty Trail System — Bella Vista, AR*

Dirt 66, Trails and Connectivity Plan — Springfield, MO

RYAN'S EXPERTISE

Laneshift was founded in 2017 by Ryan Hale. Before this, Ryan worked for over five years at the center of Northwest Arkansas' bike and pedestrian network growth as a staff member for the Walton Family Foundation. Through projects like the development of the Razorback Regional Greenway, the Back 40 mountain biking trail system in Bella Vista, and Lake Atalanta in Rogers, AR, Ryan gained valuable experience in the implementation of a robust bike and pedestrian system that continues to grow in size and connectivity.

ADDITIONAL NOTABLE ACCOMPLISHMENTS

Former Community Banker

5+ years with the Walton Family Foundation as lead program officer for the development of bike and pedestrian infrastructure in the Home Region

Team Captain-University of Arkansas Razorbacks -1998 Football

Member of New York Giants-1999-2000-NFC Champions & Superbowl 35

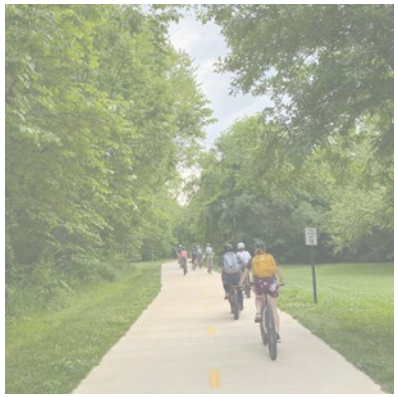
**Indicates work performed during previous employment*

JOCELYNN CROWTHER P.E.









ABOUT JOCELYNN

YEARS OF EXPERIENCE: 11

EDUCATION: Master of Science in Civil & Environmental Engineering, Brigham Young University, Bachelor of Science in Civil & Environmental Engineering, Brigham Young University

LICENSURE: Licensed Professional Engineer in Utah

Licensed Professional Engineer in Arkansas

Licensed Professional Engineer in Missouri

PROFESSIONAL AFFILIATIONS: Urban Land Institute NWA - Advisory Board, Bentonville Chamber of Commerce Board of Directors, Congress For New Urbanism - CNU 34 Local Host Committee (Tours)

SENIOR PROJECT ENGINEER

RELEVANT EXPERIENCE

Active Transportation Network Plan-Willard, MO
Jocelynn was a contributor to this planning process through developing design guidelines for Active transportation facilities and in identifying new opportunities for connectivity throughout the city. Jocelynn also supported in public engagement.

Capital Area Active Transportation Plan - Jefferson City, Cole & Callaway Counties, MO
Jocelynn provided insights on active transportation infrastructure in this planning process by helping to assess existing trails and connectivity and in developing new opportunities for infrastructure across the region.

Community Foundation of the Lake Trails + Connectivity Plan - Osage Beach, MO
Jocelynn provided network planning services for the trails and connectivity plan at the Lake of the Ozarks. The bike and pedestrian infrastructure links important amenities and services for residents and visitors.

Move Fort Smith Active Transportation Plan - Fort Smith, AR
Jocelynn provided network planning services for the citywide active transportation master plan to provide accessibility for all ages and abilities.





RELEVANT EXPERIENCE

Active Transportation Academy
Jocelynn is a facilitator for the Active Transportation academy and focuses on providing training and resources related to the design of safe, comfortable and connected infrastructure for people to walk, bike roll and run.

Utah Active Transportation Implementation Academy- Salt Lake City, Utah
Jocelynn is lead facilitator in this professional development program which is training a cohort group of elected officials, city staffers and community stakeholders. Jocelynn is leading the design modules and is focused on teaching about vulnerable road user safety and the integration of the safe system approach.

Turkey Mountain Mobility Support-Tulsa, OK
Jocelynn led the development of conceptual designs focused on improving the safety of bicycle riders and pedestrians within the Turkey Mountain outdoor area in Tulsa, OK.

JOCELYNN'S EXPERTISE

Jocelynn studied civil and environmental engineering and received both a bachelor's and master's degree at Brigham Young University. Jocelynn's mother introduced her to bike riding when she was in high school, and they enjoyed riding along the country roads while avoiding puncture vine. She kept up riding on trails in Utah Valley and introduced her husband, Nathan, to the joy of riding before they moved to NWA in 2017. Jocelynn and Nathan have three sons who are seven, four, and two years old. Jocelynn joined Laneshift as an engineering consultant in 2022 and is adding her experience with municipal engineering, project design and construction, and active transportation projects to the team.

JANE ZIEGLER AICP, CNU-A









ABOUT JANE

YEARS OF EXPERIENCE: 10

EDUCATION: Bachelor of Arts - University of San Diego, Master of Arts - Middlebury Institute of International Studies, Master of Business Administration - Oklahoma State University, Tulsa

CERTIFIED PLANNER: AICP# 399053

PROFESSIONAL AFFILIATIONS:
American Planning Association - Oklahoma Chapter, American Institute of Certified Planners, Congress for the New Urbanism - Accredited

ACTIVE TRANSPORTATION PROGRAM MANAGER

RELEVANT EXPERIENCE

City of Willard Active Transportation Network Plan — Willard, MO
Jane worked with the City of Willard to achieve public outreach goals for the plan. This consisted of identifying and attending events that would attract residents of differing perspectives. At the public outreach events, Jane listened to the safety concerns of the residents and worked with them to identify hot spots of concern and to prioritize projects. In addition, Jane also reviewed Willard's municipal codes and suggested additions and changes to codes that would create a safer public right-of-way.

Gentry Trails & Connectivity Master Plan — Gentry, AR
Jane assisted with facilitation of progress meetings and presentations. In addition, she conducted an in-depth desktop survey of the city's current pedestrian and bicycle infrastructure to assess current connectivity. Jane worked with the Laneshift team to create a plan that would improve connectivity through and within Gentry and how to overcome physical barriers.

INCOG GO Plan — Tulsa Region, OK*
In a previous role, Jane worked with local jurisdictions to implement the GO Plan. Working with stakeholders and local governments, Jane reviewed plans and continually researched and kept informed about best practices for bicycle/pedestrian infrastructure. Understanding political sensitivities and community norms was important to implementing specific projects.





RELEVANT EXPERIENCE

INCOG SS4A Implementation Project — Tulsa Region, OK*
Jane worked with Communications and GIS departments to create a public facing website for public input for INCOG's SS4A implementation project. This included creating content for separate web pages for six communities that were a part of the grant. It also included creating a public outreach plan for the MPO.

RAISE Project- Tulsa-Jenks Multi-Modal Safety Project — Tulsa, OK*
This was a multi-jurisdictional bicycle-pedestrian project that included facilitation and communication between local governments. Jane followed 2 CFR Part 200 to write the contract and complete FHWA's budget template. In addition, Jane defined the quantitative project metrics.

Travel with Care Tulsa — Tulsa, OK*
Jane managed the multifaceted public safety campaign, Travel With Care Tulsa. This included working with PR/Marketing forms to create a social media campaign. As part of the campaign, Jane managed booths at public events where she had appropriately aged materials for children and adults. She also worked with local artists to create public art that centered around vulnerable road users.

JANE'S EXPERTISE

Jane brings a decade of experience in creating safe and healthy transportation methods and spaces for all users. She is interested in the community context and various uses for the public right-of-way, including transportation system design for different types of users. Jane has worked with local governments to implement on-street bicycle infrastructure and create a region-wide multi-faceted safety campaign. She has also successfully written and managed grants for nonprofits and state and local governments. Through this experience, she has gained stakeholder coordination, team-building, and communication skills to create vital transportation solutions. Jane is AICP and CNU-A certified.

**Indicates work performed during previous employment*

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02

EXPERIENCE + REFERENCES


Crafton Tull
LANESHIFT

PROJECT EXPERIENCE

On the following pages, you will see a variety of similar experience completed by **Crafton Tull** and **Laneshift**. Crafton Tull has provided plans for several municipalities throughout Arkansas and across the region. Laneshift has worked with many of those same entities and others throughout the region and nation to provide professional development and public engagement as it relates to active transportation. The following sample of active transportation experience showcases Crafton Tull and Laneshift's individual projects as well as those the entities have worked on together.





RECORD OF ACTIVE TRANSPORTATION PLANNING SUCCESS

The Crafton Tull Planning Team has been recognized for its work on a variety of project types. The following is a selection of some of these planning awards.

#MySearcy Community Plans
Active Transportation, Parks System, Infrastructure study
Searcy, AR

- 2025 ACEC Arkansas Excellence in Engineering Award
- 2024 APA Arkansas Plan of the Year
- 2024 APA Arkansas Outstanding Community Engagement

Central Arkansas Regional Greenways Plan
Pulaski, Faulkner, Saline, and Lonoke counties

- 2023 APA Arkansas Plan of the Year Award
- 2024 ACEC National Recognition Award

US Bicycle Route 80 Feasibility Study
Little Rock to West Memphis, AR

- 2023 Central States ASLA Merit Award in Analysis & Planning
- 2021 APA Arkansas Achievement in Comprehensive Design Award

Hillsboro Gateway Redevelopment Plan
El Dorado, AR

- 2018 APA Arkansas Achievement in Urban Design Award
- 2019 ACEC Arkansas Engineering Excellence Award

Batesville Bicycle and Pedestrian Master Plan
Batesville, Arkansas

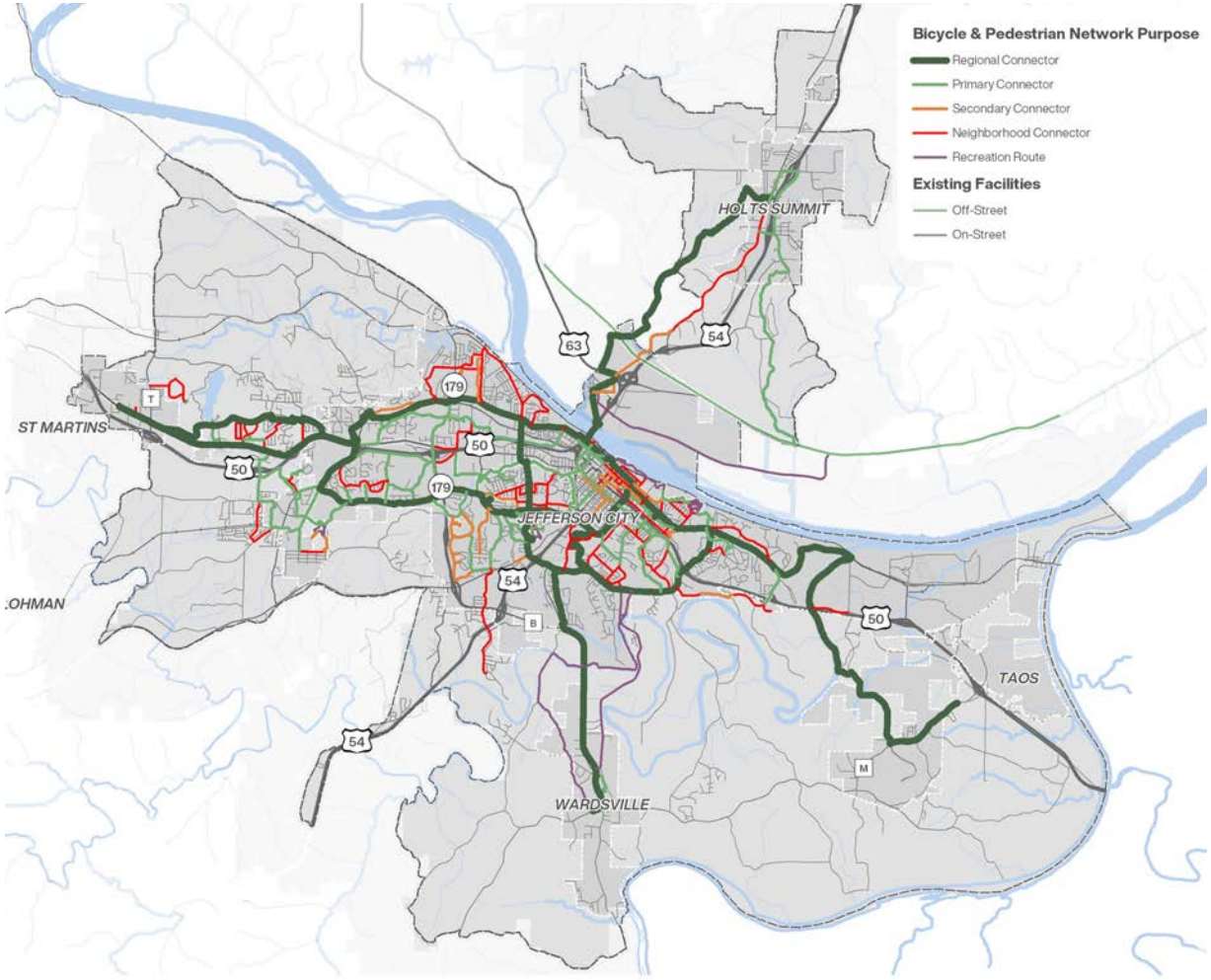
- 2018 Engineering Excellence Award, Special Projects, American Council of Engineering Companies, Arkansas Chapter
- 2018 People's Choice Award, American Council of Engineering Companies, Arkansas Chapter

Arkansas Statewide Bicycle and Pedestrian Transportation Plan
Arkansas

- 2016 Arkansas APA Achievement in Comprehensive Plan Development Award

CAPITAL AREA ACTIVE TRANSPORTATION PLAN

JEFFERSON CITY AREA, MISSOURI







Crafton Tull was contracted by the Capital Area Metropolitan Planning Organization (CAMPO) to complete an active transportation plan for Cole and Callaway Counties, Jefferson City, Holts Summit, St. Martins, Wardsville, and Taos. Separately, Laneshift was contracted to support public engagement. The project, adopted in 2024, utilizes GIS data, existing conditions evaluation, and public input to develop a bicycle and pedestrian network with an implementation plan identifying short-, medium- and long-term projects, as well as a methodology for project prioritization, and general opinions of probable cost.

As a part of the public engagement phase of the project, Crafton Tull worked with CAMPO to present two multi-day public workshops inviting community members to provide their insight regarding active mobility desires and needs in the area. Crafton Tull also hosted a booth at Jefferson City's Living Windows holiday event where residents were invited to share input on the draft active transportation network, guide implementation priorities, and interact with a project website with further engagement opportunities. Additionally, the Crafton Tull team worked with Laneshift to lead walk audits throughout the city to familiarize stakeholders with the critical active transportation infrastructure needs of the area.

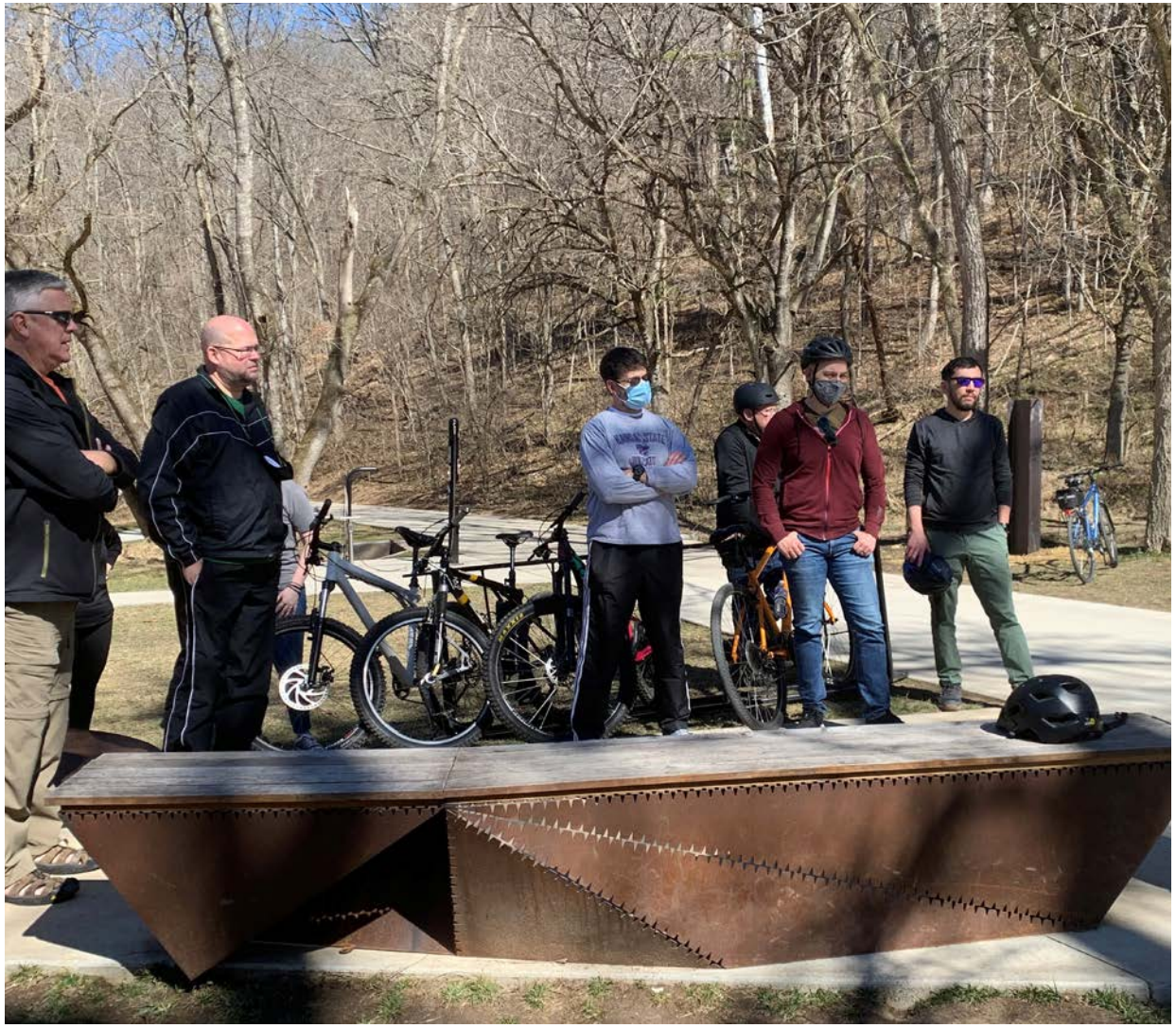






JOPLIN CONNECTED PLAN

JOPLIN, MISSOURI













Laneshift joined the consultant team lead by Olsson in the completion of the "Joplin Connected" active transportation plan in 2022. Laneshift supported the planning process through facilitation of the steering committee and stakeholders in the development of the project purpose statement and guiding principles. Laneshift also hosted two biking workshops in NWA which helped the steering committee and stakeholders to benchmark the active transportation infrastructure and culture in NWA. Finally, Laneshift also hosted lunch and learn workshops and webinars which provided participants knowledge of the benefits of active transportation as well as elements of building safe, comfortable and connected infrastructure and a welcoming, accessible and encouraging culture for people who walk, bike, roll and run. Laneshift's work and contribution to the 2022 planning process has equipped them with a deep understanding of the community which will be leveraged in updating the JATSO Active Transportation plan, if selected.







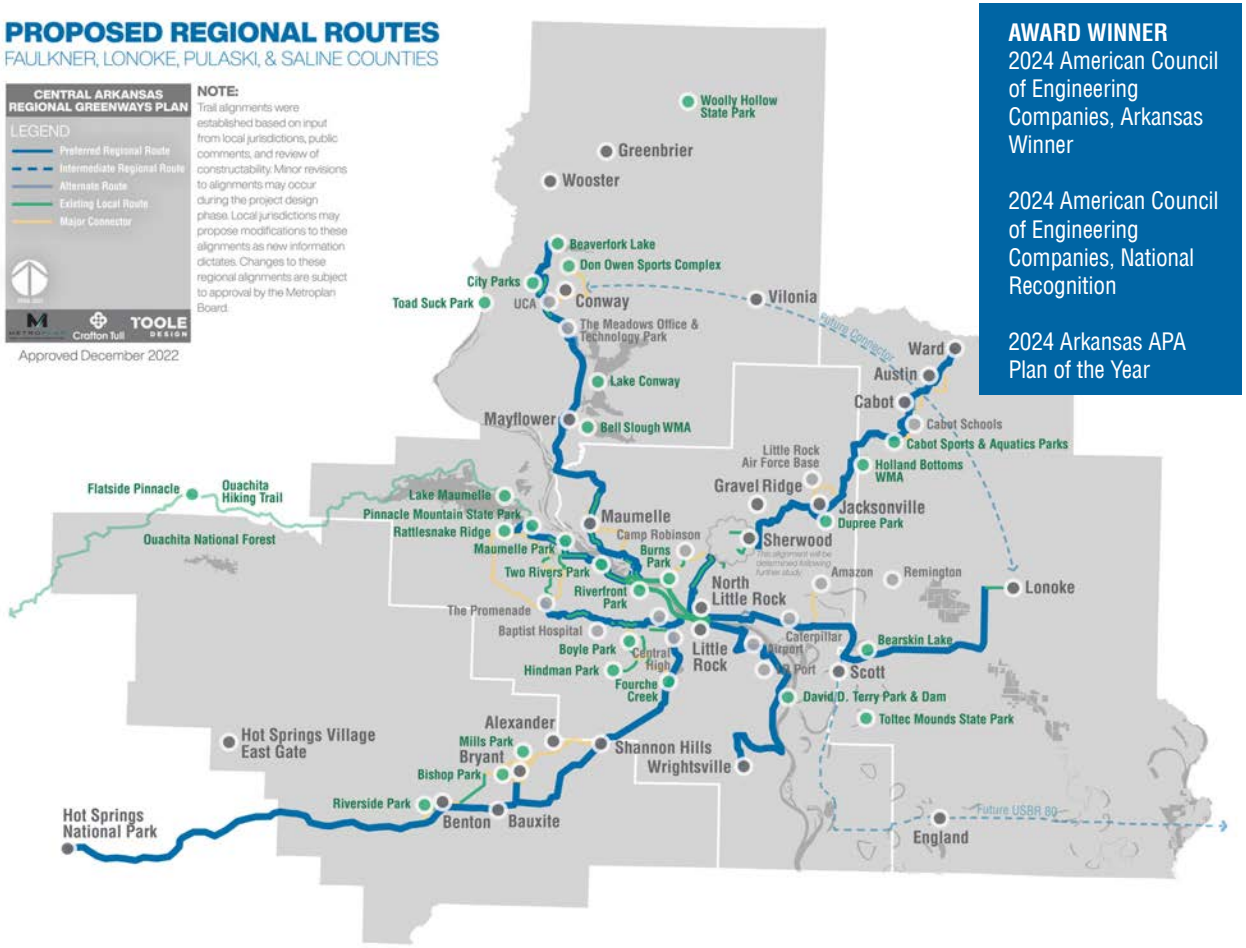


Laneshift contracted with the City of Willard, MO in 2025 to complete an active transportation network plan. The plan's focus was to identify opportunities to further connect Willard though native transportation facilities such as shared paved paths, side paths, on-street bicycle and strategic sidewalk connections. This planning process is complete and the City is reviewing and gearing up for presentation to City council for the adoption of the plan.

Laneshift's work on this plan included meeting with a project steering committee who offered incremental feedback on the plan and process and helped develop a purpose statement and guiding principles for the project. Laneshift conducted focus groups, developed an online public survey and facilitated strategic public engagement through existing community events such as a community tailgate at a high school football game and a community trunk or treat event.

The planning document includes a proposed active transportation network plan, facility design guidelines, recommendations on policy revisions as well as a prioritization of proposed facilities.

CENTRAL ARKANSAS REGIONAL GREENWAYS PLAN PULASKI, FAULKNER, LONOKE, AND SALINE COUNTIES



AWARD WINNER
2024 American Council of Engineering Companies, Arkansas Winner

2024 American Council of Engineering Companies, National Recognition

2024 Arkansas APA Plan of the Year









Crafton Tull began the master plan for the Central Arkansas Regional Greenway system in 2021. In February 2020, Metroplan committed $55 million over 10 years toward the implementation of a regional pathways network connecting Pulaski, Saline, Faulkner, and Lonoke counties (population: 720,054). The project identifies routes, establishes design criteria, and prioritizes investments based on public input.

The Central Arkansas Regional Greenways Plan is comprised of six greenway "corridors." The complex nature of such a vast project addresses topics such as transportation, health, wellness, access to transit, economic development, and quality of life. In addition to assembling a steering committee that accurately reflects said values, the Crafton Tull team coordinated every aspect of the regional project, including interfacing with Metroplan staff regarding routes, design standards, implementation, gathering survey information from the public regarding bicycle and pedestrian infrastructure sentiments, and facilitating steering committee meetings, workshops, and virtual public open houses. Performing these tasks during various surges in the COVID-19 pandemic proved challenging, yet the team continues to collaborate with the client and stakeholders to deliver a wholly-formed, comprehensive network of regional routes. The master plan was adopted in 2023.

SEARCY ACTIVE TRANSPORTATION PLAN + RAISE GRANT APPLICATION

SEARCY, ARKANSAS

Crafton Tull was commissioned by the City of Searcy to complete an Active Transportation Plan, Infrastructure Plan, and Parks System Master Plan simultaneously, led by input from the public, community stakeholders and partners, as well as three steering committees. The proposed bicycle and pedestrian network will expand the reach of the city's current greenway trail and connect residents and visitors to downtown, Harding University, parks, schools, and many other important destinations and activity centers.

The city's current road network is predominately east/west, with few major north/south thoroughfares. The Active Transportation Plan will provide more north-south bicycle and pedestrian routes in addition to the east west routes that follow vehicular corridors, with an emphasis on separated bicycle and pedestrian facilities reflecting the desires of the community. Although the plan was formally adopted by







AWARD WINNER
2025 American Council of Engineering Companies, Arkansas Winner

2024 APA Arkansas Plan of the Year

2024 APA Arkansas Outstanding Community Engagement

City Council in August of 2024, the integration of the Active Transportation Plan with the Park System Master Plan and Infrastructure Plan will ensure that the recommendations account for all aspects of public infrastructure opportunities within the built environment.

In November of 2023, Crafton Tull was hired to assist the City with the development of a RAISE grant application for funding to complete the design, planning analysis, and final community engagement for a 15.5-mile trail expansion. The application was successful and in 2024, Searcy was awarded $4.2 million in Federal RAISE planning funds. In March of the same year, citizens voted to pass a $110 million bond project that will fund a state-of-the-art sports park, community center, and aquatics center, demonstrating the alignment of public interest and their willingness to support the project.





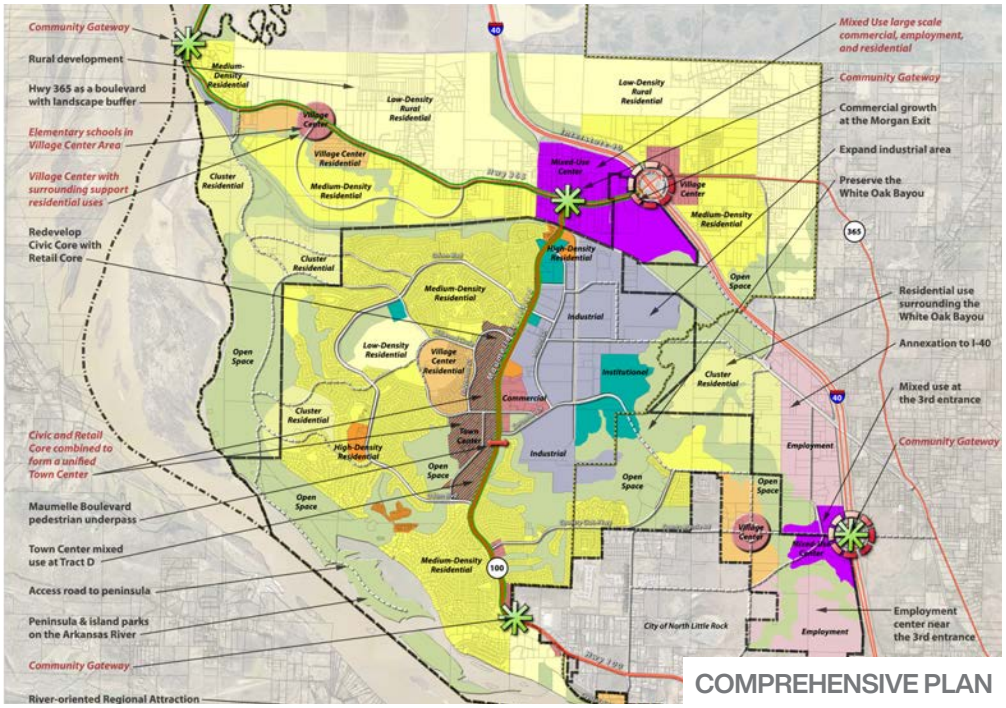




MAUMELLE ACTIVE TRANSPORTATION + COMMUNITY PLANS

MAUMELLE, ARKANSAS

Originally a planned community, Maumelle, Arkansas was incorporated in June of 1985. Under leadership from Jesse P. Odom, Maumelle began with $45 million in funds from the U.S. Department of Housing and Urban Development to build a modern town with a 1,021-acre industrial park, amenities, and even affordable housing. As a relatively young city, Maumelle has received assistance from Crafton Tull and Ricker Cunningham in developing growth management and community facility policies since the development of the Maumelle FORWARD comprehensive plan in 2012. The plan is a community-based visioning and policy document considering land use, community character, economic development, infill and redevelopment, transportation, recreation and open space, and sustainability over the next twenty years. Through input from public meetings, a community survey, and the plan steering committee, the



COMPREHENSIVE PLAN



SMALL AREA PLAN



CLUB MANOR CORRIDOR PLAN

team developed vision and goals and alternative scenarios for the future. These scenarios were measured by community values, physical form, growth and expansion, and fiscal impacts. A framework plan was developed from the results of the public's scenario preferences, which guided the development of an action plan with implementation strategies, funding mechanisms and incentives, and fiscal considerations.

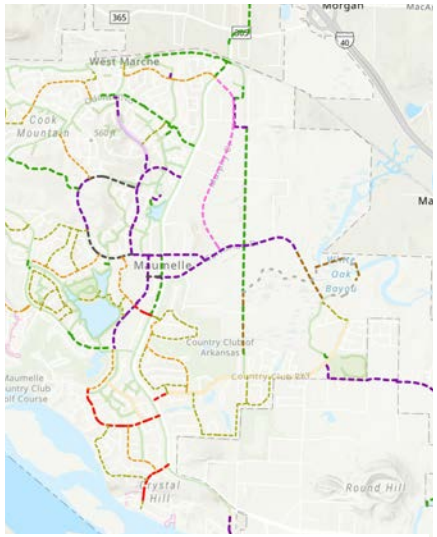
Over the last eleven years, Crafton Tull has assisted the City in implementing numerous studies, plans, and built projects as a result of the comprehensive plan. The 2023 Active Transportation Plan laid the groundwork for Maumelle to become one of the most sustainable and transportation-resilient community in Arkansas. Throughout a week-long charrette, citizens expressed overwhelming support to expand its existing 26-mile network of trails to 46 miles, connecting schools, stores, parks and neighborhood centers, giving residents the freedom to explore their community the way they want. The plan also includes strategies for facilitating tourism, specifically to experience the proposed White Oak Bayou Trail highlighting Maumelle's most expansive wetland and important asset for preservation, all the while showcasing local natural beauty and wildlife.

As a result of the Central Arkansas Regional Greenways plan, Club Manor Drive will be the central location for the Northwest Corridor, a trail connecting Maumelle north to Conway and South to North Little Rock. The Club Manor Corridor Study has led to the reimagining of Maumelle's best candidate for a "Main Street," with the final design by Crafton Tull including a paved trail along the roadway to provide tourists and visitors alike ease of access to multiple community destinations. The provisions for active mobility will connect users to parks, schools, grocery stores, restaurants, and the community center as well as public services, creating new routes that will eventually lead to getting more cars off the road and more children walking and biking to school. Crafton Tull also assisted Maumelle in the design of Gateway Park, a new class of park on the north end of Club Manor with sustainable design components. When completed, Gateway Park will be a central gathering space for the community accessible by car, bike, and foot, with unique amenities such as a dedicated space for a farmer's market and stage for live music.



GATEWAY PARK MASTER PLAN





ACTIVE TRANSPORTATION PLAN

EL DORADO ACTIVE TRANSPORTATION + COMMUNITY PLANS

EL DORADO, ARKANSAS

Crafton Tull has partnered with the City of El Dorado on a series of interconnected projects to enhance active transportation, strengthen economic opportunities, and create a more connected, accessible community.

It began with a citywide bicycle and pedestrian master plan linking neighborhoods to destinations such as downtown, schools, employment centers and parks. Incorporating opportunities like the Union County water line easement and the Rock Island Railroad corridor, the plan outlines 17 miles of multi-use trails, 13 miles of bike lanes, 15.5 miles of sharrows, and targeted sidewalk and complete street improvements. The plan was guided by public input and presented feasible implementation strategies.

From this planning effort grew the need for a feasibility study for the Rock Island Railroad corridor, which was an important part of the proposed active transportation network. Crafton Tull examined the potential for a 54-mile trail from El Dorado, Arkansas, to Ruston, Louisiana, exploring the possibility of converting portions of the historic Rock Island Rail corridor into a multi-use trail, identifying phasing, funding opportunities and ways to celebrate local culture along the route.



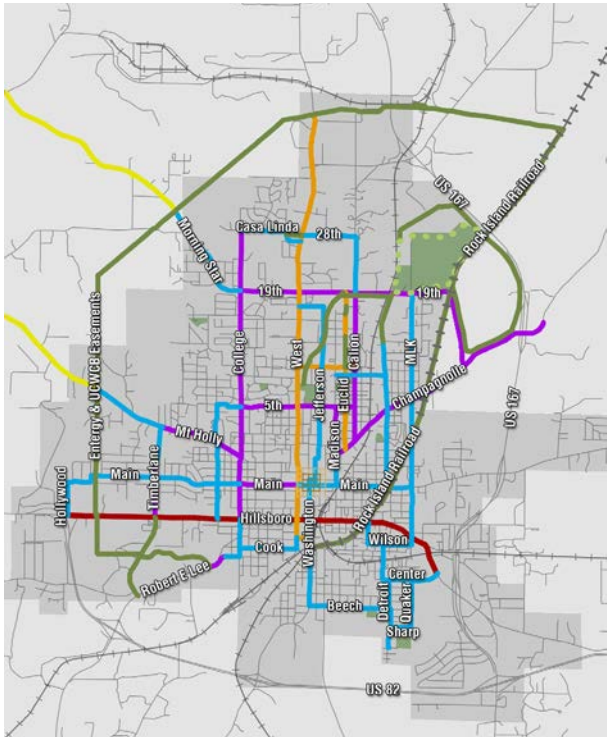


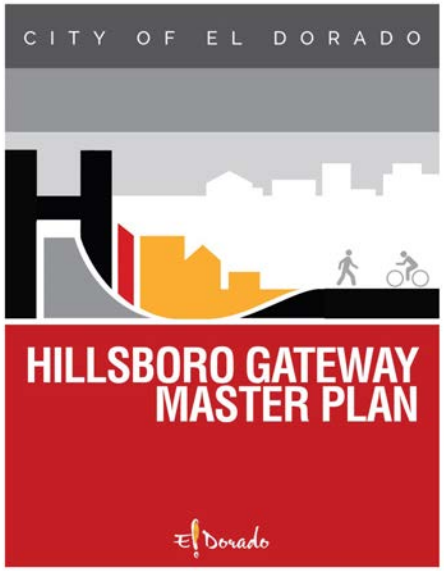










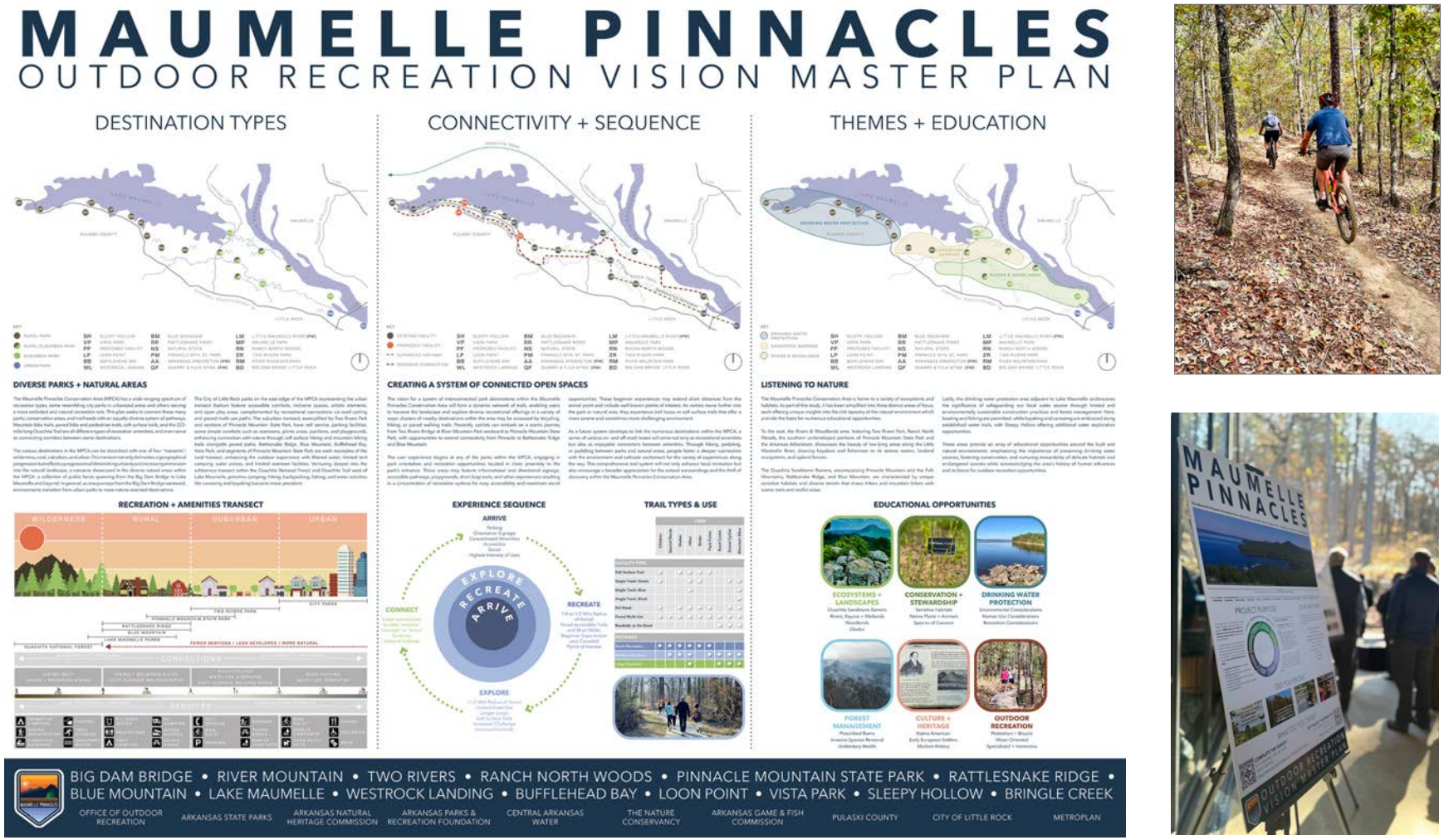




Within the city, Crafton Tull, in partnership with Toole Design Group, planned the revitalization of the US 82B corridor, incorporating complete streets principles, improving multimodal access, supporting business growth, and creating a gateway to downtown through the Hillsboro Gateway Master Plan. At the center of this plan is the transformation of Hillsboro Street into a pedestrian-friendly entrance to the Murphy Arts District, featuring roundabouts, a sidepath, sidewalks and improved lighting. ARDOT is investing $26 million in the project, with the City contributing the remainder. These efforts, led by the Crafton Tull engineering department, will remove the street from the Arkansas highway network and be maintained by the City once the vision is fully constructed.

MAUMELLE PINNACLES OUTDOOR RECREATION MASTER PLAN

PULASKI & PERRY COUNTIES, ARKANSAS



The Maumelle Pinnacles Conservation Area is located in western Little Rock and stretches into western Pulaski County. With rich natural landscape ripe for both conservation and recreation, the area is easily accessible to a large metropolitan region. The plan provided specific strategies for bringing nature into urbanized areas in Little Rock's jurisdiction, as well as enhancing conservation and recreation opportunities to draw diverse visitors from urbanized areas into the natural realm.

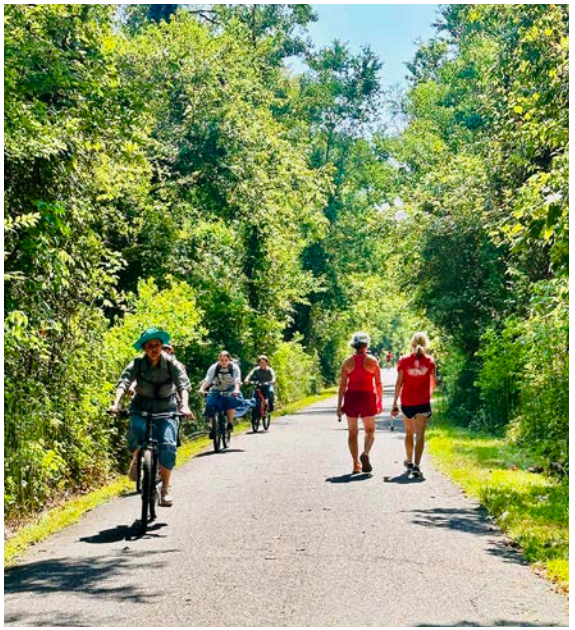
In Phase 2 of the project Crafton Tull will provide detailed wayfinding considerations to orient users on foot, bike, or watercraft to the many exciting destinations in the area.

Crafton Tull was commissioned for a multi-year contract to envision, plan, design and provide construction administration for outdoor recreation amenities and connectivity within the Maumelle Pinnacles Conservation Area, a 55,000-acre study area encompassing parks and natural areas from Big Dam Bridge in Little Rock westward to Lake Maumelle and onward to Lake Sylvia in Perry County. The project, currently in progress, leverages a multi-agency partnership of state, local, and non-profit organizations to garner public input, assess recreation gaps, and outlay projects that will connect and enhance a wide variety of recreation experiences throughout the project area. Walking, hiking, biking, paddling, boating, hunting, fishing, birding, rock climbing, and gathering are among the recreation types offered within the area and planned for expansion and enhancement.

Project partners include the Arkansas Office of Outdoor Recreation, Arkansas State Parks, Arkansas Parks & Recreation Foundation, Arkansas Natural Heritage Commission, Central Arkansas Water, The Nature Conservancy, Arkansas Game & Fish Commission, Pulaski County, City of Little Rock, and Metroplan. The project seeks to preserve important habitats, protect the local drinking water supply, promote ecosystem management, encourage stewardship, promote education and advocacy, provide equitable access, engage the community, and provide quality user experiences in outdoor recreation.

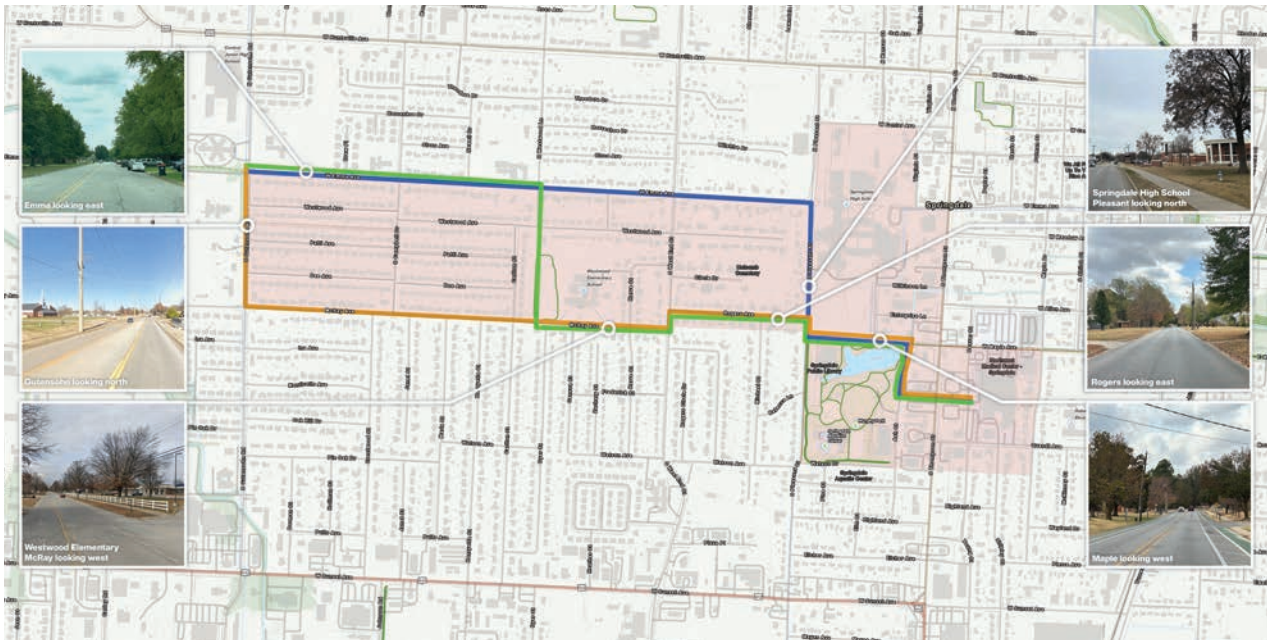


Photo Credit: Joshua Kwekel



SPRINGDALE TRAIL FEASIBILITY STUDY

SPRINGDALE, ARKANSAS





The Trail Feasibility Study explores routes for two east-west connections across the city that will connect destinations along the west side of I-49 to downtown and the Razorback Greenway, a 40-mile regional trail. Two study areas were identified for these connections: the northern study area encompasses 285 acres/miles of a built-out, 1960s-era residential neighborhood, an elementary school, Springdale High School, and Murphy Park: home to the Springdale Public Library, Springdale Aquatics Center, and Archer Learning Center. The southern study area is comprised of 850 acres of agricultural land, sporadic 1970s to early 2000s residential developments, an elementary school, middle school, junior high school, private school, Randall Tyson Recreational Complex, Springdale Recreation Center, and the Tyson Foods corporate offices.





The feasibility study analyzed factors within the built environment, infrastructure, and natural environment that impact the suitability of active transportation facilities, then provided alternatives within each of the study areas for potential alignments as well as bicycle and pedestrian facility types. Each alternative was scored based on a variety of quantitative and qualitative factors and included comparative planning-level cost estimates. The project included two public meetings, a public survey, and a website to gather input such as desired routes and destinations as well as preferences regarding proposed route alternatives.

The project is currently in plan development stages and will include a desktop environmental review to identify permitting requirements, refined planning level cost estimates, and implementation strategies.



CENTRAL ARKANSAS SAFETY ACTION PLAN (SS4A) CENTRAL ARKANSAS





Crafton Tull and Laneshift served as local subconsultants to the Kimley-Horn team in the development of the Central Arkansas Regional Comprehensive Safety Action Plan, a federally funded initiative aimed at reducing and eliminating serious injury and fatal crashes throughout Central Arkansas. Funded by Metroplan through the Federal Highway Administration's Safe Streets and Roads for All (SS4A) program, the plan focuses on improving safety for all roadway users, including drivers, cyclists, pedestrians, and individuals using mobility devices, and was driven largely by extensive public input across the region.





Crafton Tull and Laneshift both led a comprehensive public and stakeholder engagement effort across the four-county project area. Crafton Tull managed broad-based outreach efforts, including attending festivals, and community events, coordinating radio advertisements and interviews, administering an online survey, and implementing an interactive mapping tool to gather input from residents. Laneshift complemented these efforts by facilitating Active Transportation Workshops and walk audits in seven Central Arkansas communities, coordinating closely with city staff and Metroplan to organize venues, routes, agendas, and logistics.

Following the walk audits, Laneshift prepared detailed documentation summarizing observations and identifying opportunities to improve infrastructure with a focus on vulnerable road user safety. The combined efforts of Crafton Tull and Laneshift ensured that community perspectives were central to the planning process, resulting in a data-informed, community-driven safety action plan that reflects local priorities and supports safer transportation outcomes across Central Arkansas.







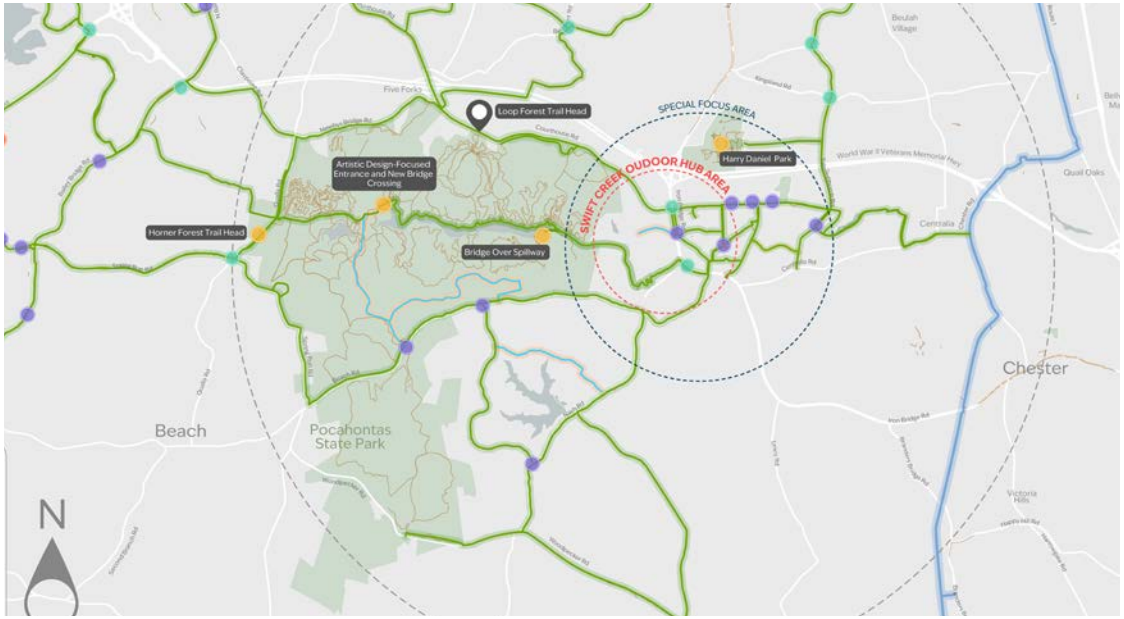
SWIFT CREEK OUTDOOR HUB MASTER PLAN RICHMOND, VIRGINIA



Laneshift served as the prime consultant for the Swift Creek Outdoor Hub Master Plan in Chesterfield County, Virginia, leading a comprehensive planning effort to envision and advance a mountain bike focused outdoor hub and adventure center adjacent to Pocahontas State Park. The planning process centered on creating a destination that supports outdoor recreation while strengthening connections between county residents, the state park, and the proposed hub through a coordinated active transportation network. The project also included planning for new trail development within Pocahontas State Park to enhance access and user experience.

Laneshift's scope of work included developing a criteria-based matrix to evaluate and rank potential locations for the outdoor hub, as well as reviewing existing city and county bicycle and pedestrian plans to identify opportunities for coordination and potential amendments. The team developed a proposed active transportation network designed to serve residents living within five miles of Pocahontas State Park, enabling safe and comfortable walking and biking access to the hub. Laneshift facilitated extensive stakeholder engagement with Chesterfield County staff, VDOT, the Department of Conservation and Recreation, and key user groups, and delivered a final master plan that included conceptual designs, planned amenities and features, trail and transportation connections, and detailed maintenance and funding strategies.





UTAH ACTIVE TRANSPORTATION IMPLEMENTATION ACADEMY

SALT LAKE CITY, UTAH



The Metropolitan Planning Organization for the Salt Lake City, Utah region recently selected and contracted with Laneshift to facilitate the Utah Active Transportation Implementation Academy. The UATIA is a hybrid professional development course that will include in-person sessions in the Salt Lake City area as well as online learning. The course includes 6 modules as well as a capstone project and is designed for stakeholders who are focused on developing deeper knowledge of how to implement active transportation within their community. The course curriculum is designed to maximize learning but is phased over 9 weeks to facilitate integration into the professionals' busy schedules.

The ATIA will include 15-20 participants in the initial cohort. The project involves strategic partnerships with the Mountainland Association of Governments and the Utah Department of Transportation.





ADDITIONAL ACTIVE TRANSPORTATION PLANS

ARKANSAS BICYCLE AND PEDESTRIAN TRANSPORTATION PLAN

Crafton Tull provided support as a sub-consultant to Toole Design Group on the Arkansas Statewide Bicycle & Pedestrian Plan as commissioned by the Arkansas Highway Transportation Department (AHTD) in association with other state agencies. The plan's objectives were to establish policies to empower state agencies, local governments and public interest groups, develop a bicycle and pedestrian program in Arkansas, guide more effective use of federal funding, review and update bicycle and pedestrian accommodation policies, roadway design standards and maintenance policies. Additionally, the plan established a statewide bikeway network, developed marketing strategies and coordinated partnerships that will enable the state and local communities to realize the economic benefits of a robust bicycle tourism industry.





PULASKI COUNTY PEDESTRIAN AND BICYCLE TRAILS MASTER PLAN

Crafton Tull was hired by Pulaski County in 2024 to update the county-wide bicycle and pedestrian master plan that our staff completed in 2006. The primary focus of Phase One was to coordinate with cities and agencies to collect existing and planned bicycle and pedestrian infrastructure for Central Arkansas. After this data was compiled in GIS, a trip generator assessment was developed to analyze walk-sheds and bike-sheds around common trip generators to provide an understanding of gaps in the existing and planned active transportation network and to assist with future infrastructure recommendations. The exercise illuminated the need for active transportation infrastructure that will act as network spines to the north and south to connect to the Arkansas River Trail, the planned Southwest Trail, and the future Southeast Trail toward Jefferson County. Phase Two of the plan's update focuses on future facilities between cities within unincorporated areas of the county to create full connectivity of bicycle and pedestrian networks regardless of jurisdictional lines.

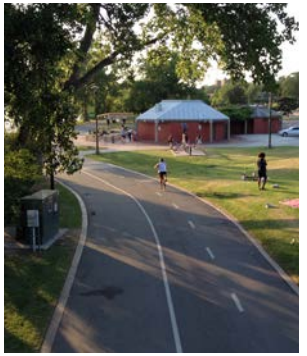


TULSA REGION BICYCLE AND PEDESTRIAN MASTER PLAN

Crafton Tull partnered with Toole Design Group for this Bicycle/Pedestrian Master Plan, which provides a comprehensive regional plan for pedestrian and bicycle improvements. The plan promotes connectivity to the existing regional trail network using on-street treatments, improvements to pedestrian and bicycle safety, a more strategic approach to competing for pedestrian and bicycle funding, and the identification of barriers with solutions for residents to safely access destinations using walking or bicycling modes within the Tulsa region.



Rendering by Toole Design Group



BENTONVILLE BICYCLE & PEDESTRIAN MASTER PLAN

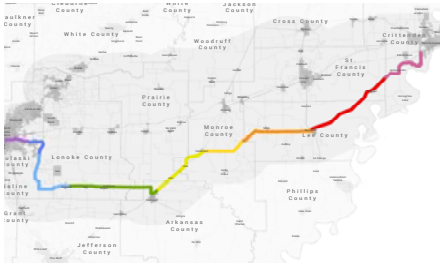
Crafton Tull worked with Toole Design Group to complete the Connecting Bentonville bicycle and pedestrian plan. The plan serves as a resource and guiding document for future implementation of local bicycle and pedestrian projects. Community engagement was essential in the creation of the Connecting Bentonville plan. Crafton Tull's role in the project centered around listening to the public as they shared their experiences, needs, and desires, which influenced the mobility strategies that will be essential for implementation of the Connecting Bentonville plan. Crafton Tull also led the investigation phase of the project, which included a review of existing plans, programs, and policies that may influence biking and walking. Crafton Tull assisted with the field assessment to determine network connectivity and accessibility, as well as the development of the network recommendations map.





US BICYCLE ROUTE 80 (EAST) FEASIBILITY STUDY

Crafton Tull was commissioned to complete a feasibility study for U.S. Bicycle Route 80 from Little Rock to West Memphis. The study was funded by the University of Arkansas for Medical Sciences and included technical support from Arkansas Department of Transportation and the Arkansas Department of Parks, Heritage, & Tourism. The USBR system is a national network of bicycle routes that connect urban and rural communities across the nation. The feasibility study evaluated two potential routes, and infrastructure and amenities along each route were scored. After extensive field verification by the planning team, the 165-mile southern route was chosen because it had communities spaced at intervals better suited to support bicycle tourism.





ADDITIONAL ACTIVE TRANSPORTATION PROJECTS

- Bicycle & Pedestrian Master Plan — Maumelle, AR; Searcy, AR; Bentonville, AR, team member; Stuttgart, AR; El Dorado, AR; Batesville, AR; Lonoke, AR; England, AR; Helena-West Helena, AR; Camden, AR; and Sherwood, AR
- US Bicycle Route 80 West Feasibility Study — Little Rock, AR to Fort Smith, AR
- Rock Island Greenway Feasibility Study — El Dorado, AR to Ruston, LA
- Pulaski County Pedestrian & Bicycle Trails Master Plan — Pulaski County, AR
- NWA Bicycle Infrastructure Plan — Northwest AR (team member)
- Hillsboro Gateway Corridor Plan — El Dorado, AR
- East Main Street Corridor Plan — Siloam Springs, AR
- Oak Street Bicycle & Pedestrian Improvements — Rogers, AR
- 12th Street Corridor Plan — Little Rock, AR
- Rogers Avenue Corridor Plan — Fort Smith, AR
- 12th Street Community Jump Start Improvements — Little Rock, AR
- Levy Community Jump Start Improvements — North Little Rock, AR
- Turtle Creek Trail, Northern Loop — Rogers, AR
- Stone Dam Creek Trail — UCA Campus / Conway, AR

ADDITIONAL ACTIVE TRANSPORTATION PLANS

NORTHWEST ARKANSAS BENCHMARKING TOUR

Laneshift led a Northwest Arkansas Benchmarking Tour in August 2025 for a group from North Carolina, with representatives from Triangle Trails Initiative, City of Raleigh, Town of Morrisville, Raleigh-Durham Airport Authority, Wake County, and Town of Cary. Over several days, the group explored how active transportation, trails, and outdoor recreation can serve as powerful catalysts for community and economic development. Participants examined the vital role that trails and active mobility play in placemaking and fostering connected communities. The tour combined hands-on experiential learning, on foot and on bike, across Bentonville, Rogers, and Fayetteville, AR. Throughout the experience, participants engaged with a variety of local stakeholders who shared insights on trail-oriented development and strategies for building a welcoming, accessible, and encouraging culture of activity. The Laneshift team led both the workshop discussions and the field sessions, coordinating all logistics for the group to ensure participants could fully focus on the learning experience."



NWA VULNERABLE ROAD USER SAFETY SUMMIT

The Vulnerable Road User Safety Summit is presented by the Arkansas State Police Highway Safety Office. The event promotes the safety of road non-motorists including pedestrians, bicycle riders, and individuals utilizing mobility devices, focusing on strategies to increase accessibility and safety.

Laneshift was hired to facilitate and coordinate the 2025 event, which included event planning, setup, teardown, and facilitation throughout the day. Tasks also included leading several panels, facilitating the discussions for the event, and coordinating a guided tour in Fayetteville to provide case studies for active transportation in the area. Prior to the event, our team developed and managed a website that served as a portal for event registration, sponsorship applications, and presenter applications. Laneshift also created social media posts in the form of digital flyers and a 45-second invitation video that promoted the summit.



SAFE STREETS PILOT PROGRAM

Laneshift worked with the Trailblazers to design and construct two safe street pilot projects simultaneously in Springdale, AR and Siloam Springs, AR. The project in Springdale saw the development of nearly one mile of new protected bike lanes that provided a safe, comfortable connection between downtown Springdale and neighborhoods to the west. The Siloam Springs project saw the development of a new "Bicycle Boulevard" which connected downtown Siloam Springs to several key destinations in the western part of town. Laneshift managed all aspects of the project, including stakeholder outreach, public input, design, installation, and evaluation. Both projects created safe and comfortable bicycle connections from the traditional downtowns to key destinations within the cities.



The project included:

- Developed design plans for both projects
- Conducted extensive stakeholder outreach for both projects (e.g., Chambers of Commerce, local businesses, libraries, and parks and recreation)
- Served as "general contractor" and handled the construction and all aspects of the installation
- Oversaw and coordinated all traffic counts
- Developed a final report containing key lessons learned and outlined key performance metrics
- Specified and sourced all materials

GENTRY TRAILS AND CONNECTIVITY MASTER PLAN - PHASE 1

The team has developed maps of existing and proposed facilities in the City of Gentry, including shared-use paved paths, strategic sidewalk connections, and on-street bicycle infrastructure where appropriate. Working in collaboration with the project steering committee and the community through public input sessions, the team is identifying safe connections for people walking, biking, or using mobility devices throughout the city.



An online community survey was also conducted to gather input on opportunities and challenges. By the end of this phase of the Trails & Connectivity Plan, the community will have a proposed active transportation network that includes planning-level cost estimates and project prioritization. The final report will be submitted to the city in November 2025.

CLIENT **REFERENCES**

Crafton Tull and Laneshift have led a variety of projects that are applicable to the scope of work presented in this request for proposals. The following contacts can speak to our performance on many of the projects showcased on earlier pages, as well as others.

CLIENT + POINT OF CONTACT	ADDRESS	PHONE	EMAIL	SERVICES PROVIDED
City of Searcy Richard Stafford Planning Director	401 W Arch Ave. Searcy, AR 72143	501-207-5731	Richard.stafford@cityofsearcy.org	Planning, Civil Engineering, Landscape Architecture
City of Jefferson David Bange, P.E. City Engineer	320 E. McCarty Street Jefferson City, MO 65101	573-634-6433	DBange@jeffersoncitymo.gov	Planning, Urban Design
City of Maumelle Caleb Norris Mayor	550 Edgewood Maumelle, AR 72113	501-851-2500	mayor@maumelle.org	Planning, Landscape Architecture, Urban Design, Civil Engineering
Metroplan Daniel Holland Transportation Planner/ Program Manager	501 West Markham Suite B Little Rock, AR 72201	501- 372-3300	dholland@metroplan.org	Planning, Civil Engineering









CLIENT **REFERENCES**

CLIENT + POINT OF CONTACT	ADDRESS	PHONE	EMAIL	SERVICES PROVIDED
Metroplan Casey Covington Executive Director	501 West Markham Suite B Little Rock, AR 72201	501- 372-3300	ccovington@metroplan.org	Walk audits, Benchmarking
Arkansas State Police Highway Safety Office Bridget White Director	One State Police Plaza Dr Little Rock, AR 72209	501-618-8136	bridget.white@asp.arkansas.gov	Project management and coordination of NWA Vulnerable Road User Safety Summit 2025
City Of Willard, MO Mike Ruesch Director of Planning & Development	224 W Jackson Willard, MO 65781	417-742-3033	planning@cityofwillard.org	Active Transportation Planning, Public Engagement
Northwest Arkansas Community College Alex Vasquez Chief of Staff	1 College Dr, Bentonville, AR 72712	479-659-2380	p3vasquez@nwacc.edu	Mobility planning and consulting on Campus Master Plan (Sub-Consultant)









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03

METHODOLOGY


Crafton Tull
LANESHIFT

METHODOLOGY + SCOPE OF WORK

OVERVIEW

Crafton Tull's experience spans a wide range of scales in which bicycle and pedestrian facilities can be planned: statewide, multi-county, single-county, larger cities, mid-size cities, and small communities. We recognize that the approach and outcomes of bicycle and pedestrian plans change dramatically depending on the study area size, and the Crafton Tull team has the experience to address the needs of the JATSO region. We believe that we can strengthen that experience by adding expertise in education, cultural training, public engagement, and proven implementation strategies.

UNDERSTANDING

Active transportation can provide transportation, health, safety, accessibility, economic development, and tourism benefits. Realizing these benefits requires coordination beyond the infrastructure network itself. Implementing a proposed network and ultimately realizing increased usage of the proposed network involves a coordinated and strategic effort to develop safe, comfortable and connected bicycle and pedestrian infrastructure in concert with the development of a welcoming, accessible and encouraging culture for people who walk, bike roll, and run. Careful planning includes analysis and assessment of the region's land use and zoning to prepare communities and sites for trail-oriented development and other opportunities that increase density and access to the network. Building a culture of walking and biking requires listening to the public and integrating these perspectives into programs and solutions that can address barriers and support capitalizing on opportunities to increase usage and adoption. The first level of value that a bicycle and pedestrian facility adds to a community is connecting neighborhoods with major destinations. This provides safe, fun, and active trips which can increase health, quality of life, and accessibility. The second level of value occurs when such infrastructure informs future development, which is realized with the addition of new destinations along it. For this to occur, zoning and land use standards must be flexible to permit construction of creative "trail-oriented developments" such as food, entertainment, multi-family living, shopping, office spaces, and recreational amenities that build upon the rich experiences provided by the active transportation infrastructure. The city has a strong public transit provider in the Metro Area Public Transit System (MAPS) which includes on demand service as well as a fixed route called the Sunshine Trolley. This planning process will include strategies for how the proposed active transportation network can further leverage the MAPS and fixed route service, thereby expanding transportation options across the region.

SUGGESTED PROJECT TASKS

On the following pages, we recommend the following components for the update to the JATSO Active Transportation and Bicycle & Pedestrian Transportation Plans:



METHODOLOGY + SCOPE OF WORK CONTINUED

COORDINATE AND COMMUNICATE

The Crafton Tull team will provide personnel resources with experience in bicycle and pedestrian planning and design projects. Our project management plan will include monthly project meetings with staff to review project progress, outcomes, and upcoming tasks. The number, frequency, and order of client, steering committee, and other project-related meetings will be determined during contract negotiation phases.

REVIEW EXISTING AND PREVIOUS PLANS

Understanding the current and past political and cultural climate and decision-making logic can add clarity to the receptiveness of future ideas and concepts. The Crafton Tull team will review all existing and ongoing plans, collect available base data, and prepare base maps of the study area. The team will conduct site visits with staff to understand past and present successes and challenges within each community and the region as a whole.



Crafton Tull's plan review will consist of, but not be limited to, the following:

- 2050-JATSO-Metropolitan-Transportation-Plan-Approved-1-15-2026
- City of Joplin Active Transportation Plan-Joplin-Connected (2022)
- Bicycle-and-Pedestrian-Transportation-Plan (2018)

In addition to the above plans, the update will also consider the following:

- Cities of Joplin, Webb City, and Carl Junction Comprehensive Development Plans
- Joplin Regional Transit Study
- JATSO Origin & Destination Study
- JATSO Transportation Improvement Program (TIP)
- MoDOT's STIP
- City of Joplin Capital Improvement Program
- Harry S. Truman Coordinating Council Transportation Plan
- Safe Roads and Bridges for All (SS4A) Safety Plan

ANALYZE COMMUNITY SYSTEMS

The Crafton Tull team will evaluate existing bicycle and pedestrian infrastructure, roadway suitability for on-street facilities, trip generators and public transit routes. This technical analysis will be utilized, along with public input, to generate a preliminary network for evaluation.

GATHER COMMUNITY INPUT

As a part of the plan updates, the Crafton Tull team will work alongside JATSO to coordinate the many viewpoints of leaders, advocates, stakeholders, and citizens to create a unified vision that guides the development of the plan, including careful consideration given to previous public engagement efforts and outcomes. Our robust public participation program will utilize a multi-faceted approach to gathering input and raising awareness, including in-person meetings and focus groups, digital and virtual tools and platforms, and print in an effort to interface with the JATSO region. Digital and printed assets will be made available in both

English and Spanish. Craton Tull will also coordinate with community organizations to provide Spanish language translation services at all public meetings.

Meeting 1: Envisioning the Future

- Considering existing resources, strengths, and weaknesses
- Defining values and determining our goals
- Articulating the vision for the future
- Understanding what worked well and what needs modification from previous planning efforts, including what projects and programs identified in previous plans should remain part of the updated plan and which require revision
- Identifying important places and desire lines

Meeting 2: The Path Forward

- Reviewing the proposed network
- Learning how to build a bicycle culture
- Defining community priorities

Meeting 3: Building Success

- Reviewing key projects
- Preparing for change

DEVELOP A PLAN

The update to the JATSO Active Transportation and Bicycle & Pedestrian Transportation Plans will integrate successful components of previous planning efforts and provide a best-practices approach to providing network connectivity. This network should reflect the opportunities, culture, and character of the study area, reflecting the best of what the region has to offer. Connecting community and neighborhood centers, employment centers, natural resources, and regional attractions across the JATSO region will result in a variety of user experiences across the network. This system can highlight the area's best features and provide equitable access to all users. Its development should include a hierarchy of components, including major bicycle and pedestrian connections from which local feeders can further provide "last mile" connectivity. We will build a plan that includes multiple user and facility types that are appropriate to their context and local characteristics, including short-term solutions in areas where more difficult connections may be a longer-term prospect. Facilities providing a regional benefit will be distinguished from those providing primarily a local benefit.

- Develop a preliminary network
- Evaluate the preliminary network and refine based on findings
- Present and refine the preliminary network based on client, steering committee, and public input
- Prepare the recommended network and supporting documentation

PREPARE TO IMPLEMENT

The Crafton Tull team will provide guidance for the implementation process. By outlining a clear framework of policies, strategies, and actions, enabling local and regional governments to coordinate efforts effectively.

- Prepare strategies, actions, and policies, including public and private efforts to aid in the implementation of the network, encouraging the use of walking, biking, and transit as viable modes of transportation, and increasing Bicycle Friendly Community Designation implementation.
- Develop design standards for active transportation infrastructure to guide future investments and to ensure a level of consistency across the region
- Develop maintenance standards, specifications and schedules for all active transportation infrastructure to ensure consistency across the region and to allow for more accurate budgeting for these costs on an annual basis

DOCUMENT AND ADOPT

The Crafton Tull team will prepare a report detailing the project process and plan outcomes with opportunities for review by the client, steering committee, and local governing agencies.

- Prepare a draft report for review and comment
- Present report findings to applicable local and/or regional agencies
- Prepare a final report

Our planning process is customized for each community based on client objectives and desired outcomes that best meet the needs of each community. The goal of each plan is to provide strategies that will enable a community to become more bikeable and walkable through its built and natural environments.

METHODOLOGY + SCOPE OF WORK CONTINUED

DRAFT SCOPE OF WORK

TASK 1: PROJECT MANAGEMENT & COORDINATION

At the outset of the project, the Crafton Tull team will work with JATSO to refine the overall project strategy and initiate coordination with past or ongoing studies and projects in the study area.

Task 1.1 Project Kickoff and Ongoing Coordination

The Crafton Tull team will begin the project with a kick-off meeting with the client to confirm the objectives for the project. Discuss the project schedule, including key milestones, deliverables, and public input meetings.

The Crafton Tull team will coordinate with JATSO to identify and develop a project steering committee representing various viewpoints from across the JATSO region. Three (3) steering committee meetings will be facilitated, inclusive of the kickoff meeting, throughout the planning process to which will allow the committee to offer incremental feedback, oversee progress, address obstacles, and monitor progress towards key milestones.

- Meeting 1: Refine and or develop project purpose statement and guiding principles
- Meeting 2: Review feedback from community input sessions and provide guidance on the initial network
- Meeting 3: Sharpen and finalize the network
- Throughout the project, the Crafton Tull team will coordinate progress, decision points, and next steps with the client.
- Bi-weekly project update meetings will be held.
- Monthly progress reports will be submitted with invoices.





TASK 2: DISCOVERY

Task 2.1 Collect Existing GIS Data and Develop Base Maps

To conduct the analyses described in this scope, a wide variety of local GIS and base data, as well as other regional data, will be required. The data collection phase will begin at the outset of the project, utilizing both community-specific GIS data as available, as well as state GIS data. The client will provide local GIS information required for analyses in shapefile or KML/KMZ format, including but not limited to:

- Locations and descriptions of planned transportation infrastructure improvements
- Existing and planned trails and greenways, sidewalks, and on-and-off-road bicycle facilities – within JATSO, as well as those in neighborhood communities that are anticipated to continue through JATSO
- Relevant off-road unpaved trails
- Right-of-way extents
- Bicycle and pedestrian crash data over the past 5 years
- JATSO travel demand model and outcomes related to existing VMT and mode share
- Locations of signalized intersections
- School attendance zones and student transportation mode data
- Public transportation routes and stops
- On-street parking restrictions
- Major employment and activity centers
- Locations of major bicycle and pedestrian destinations (including schools, colleges, libraries, parks and open spaces, senior centers, social service sites, community centers, sporting venues, tourist destinations, hospitals, and other activity centers)
- Locations of planned municipal, residential, commercial, or mixed-use development
- Land use (current and proposed)
- Zoning
- Existing zoning codes, subdivision ordinances
- Current and previous plans such as comprehensive plans, master street plans, etc.

The Crafton Tull team will obtain the following GIS data:

- Roadway centerline files with road name, classification, posted speed limit, AADT, number of travel lanes, lane widths, and overall roadway width
- Locations of physical barriers such as sidewalk disconnects, major highways, rail lines, rivers and streams, steep terrain, and other barriers
- Parcel layers indicating public or private land ownership
- Population, employment, and travel data (by census block group and traffic analysis zone)
- Aerial photography of the study area
- Contours
- Additional geographic data as needed and available, specific to required analyses

Under the guidance of the client, the Crafton Tull team will use data provided by the client and request additional data through contact with planning, transportation, park, and/or public data management.

Task 2.2 Existing Facilities and Existing Conditions Analysis

Using the base data obtained in Task 2.1, the Crafton Tull team will develop a map of existing on-and-off-road bicycle and pedestrian facilities across the study area (to the extent data is available). The map will show locations and types of facilities and will include supplementary information such as locations of parks, schools, transit routes, and other key generators of bicycling and walking trips. Road suitability analysis maps, as well as trip generator analysis maps, will also be produced.

This task includes an assessment of existing infrastructure, launch of the public survey and online interactive map, as well as a plan to establish a baseline for walking and bicycling across the study area, considering both on-street facilities as well as trails.

Task 2.3 Review of Previous Planning Work, Census Information, and Other Transportation-Related Data

The Crafton Tull team will review the current Active Transportation and Bicycle & Pedestrian Transportation Plans and others that have been developed within the last five years by JATSO and other communities and agencies. Some of these plans include, but are not limited to:

- ▪Cities of Joplin, Webb City, and Carl Junction Comprehensive Development Plans
- JATSO Origin & Destination Study
- JATSO Transportation Improvement Program (TIP)
- MoDOT's STIP
- City of Joplin Capital Improvement Program
- Harry S. Truman Coordinating Council Transportation Plan
- Safe Roads and Bridges for All (SS4A) Safety Plan

The Crafton Tull team will review census information and other transportation-related data. The team will work with and gather information from a variety of public sources including:

- Citizens
- JATSO Policy Board
- Local and State Officials
- HSTCC Regional Planning Commission
- Joplin Complete Streets Committee

TASK 3: PUBLIC ENGAGEMENT PLAN

Task 3.1 Online Public Survey

The Crafton Tull team will prepare and administer an online survey that will be made in both Spanish and English. The survey will be designed to gather community feedback on usage, preferences, challenges, and desires for active transportation in JATSO region.

Task 3.2 Workshop 1: Design and Maintenance Workshop

The Crafton Tull team will facilitate one (1) Design and Maintenance Workshop in Northwest Arkansas (NWA) for the Steering Committee members and other stakeholders (12 guests total), focused on learning best practices for design and maintenance of active transportation facilities located in NWA.

Task 3.3 Workshop 2: Visioning

The Crafton Tull team will engage with the community through a variety of visioning sessions that will include focus groups, a steering committee meeting, a walk audit, and a community meeting. The goal will be to learn from the community about the active transportation challenges that are faced in the JASTO Study Area and envision the opportunities for the future.

Task 3.3.1 Focus Groups

The Crafton Tull team will conduct up to six (6) focus group meetings in-person or online to discuss current opportunities and barriers to walking and cycling, and desired outcomes of the active transportation network. It is anticipated that these groups will include:

- Healthcare
- Education
- Public Safety
- Chamber/Business Owners
- Bicycle/Pedestrian Advocates and Transit Providers
- Elected Officials and Government Staff

Task 3.3.2 Walk Audits

The Crafton Tull team will conduct two (2) walk audits within the JATSO study area with the steering committee and other stakeholders (group size maximum: 25) to consider opportunities and challenges for people on bicycles and on foot, navigating the active transportation infrastructure of Joplin.





Task 3.3.3 Steering Committee Meeting

The Crafton Tull team will conduct one (1) Steering Committee meeting focused on creating a project purpose statement and guiding principles for the planning process.

Task 3.3.4 Community Visioning Meeting

The Crafton Tull team will facilitate one (1) in-person community meeting to gain valuable community feedback. The Crafton Tull team will be intentional in selecting a location and time to ensure a broad and diverse constituency is able to participate. The aim will be to coincide with local events and engage the public with interactive maps and boards.

Task 3.4 Workshop 3: Proposed Network

Task 3.4.1 Steering Committee Meeting

The Crafton Tull team will conduct the second Steering Committee meeting to review the feedback received from the previous community meeting and provide guidance on the initial network.

Task 3.4.2 Community Proposed Network Meeting

The Crafton Tull team will facilitate the second in-person community meeting to gain valuable community feedback. The Crafton Tull team will be intentional in selecting a location and time to ensure a broad and diverse constituency is able to participate. The aim will be to coincide with local events and engage the public with interactive maps for feedback on the initial network.

Task 3.5 Workshop 4: Implementation

Task 3.5.1 Steering Committee Meeting

The Crafton Tull team will conduct the third Steering Committee meeting to sharpen and finalize the network.

Task 3.5.2 Community Implementation Meeting

The Crafton Tull team will facilitate the third in-person community meeting to gain valuable community feedback. The Crafton Tull team will be intentional in selecting a location and time to ensure a broad and diverse constituency is able to participate. The aim will be to coincide with local events and engage the public with interactive maps for feedback on the network.

TASK 4: NETWORK INVENTORY AND MAPPING

Task 4.1 Develop and Assess Early Network Routes

The Crafton Tull team will define a preliminary network for field assessment based upon the analysis and input received in the previous tasks. The preliminary network will include the following:

- Existing active transportation infrastructure
- An active transportation gap analysis
- Barriers to connectivity unique to JATSO: waterbodies, floodplain, topography, transportation corridors, etc.
- Documented opportunities for active transportation connections
- Documented areas of user concern from Public Meeting

METHODOLOGY + SCOPE OF WORK CONTINUED

The Crafton Tull team will analyze existing conditions and connectivity in the study network through detailed field assessments and documentation, which will be utilized to create a GIS connectivity database and the draft active transportation network.

Task 4.2 Update and Draft the Active Transportation Network

The Crafton Tull team will produce a digital map (webmap) documenting JATSO's proposed active transportation network, utilizing findings from previous tasks. The following information will be gathered and produced:

- Clearly identified specific corridors, whether an on-road or separated facility
- Facility types appropriate to the context of the location and the desires of the public
- Proposed intersection treatments where active transportation facilities intersect with roadways or other barriers
- Future routes dependent on the implementation of the master street plan
- Summary of draft network compliance with public input pertaining to desired connections to specific destinations, overcoming safety concerns, and desired active experience (transportation or recreation)



The Crafton Tull team will coordinate a review meeting with the client to review the draft network to ensure its consistency and feasibility in coordination with current private or municipal projects, including compliance with the master street plan. The Crafton Tull team will revise the draft network following the review meeting according to client feedback.

TASK 5: DESIGN STANDARDS, MAINTENANCE SPECIFICATIONS, AND SCHEDULE

Task 5.1 Design Standards

The Crafton Tull team will prepare a set of construction design standards governing future bike and pedestrian infrastructure projects in the plans. Specific facility types which design standards will be developed include:

- Shared Use Paved Paths and Trails
- Side Paths
- Bike Lanes
  - Conventional
  - Buffered
  - Protected
- Sidewalks
- Mixed Traffic Facilities
  - Bicycle Boulevards
  - Mixed Traffic Alleyways

All construction standards and maintenance specifications will conform to the specifications listed in

- NACTO's Urban Bikeway Design Guide 3rd Edition
- AASHTO's Guide for the Development of Bicycle Facilities, 5th Edition

Task 5.2 Maintenance Specifications and Schedules

The updated plans will include bike and pedestrian infrastructure preventative maintenance specifications and schedules. The maintenance specifications and standards will include the following:

- Prompt Graffiti and Vandalism Repair
- Pest Management
- Inspection (including bridges and tunnels)
- Facility (Trail, Sidewalk, Mixed Traffic) Surface Maintenance
- Sweeping
- Vegetation Management (including tree and branch trimming and removal of fallen debris except where prohibitive
- Erosion Control
- Litter and Trash Removal
- Repair of Trail Structures
- Fixture and Furnishings Maintenance; including annual washing/ cleaning
- Pavement marking refresh including trail crossings and trail center stripe
- Lighting and Signal Maintenance
- Restroom Facility Service
- Drinking fountain service
- Remedy "Social Trails" (such as shortcuts)
- Address Detours/Disruptions (promptly)

TASK 6: IMPLEMENTATION AND PRIORITIZATION PLAN

The Crafton Tull team will develop an implementation plan that identifies short, medium, and long-term projects, as well as a methodology for project prioritization and general opinions of probable cost.

Task 6.1 Project Prioritization Methodology

The Crafton Tull team will create a list of prioritized projects based on need, cost, ease of implementation, and other community-specific goals, as prioritized by the steering committee. The Crafton Tull team will work with the client to develop criteria that will be used to determine project priority.

Task 6.2 Preliminary Estimates of Probable Cost (Planning-Level)

The Crafton Tull team will develop a spreadsheet-based cost estimate to determine planning-level costs using local unit prices for various improvements. Total project estimates will not be provided, as bike and pedestrian components are only one part of the overall infrastructure project (i.e., a roadway design project that includes bike lanes, but costs for road design options may vary). This task is intended to provide a comparison of order-of-magnitude costs for specific routes or route segments to be utilized in project prioritization exercises.

TASK 7: DEVELOP UPDATED PLANS

Task 7.1 Draft Plan Development

Based on the information gathered in previous tasks, field work, and review of relevant local and regional plans, the Crafton Tull team will develop updates to the JATSO's Active Transportation Plan and the Bicycle & Pedestrian Transportation Plans. These updates will consist of the following:

- Project Overview
- Previous Planning Work Review
- Network Inventory & Mapping
- Proposed Updates to Bicycle & Pedestrian Network
- Design Guidelines
- Maintenance Specifications and Schedule
- Project Prioritization & Planning-Level Cost Estimates

Task 7.2 Plan Review

The Crafton Tull will deliver the JATSO's Active Transportation Plan and the Bicycle & Pedestrian Transportation Plan update documents for review to the City, Steering Committee, and governing agencies. Comments will be provided in a single marked-up document for the Crafton Tull team to incorporate.

Task 7.3 Final Plan Documentation

The Crafton Tull will provide the final plan documentation of the JATSO's Active Transportation Plan and the Bicycle & Pedestrian Transportation Plan updates, which include all feedback received through community input, City comments, and Steering Committee guidance.

Task 7.4 Plan Adoption

The Crafton Tull team will hold a meeting with Planning & Zoning Commission and a hearing with the City Council for plan adoption of the JATSO's Active Transportation Plan and the Bicycle & Pedestrian Transportation Plan updates.

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TIMELINE + COST PROPOSAL


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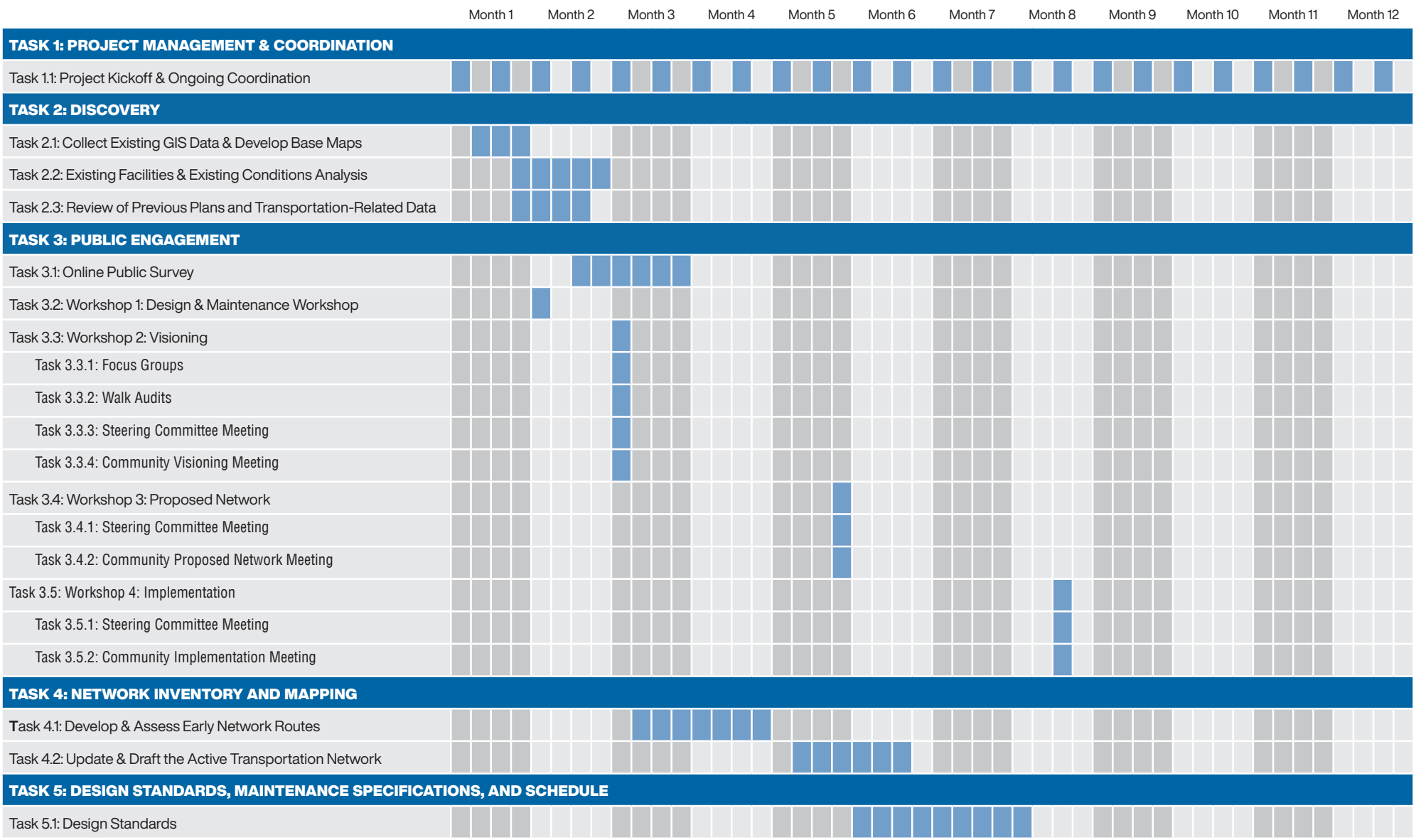
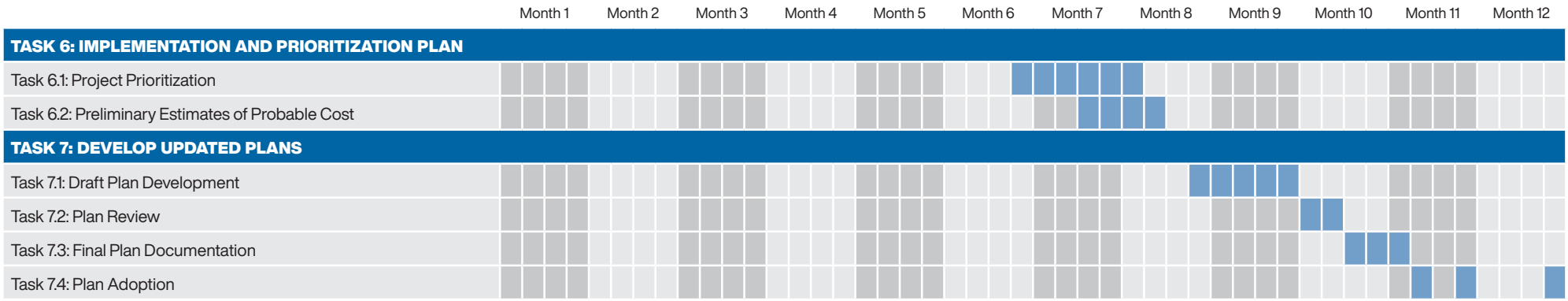
PROPOSED **TIMELINE**



PROPOSED **TIMELINE** CONTINUED



PROPOSED **COST**

TASK	COST
TASK 1: PROJECT MANAGEMENT & COORDINATION	$16,000
TASK 2: DISCOVERY	$10,600
TASK 3: PUBLIC ENGAGEMENT	$60,000
TASK 4: NETWORK INVENTORY AND MAPPING	$10,500
TASK 5: DESIGN STANDARDS, MAINTENANCE SPECIFICATIONS, AND SCHEDULE	$21,500
TASK 6: IMPLEMENTATION AND PRIORITIZATION PLAN	$5,500
TASK 7: DEVELOP UPDATED PLANS	$18,000
EXPENSES	$7,800
TOTAL	$149,900



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LANESHIFT


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Federal Professional Services/A&E Contract Clauses (Exhibit A)

Debarment, Suspension, Ineligibility and Voluntary Exclusion- The Contractor shall comply and facilitate compliance with U.S. DOT regulations, "Nonprocurement Suspension and Debarment," 2 C.F.R. part 1200, which adopts and supplements the U.S. Office of Management and Budget (U.S. OMB) "Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement)," 2 C.F.R. part 180. These provisions apply to each contract at any tier of $25,000 or more, and to each contract at any tier for a federally required audit (irrespective of the contract amount), and to each contract at any tier that must be approved by an FTA official irrespective of the contract amount. As such, the Contractor shall verify that its principals, affiliates, and subcontractors are eligible to participate in this federally funded contract and are not presently declared by any Federal department or agency to be:

A. Debarred from participation in any federally assisted Award
B. Suspended from participation in any federally assisted Award
C. Proposed for debarment from participation in any federally assisted Award
D. Declared ineligible to participate in any federally assisted Award
E. Voluntarily excluded from participation in any federally assisted Award; or
F. Disqualified from participation in any federally assisted Award.

Energy Conservation- The contractor agrees to comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

Access to Records- The Contractor agrees to provide the Purchaser, the FTA Administrator, the Comptroller General of the United States or any of their authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to this

contract for the purposes of making audits, examinations, excerpts and transcriptions. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed. The Contractor agrees to maintain all books, records, accounts and reports required under this contract for a period of not less than three years after the date of termination or expiration of this contract, except in the event of litigation or settlement of claims arising from the performance of this contract, in which case Contractor agrees to maintain same until the Purchaser, the FTA Administrator, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto. Reference 49 CFR 18.39(i)(11).

Fraud and False or Fraudulent Statements or Related Acts- (1) The Contractor acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 U.S.C. 3801 et seq. and U.S. DOT regulations, "Program Fraud Civil Remedies," 49 C.F.R. Part 31, apply to its actions pertaining to the Project. Upon execution of the underlying contract, the Contractor certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining to the underlying contract or the FTA assisted project for which this contract work is being performed. In addition to other penalties that may be applicable, the Contractor further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the Contractor to the extent the Federal Government deems appropriate. (2) The Contractor also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with Federal assistance originally awarded by FTA under the authority of 49 U.S.C. 5307, the Government reserves the right to impose the penalties of 18 U.S.C. 1001 and 49 U.S.C. 5307(n)(1) on the Contractor, to the extent the Federal Government deems appropriate. (3) The Contractor agrees to include the above tow clauses in each subcontract financed in whole or in part with Federal assistance provided by FTA. It is further agreed that the clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

Federal Changes- Contractor shall at all times comply with all applicable FTA regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the Agreement (Form FTA MA (6) dated October, 1999) between Purchaser and FTA, as they may be amended or promulgated from time to time during the term of this contract. Contractor's failure to so comply shall constitute a material breach of this contract.

Civil Rights and Equal Opportunity

The City of Joplin is an Equal Opportunity Employer. As such, the City agrees to comply with all applicable Federal civil rights laws and implementing regulations. Apart from inconsistent requirements imposed by Federal laws or regulations, the City agrees to comply with the requirements of 49 U.S.C. 5323(h)(3) by not using any Federal assistance awarded by FTA to support procurements using exclusionary or discriminatory specifications.

Under this Agreement, the Contractor shall at all times comply with the following requirements and shall include these requirements in each subcontract entered into as part thereof.

Nondiscrimination in Federal Public Transportation Programs- In accordance with Federal transit law 49 U.S.C. 5332, the Contractor agrees that it will not discriminate against any

employee or applicant for employment because of race, color, religion, national origin, sex (including sexual orientation and gender identity), disability, or age. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.

Race, Color, Religion, National Origin, Sex-In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. 2000e seq., and Federal transit laws at 49 U.S.C. 5332, the Contractor agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. chapter 60, and Executive Order No. 11246, "Equal Employment Opportunity," September 24, 1965, 42 U.S.C. 2000e note, as amended by any later Executive Order that amends or supersedes it, referenced in 42 U.S.C. 2000e note. The Contractor agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, national origin, sex (including sexual orientation and gender identity). Such action shall include, but not be limited to the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

Age-In accordance with the Age Discrimination in Employment Act of 1967, 29 U.S.C. 621-634,U.S. Equal Employment Opportunity Commission (U.S. EEOC) regulations, "Age Discrimination in Employment Act," 29 C.F.R. part 1625, the Age Discrimination Act of 1975, as amended, 42 U.S.C. 6101 et seq., U.S. Health and Human Services regulations, "Nondiscrimination on the Basis of Age in Programs or Activities Receiving Federal Financial Assistance," 45 C.F.R. part 90, and Federal transit law at 49 U.S.C. 5332, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

Disabilities-In accordance with section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, the Americans with Disabilities Act of 1990, as amended, 42 U.S.C. 12101et seq., the Architectural Barriers Act of 1968, as amended, 42 U.S.C. 4151 et seq., and Federal transit law at 49 U.S.C. 5332, the Contractor agrees that it will not discriminate against individuals on the basis of disability. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

Incorporation of Federal Transit Administration (FTA) Terms- The preceding provisions include, in part, certain Standard Terms and Conditions required by DOT, whether or not expressly set forth in the preceding contract provisions. All contractual provisions required by DOT, as set forth in FTA Circular 4220.1D, dated April 15, 1996, are hereby incorporated by reference. Anything to the contrary herein notwithstanding, all FTA mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The Contractor shall not perform any act, fail to perform any act, or refuse to comply with any City of Joplin requests which would cause City of Joplin to be in violation of the FTA terms and conditions.

No Obligation by the Federal Government:

(1) The City of Joplin and the contractor acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of

the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this contract and shall not be subject to any obligations or liabilities to the City of Joplin, contractor, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.

(2) Contractor agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided by FTA. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

Termination Provisions:

(1) If contractor refuses or fails to prosecute the work or any separable part, with the diligence that will ensure its completion within the time specified in this contract including any extension, or fails to complete the work within this time, the City of Joplin may, by written notice to contractor, terminate the rights to proceed with the work (or the separable part of the work) that has been delayed. In this event, the City of Joplin may take over the work and complete it by contract or otherwise, and may take possession of and use any materials, appliances, and plant on the work site necessary for completing the work. The contractor and its sureties shall be liable for any damage to the City of Joplin resulting from contractor's failure or refusal to complete the work within the specified time, whether or not contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the City of Joplin in completing the work.

(2) Contractor's right to proceed shall not be terminated nor contractor charged with damages under this clause if:

   (A) The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of contractor. Examples of such cause include (i)Acts of God or of the public enemy, (ii) Acts of the City of Joplin in either its governmental or contractual capacity, (iii) Acts of another Contractor in the performance of a contract with the City of Joplin, (iv) strikes, (v) freight embargoes, (vi) unusually severe weather, or (vii) delays of subcontractors or suppliers on any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both contractor and the subcontractors or suppliers; and

   (B) Contractor, promptly following the beginning of any delay (unless extended by the City of Joplin), notifies the City of Joplin orally and followed up in writing in the causes of delay. If, in the judgment of the City of Joplin, the findings of fact warrant such action, the time for completion the work shall be extended. The findings of the Director of Public Works shall be final and conclusive

(3) The rights and remedies of the City of Joplin in this clause are in addition to any other rights and remedies provided by law or under this agreement.

(4) The City of Joplin, by written notice, may terminate this contract in whole or in part, when it is in the City's interest. If this contract is terminated, the City of Joplin shall be liable only for payment under the payment provisions of the contract for services

rendered before the effective date of termination. If reasons beyond the control of the City of Joplin (such as reduction in funding appropriation) so dictate, the City of Joplin may cancel this contract for convenience upon thirty (30) days written notice to contractor. Upon such termination, any materials, supplies or equipment for which the City of Joplin pays will be delivered to the City of Joplin. Additionally, the City of Joplin retains the right to cancel the contract for convenience in the event that contractor or its agents behave in any manner detrimental for the security of the City of Joplin personnel or property. In the even of any such termination for convenience, the City of Joplin shall pay to contractor reasonable expense of termination including costs associated with the early termination of any leases and employee termination expenses.

(5) Contractor may terminate this agreement in the event that the City of Joplin fails to pay the agreed compensation, outlined elsewhere in this agreement. In the event that contractor determines that termination is necessary, Contractor shall provide the City of Joplin with written notice of their intentions thirty (30) days prior to termination.

Privacy Act- (1) The Contractor agrees to comply with, and assures the compliance of its employees with, the information restrictions and other applicable requirements of the Privacy Act of 1974, 5 U.S.C. 552a. Among other things, the Contractor agrees to obtain the express consent of the Federal Government before the Contractor or its employees operate a system of records on behalf of the Federal Government. The Contractor understands that the requirements of the Privacy Act, including the civil and criminal penalties for violation of that Act, apply to those individuals involved, and that failure to comply with the terms of the Privacy Act may result in termination of the underlying contract. (2) The Contractor also agrees to include these requirements in each subcontract to administer and system of records on behalf of the Federal Government financed in whole or in part with Federal assistance provided by FTA.

Disadvantaged Business Enterprises (DBEs):-The contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 C.F.R. part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:

(1) Withholding monthly progress payments;
(2) Assessing sanctions;
(3) Liquidated damages; and/or
(4) Disqualifying the contractor from future bidding as non-responsible. 49 C.F.R. § 26.13(b).

Further, prime contractors are to pay subcontractors for satisfactory performance of their contracts no later than 30 days from receipt of each payment the recipient makes to the prime contractor. 49 C.F.R. § 26.29(a). Finally, for contracts with defined DBE contract goals, the contractor shall utilize the specific DBEs listed unless the contractor obtains the recipient's written consent; and that, unless the recipient's consent is provided, the contractor shall not be entitled to any payment for work or material unless it is performed or supplied by the listed DBE. 49 C.F.R. § 26.53(f) (1).

Seat Belt Use- The Contractor is encouraged to adopt and promote on-the-job seat belt use policies and programs for its employees and other personnel that operate company-owned vehicles, company rented vehicles, or personally operated vehicles. The terms "company-owned" and "company-leased" refer to vehicles owned or leased either by the Contractor or City of Joplin.

Distracted Driving- The Contractor agrees to adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while using an electronic device supplied by an employer, and driving a vehicle the driver owns or rents, a vehicle Contractor owns, leases, or rents, or a privately-owned vehicle when on official business in connection with the work performed under this agreement.

Prohibition on Certain Telecommunications Equipment- The Contractor is prohibited to procure or obtain, extend or renew a contract to procure or obtain, or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, section 889, covered telecommunications equipment is telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

The Contractor agrees to the terms of the contract clauses listed in Exhibit A, and the Contractor also agrees to include these requirements, the contract clauses listed in Exhibit A, in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

Matt Crafton
Signature of Contractor's Authorized Official

Robert M. (Matt) Crafton, President & CEO
Name and Title of Authorized Official

February 12, 2026
Date

Certification Regarding Lobbying

The undersigned (Contractor) certifies, to the best of his or her knowledge and belief, that:
(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of te undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for making lobbying contacts to an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form—LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions (as amended by "Government wide Guidance for New Restrictions on Lobbying," 61 Fed. Reg. 1413 (1/19/96). Note: Language in paragraph (2) herein has been modified in accordance with Section 10 of the Lobbying Disclosure Act of 1995 (P.L 104-65, to be codified at 2 U.S.C. 1601, et seq.)
(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and nor more than $100,000 for each such failure.
Note: Pursuant to 31 U.S.C. 1352©(1)-(2)(A), any person who makes a prohibited expenditure or fails to file or emend a required certification or disclosure form shall be subject to a civil

penalty of not less than $10,000 and not more than $100,000 for each such expenditure or failure.

The Contractor, Crafton, Tull & Associates, Inc. , certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. A 3801, et seq., apply to this certification and disclosure, if an.

Signature of Contractor's Authorized Official Matt Crafton

Name and Title of Authorized Official Robert M. (Matt) Crafton, President & CEO

Date February 12, 2026

COUNCIL BILL NO. 2026-265 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with Crafton, Tull & Associates, Inc. for Professional Planning Services relating to the creation of the Active Transportation and Bicycle & Pedestrian Plan updates for the Joplin Area Transportation Planning Organization (JATSO); authorizing the City Manager to execute said Agreement for the City of Joplin; and setting a date when this Ordinance shall become effective.

WHEREAS the Joplin Area Transportation Planning Organization (JATSO) determines the flow and adequacy of existing traffic routes, identifies potential transportation infrastructure problems, and develops short and long-term decisions about the transportation needs of the JATSO area.

WHEREAS the Joplin Area Transportation Planning Organization (JATSO) updates the Active Transportation and Bicycle & Pedestrian Plans, as needed. JATSO last updated the Active Transportation plan in 2022 and Bicycle & Pedestrian plan in 2018.

WHEREAS the City of Joplin entered into an Agreement between the City of Joplin, Missouri, and Missouri Highway and Transportation Commission which will provide FHWA Metropolitan Planning Assistance and FTA Section 5303 assistance, hereafter known as Consolidated Planning Funds, from November 1, 2025, through October 31, 2026, in accordance with the rules of the U.S. Department of Transportation, Federal Transit Administration (FTA) and Federal Highway Administration (FHWA) under 49 U.S.C. Section 5303 and 23 U.S. Code Sections 104(F) and 134 to conduct comprehensive and transportation planning programs, CB2025-277.

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

Section 1. That the Agreement with Crafton, Tull & Associates, Inc. in the not to exceed amount of One Hundred Forty-Nine Thousand Nine Hundred and 00/100 dollars ($149,900) for professional planning services, for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, as Exhibit A, is hereby approved.

Section 2. That the City Manager, or his designee, Director of Planning, Development and Neighborhood Services, is hereby authorized and directed, upon recommendation and approval of the City Council, to execute said Agreement, in substantially similar form, by and on behalf of the City of Joplin with Crafton, Tull & Associates, Inc.

Section 3. That this Council Bill shall have an effective date of April 22, 2026.

Passed by the Council of the City of Joplin, Missouri, this _____ day of _____, 2026, by a _____ vote.

_____

Keenan T. Cortez Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-401: approving Program Year 2025 CHDO Rental Construction Agreement.

MEETING DATE
April 6, 2024

REVIEWED BY
Director of Planning, Development & Neighborhood Services – Troy Bolander, Director of Finance – Leslie Haase, City Attorney – Peter Edwards, Assistant City Manager – Tony Robyn, City Manager – Nicholas Edwards

SUMMARY
The following agreement is between the City of Joplin and Joplin Economic Housing Development Initiative to develop and construct homes as part of the 2025 Community Housing Development Organization (CHDO) New Construction Program.

BACKGROUND

The City of Joplin, acting as the lead Participating Jurisdiction of the Joplin HOME Consortium, intends to provide HOME funds received from the Department of Housing and Urban Development (HUD) to Joplin Economic Housing Development Housing Initiative (JEHDI), as designated by the City of Joplin as a Community Housing Development Organization (CHDO), is to receive HOME CHDO set aside funds as required by HUD. JEHDI has identified a site and the Community Development Planner has conducted an Environmental review, and upon effect of this agreement notice to proceed will be given to develop two homes for the benefit of low to moderate income renters. The site generally described as 1119 S Empire Ave, in the City of Joplin. Total development costs for the two homes is $398,000, including soft costs for required day one reserves for rental properties, with grant funds available per house not to exceed $155,000.00.

This is the first rental new construction to be implemented by the Joplin HOME Consortium.

FUNDING SOURCE
This council bill provides Three Hundred and Ten Thousand Dollars and Zero Cents ($310,000.00) from the HOME Investment Partnership Program and is included in the 2026 Community Planning HOME Consortium Budget.

Entitlement Program Year 2025 (July 1, 2025 - June 30, 2026) Will receive PY 2026 grant prior to end of City 2026 Fiscal Year

Grant	Grant Balance			Cost	Remaining Balance
M-25-DC-29-0209	$ 540,318.51	CB 2026-401	1119 S Empire (2 Houses/Rentals)	$ 310,000.00	$ 230,318.51
M-24-DC-29-0209	$ 492,189.73	CD 2025-402	1702 Empire (1 house)	$ 175,000.00	$ 317,189.73
	*1119 S Empire must be funded with 2025 Funds per Action Plan				

Confirmed Planned Projects to be initiated prior to November 1st 2026

2008 S Sergeant	Funded with remaining balance of 2025 and future 2026 Grant (rental added in 2025 Action Plan)
	Anticipated HOME Budget $550,000 to $650,000 (Still in underwriting due to change in design, 8 Units)

Planned Projects which will be potentially funded in order of which they meet requriements

Grand Lots	3 homes constructed with pre-2025 funds
31st street Lot	1 Home constructed with pre-2025 grant funds
7 Acre Development	Initial discovery, may not proceed

RECOMMENDATION

This program has received prior approval from the Council as part of the 2025 Action Plan.

ATTACHMENTS

2025 CHDO Homebuyer New Construction Agreement
Council Bill No 2026-401

JOPLIN CONSORTIUM

2025 CHDO Rental New Construction Program

BETWEEN
THE CITY OF JOPLIN, MISSOURI
AND
JOPLIN ECONOMIC HOUSING DEVELOPMENT INITIATIVE

THIS AGREEMENT MADE this ____ day of _____, 2026, by and between the City of Joplin, Missouri, hereinafter referred to as the "CITY", and the Joplin Economic Housing Development Initiative, a nonprofit corporation hereinafter referred to as the "DEVELOPER" and which is located at: 5201 N. Main St., Joplin, Missouri, 64801.

WITNESSETH

WHEREAS, the CITY is the recipient of HOME Investment Partnerships Program Funds from the U.S. Department of Housing and Urban Development (HUD), including funds that are reserved for the use of Community Housing Development Organizations (CHDOs); and

WHEREAS, the DEVELOPER has been certified with the CITY as a CHDO, and has submitted a proposal for use of CHDO funds for a CHDO-eligible project under HOME regulations;

NOW, THEREFORE in consideration of the mutual covenants and obligations herein contained, including the Attachments, and subject to the terms and conditions hereinafter stated, the parties hereto understand and agree as follows:

Section I – Definitions

A. **AGENCY** – is hereby defined as the Planning Development and Neighborhood Services, the HOME Program administering agency of the City of Joplin and members of the Joplin Consortium, as shown in Attachment A. For the purpose of this Agreement and all administration of HOME funds, the AGENCY shall act on behalf of the CITY in the execution and fiscal and programmatic control of this agreement. The term "Approval by the CITY" or like term used in this Agreement shall in no way relieve the DEVELOPER from any duties or responsibilities under the terms of this Agreement, or obligation State or local law or regulation.

B. **DIRECTOR** – is hereby defined as the Planning Development and Neighborhood Services Manager of the CITY.

C. **FEE** – is hereby defined as the amount of money the CITY agrees to pay and the DEVELOPER agrees to accept as payment in full for all the professional, technical and construction services rendered pursuant to this Agreement to complete the WORK as further defined in Section III SCOPE OF WORK, hereof.

D. **WORK** – is hereby defined as all the professional, technical and construction services to be rendered or provided by the DEVELOPER as described hereof.

E. **PROJECT** – is hereby defined as the construction of individual houses for low to moderate income families to support the PROGRAM. The Specific project locations are as defined in ATTACHMENT B & ATTACHMENT C.

F. **PROGRAM-** is hereby defined as the overall process which includes each PROJECT developed in accordance with this Agreement.

G. **HOME** – is hereby defined as the HOME Investment Partnerships Program as described in 24 CFR Part 92, under the authority of 42 U.S.C. 3535 (d) and 12701 - 12839.

Section II – Term

The DEVELOPER expressly agrees to complete all work required by this agreement in accordance with the timetable set forth.

Project Time Schedule

Milestone	***Deadline***
Site plan development	Summer 2026
Construction notice to proceed	Summer 2026
Quarterly progress reports	June 15, 2026 September 15, 2026
Construction completion	Spring 2027
Quarterly progress report	March 15, 2025
Lease-up deadline	3 months after construction completion
Expenditure deadline	September 15, 2027

In addition, this project is subject to ongoing compliance requirements of HOME for five years from the date project completion date; Except, for documents imposing Recapture/Resale restrictions which must be retained for five years after the affordability period terminates [92.508 (c)(2)]. During this compliance period, the DEVELOPER will assure continued compliance with HOME requirements. Ongoing compliance requirements include monitoring units for tenant income eligibility and recapture of funds at time of sale within affordability period.

Timely completion of the work specified in this agreement is an integral and essential part of performance. The expenditure of HOME funds is subject to Federal deadlines and could result in the loss of the Federal funds. By the acceptance and execution of this agreement, it is understood and agreed by the DEVELOPER that the PROJECT must be completed (construction completed and units leased) within **4 Years of the Signing of this Agreement.** The DEVELOPER agrees, then to work as expeditiously as possible and that the DEVELOPER will make every effort to ensure that the project will proceed and will not be delayed. Failure to meet these deadlines can result in cancellation of this contract and the revocation of HOME funds.

Since it is mutually agreed that time is of the essence as regards this agreement, the DEVELOPER shall cause appropriate provisions to be inserted in all contracts or subcontracts relative to the work tasks required by this agreement, in order to ensure that the PROJECT will be completed according to the timetable set forth.

In the event the DEVELOPER is unable to meet the above schedule or complete the above services because of delays resulting from ongoing compliance requirements, Acts of God, untimely review and approval by the CITY and other governmental authorities having jurisdiction over the PROJECT, or other delays that are not caused by the DEVELOPER, the CITY shall grant (upon HUD approval) a one-year extension of time for completion of the WORK. It shall be the responsibility of the DEVELOPER to notify the CITY in writing whenever a delay is anticipated or experienced, and to inform the CITY of all facts and details related to the delay.

Section III – Use of Funds

The DEVELOPER, in close coordination with the CITY, shall perform all services (the "WORK") necessary to assist in the development of the at least **two (2) units** as discussed in ATTACHMENT B JOPLIN CONSORTIUM PROJECT 2023-H-1(a), New Construction Rental Program in full compliance with the terms of this Agreement.

It is understood that the DEVELOPER will provide architectural plans, a working budget and realistic timetable for each PROJECT as it relates to: construction materials, specialty labor, and other related development costs prior to any fund usage. Said budget shall identify all sources and uses of funds, and allocate HOME and non-HOME funds to activities or line items. The PROJECT will be considered approved when all necessary documentation has been received and letter of notice to proceed is issued by the CITY.

The aforementioned Work tasks will be performed in essentially the manner proposed in the DEVELOPER's proposal. The aforementioned documents will be considered to be a part and portion of this agreement for reference.

Section IV – Requests for Disbursement of Funds

A. Project expenses shall be paid based on vouchers for actual expenses incurred or paid. Requests for payment must be submitted by the DEVELOPER on an invoice containing the organization logo or letterhead, contain an itemized list of items to be reimbursed, total dollar amount requested, along with adequate and proper documentation of all eligible costs incurred in compliance with the actual cost of construction (92.206).

B. **Eligible and Ineligible Expenses (92.205; 92.206; 92.214):** All such expenses shall be in conformance to the approved project budget. Budget revision and approval shall be required prior to payment of any expenses not conforming to the approved project budget. The DEVELOPER will follow the regulations for eligible and ineligible project costs set forth in 92.206 and 92.214. Expenses found to be out of compliance with regulation 92.214 will not be reimbursed by the CITY.

C. The CITY shall pay the DEVELOPER, as maximum compensation or FEE for the developer services required pursuant to the Scope of Work thereof, THIRTY FIVE THOUSAND

DOLLARS **($35,000.00)** of HOME Funds, an amount included in Section IV A. DEVELOPER FEE is not to exceed 10% of total development costs if additional sources are included in the project. Progress payments of FEES will not exceed the following cumulative maximum percentages of total developer fee at the following stages of each project completion:

Milestone	***Max. Cumulative Developer Fee %***
Acquisition closing	25%
50% construction completion	50%
Construction completion (certificate of occupancy)	75%
Lease up and & completion report	100%

D. The CITY reserves the right to inspect records and project sites to determine that reimbursement and compensation requests are reasonable. The CITY also reserves the right to hold payment until adequate documentation has been provided and reviewed.

E. The DEVELOPER may submit a final invoice upon completion. Final payment shall be made after the CITY has determined that all services have been rendered, files and documentation delivered, and units have been placed in service in full compliance with HOME regulations, including submission of a completion report and documentation of eligible occupancy, property standards and long-term use restrictions.

F. **Affordability (92.252; 92.254):**
The CITY shall have the right to review and audit all records of the DEVELOPER pertaining to any payment by the CITY. Said records shall be maintained for a period of five years after the project completion date. Except, for documents imposing Resale/Recapture restrictions which must be retained for Five years after the affordability period terminates [92.508 (c)(2)].
The HOME-assisted rental units must meet the affordability requirements for not less than the applicable period of 15 years.

Section V – Project Requirements

The DEVELOPER agrees to comply with all requirements of the HOME Program as stated in 24 CFR Part 92, including but not limited to the following.

A. **Environmental Review (92.352):** No HOME project funds will be advanced, and no costs can be incurred, until the City has conducted an **Environmental Review** of the proposed project site as required under 24 CFR Part 58. The environmental review may result in a decision to proceed with, modify or cancel the project.

Notwithstanding any provision of this Agreement, the parties hereto agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of Environmental Review and receipt by the CITY of a release of funds from the U.S. Department of Housing and

Urban Development under 24 CFR Part §58.

Further, the DEVELOPER will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction, prior to the environmental clearance, and must indicate that the violation of this provision may result in the denial of any funds under the agreement.

B. **Qualification as Affordable Rental Housing (92.252):** The DEVELOPER will ensure that all HOME assisted units will be in compliance with 24 CFR 92.252, including documenting that the tenant pays no more than 30 % of the family's monthly adjusted income or the rent does not exceed the lesser of the fair marked rent or the 30% of the adjusted income of a family whose annual income equals 65% of the median income for the area, as determined by HUD92.252(a).

The designated HOME-assisted units of this PROJECT will meet the affordability requirements as found in 92.252 (renter-occupied). The DEVELOPER shall collect and maintain Project beneficiary information pertaining to household size, income levels, racial characteristics, and the presence of female headed households in order to determine low and moderate-income benefit in a cumulative and individual manner. Income documentation shall be in a form consistent with HOME requirements as stated in the HUD ***Technical Guide for Determining Income and Allowances Under the HOME Program***.

The DEVELOPER shall assure that any LEASES and AGREEMENTS executed with the tenants shall be in compliance with 24 CFR 92.253 and that the DEVELOPER will monitor each unit for income eligibility (under 92.203(a)).

C. **Nondiscrimination (92.350):** In the selection of occupants for PROJECT units, the DEVELOPER shall comply with all nondiscrimination requirements of 24 CFR 92.350.

D. **Property Standards (92.251; 92.355):** The DEVELOPER shall assure compliance with 24 CFR 92.251 as relates to Property Standards and Housing Quality Standards (HQS), Accessibility Standards under 24 CFR 92.251(a)(3) as applicable, and Lead Based Paint Requirements as found in 24 CFR 92.355 and 24 CFR Part 35.

E. The DEVELOPER will provide any documentation required by the AGENCY regarding match as may be required to document match for purposes of the HOME program.

F. The DEVELOPER will be monitored by the AGENCY for compliance with the regulations of 24 CFR 92 for the compliance period specified above. The DEVELOPER will provide reports and access to project files as requested by the AGENCY during the PROJECT and for Five (5) years after completion and closeout of the AGREEMENT.

Section VI – Repayment of Loan

A. All HOME funds are subject to repayment in the event the PROJECT does not meet the PROGRAM requirements as outlined above.

B. It is understood that upon the completion of the PROGRAM, any HOME funds reserved but not expended under this agreement will revert to the CITY.

C. If the PROJECT is rental, funds will remain a deferred loan for the period of 15 years, at which time the loan may be forgiven or extended in the sole discretion of the CITY for another term. Sale of the property to another party may occur only with the approval of the CITY, and the purchaser shall assume all obligations of the DEVELOPER under this agreement, the note and mortgage, and the deed covenants. Provisions in those documents will provide for the extinguishment of the requirements only in the event of a third-party foreclosure or deed in lieu of foreclosure.

D. If the PROJECT is for owner-occupancy, the DEVELOPER shall lend the HOME funds to the individual buyers in an amount sufficient to make the purchase affordable. Any HOME funds that reduce the price of the property below the fair market value of the property shall be secured by a HOME note and subordinate mortgage as required in 92.254(a)(5)(ii), using the note and mortgage prescribed or approved by the AGENCY (and consistent with the method of recapture identified in the CITY's Consolidated Plan.")

1) All net sales proceeds from the sale of units are considered to be CHDO proceeds that may be retained by the DEVELOPER and used in conformance with 24 CFR 92.300(a)(2), or as specified in ATTACHMENT A & B, PROPOSALS FOR: 2023 JOPLIN CONSORTIUM; CHDO New Construction Homebuyer Program.

2) Prior to each closing, the DEVELOPER will provide to the AGENCY the estimated settlement statement, along with a reconciliation statement and the draft note and mortgage. The reconciliation statement shall account for the pro-ration of HOME project funds to the individual unit, and identify those funds that are to be lent to the buyer as "Buyer subsidies" secured by the HOME note and mortgage, the pro-rated HOME development funds that are to be forgiven as "Development subsidies", and the amount of developer fee or CHDO sales proceeds to be retained from settlement funds.

3) All resale proceeds that are received from buyers as they resell the properties during the compliance period to other buyers shall be considered "Recaptured Funds" under 24 CFR 92.254(a)(5)(ii)A)(5) and must be repaid to the CITY for use in eligible HOME projects as required by 24 CFR 92.503. The DEVELOPER shall promptly notify the AGENCY of such transactions and will promptly convey any Recaptured Funds to the AGENCY.

Section VII – CHDO Provisions (92.300)

It is understood that the AWARDEE has certified that it is and will maintain CHDO (Community Housing Development Organization) status for the term of the PROJECT/AGREEMENT in accordance with 24 CFR 92. AWARDEE agrees to provide information as may be requested by the AGENCY to document its continued compliance, including but not limited to an annual board rooster and certification of continued compliance.

Any funds advanced as CHDO pre-development funds must be in compliance with 92.301, and are forgivable only under the terms in 92.301.

Any funds advanced to the CHDO as CHDO Operating Expenses must be expended in compliance with 24 CFR 92.208.

Any funds that the CHDO is permitted to retain as CHDO proceeds from this project shall be used in compliance with 24 CFR 92.300(a)(2) and as specified in this Agreement.

If the project is rental, the AWARDEE will create and follow a tenant participation plan as required in 24 CFR 92.303.

Section VIII – Procurement Standards

The DEVELOPER shall establish procurement procedures to ensure that materials and services are obtained in a cost-effective manner. When procuring for services to be provided under this agreement, the DEVELOPER shall comply at a minimum with the nonprofit procurement standards at 24 CFR 84.40 – 24 CFR 84.48.

In addition, the following requirements are imposed on any procurement under this PROJECT:

1) Under $1,000 – determined by DEVELOPER;

2) $1,000 - $15,000 – at least three (3) written estimates are required;

3) Over $15,000 – at least three (3) competitively sealed bids from contractors/ suppliers.

It is not acceptable to divide or split quantities to be purchased with the intent of evading or circumventing the bidding requirements.

In addition, it is understood that any DEVELOPER that can be considered to be a religious organization shall abide by all portions of 24 CFR 92.257 for Faith-based activities.

Section IX – Conflict of Interest Provisions (92.356)

The DEVELOPER warrants and covenants that it presently has no interest and shall not acquire any interest, directly or indirectly, which could conflict in any manner or degree with the performance of its services hereunder. The DEVELOPER further warrants and covenants that in the performance of this contract, no person having such interest shall be employed.

HOME conflict of interest provisions, as stated in 92.356, apply to the award of any contracts under the agreement and the selection of tenant households to occupy HOME-assisted units.

No employee, agent, consultant, elected official, or appointed official of the DEVELOPER may obtain a financial interest or unit benefits from a HOME-assisted activity, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. This prohibition includes the following:

1. Any interest in any contract, subcontract or agreement with respect to a HOME-assisted project or program administered by the DEVELOPER, or the proceeds thereunder; or

2. Any unit benefits or financial assistance associated with HOME projects or programs administered by the DEVELOPER , including:

- Occupancy of a rental housing unit in a HOME-assisted rental project;
- Receipt of HOME tenant-based rental assistance;
- Purchase or occupancy of a homebuyer unit in a HOME-assisted project;
- Receipt of HOME homebuyer acquisition assistance; or
- Receipt of HOME owner-occupied rehabilitation assistance

This prohibition does not apply to an employee or agent of the DEVELOPER who occupies a HOME-assisted unit as the on-site project manager or maintenance worker.

In addition, no member of Congress of the United States, official or employee of HUD, or official or employee of the Participating Jurisdiction shall be permitted to receive or share any financial or unit benefits arising from the HOME-assisted project or program.

Prior to the implementation of the HOME-assisted activity, exceptions to these provisions may be requested by the DEVELOPER in writing to the Participating Jurisdiction. The DEVELOPER must demonstrate and certify that the policies and procedures adopted for the activity will ensure fair treatment of all parties, and that the covered persons referenced in this policy will have no inside information or undue influence regarding the award of contracts or benefits of the HOME assistance. The Jurisdiction may grant exceptions or forward the requests to HUD as permitted by 24 CFR 92.356, 85.36 and 84.42, as they apply.

Section X – City Responsibilities

The CITY shall furnish the DEVELOPER with the following services and information from existing CITY records and CITY files:

A. The CITY shall provide to the DEVELOPER information regarding its requirements for the PROJECT.

B. The CITY will provide the DEVELOPER with any changes in HOME regulations or program limits that affect the project, including but not limited to income limits, property value limits and rent limits.

C. The CITY will conduct progress inspections of work completed to protect its interests as lender and regulatory authority for the project, and will provide information to the DEVELOPER regarding any progress inspections or monitoring to assist it in ensuring compliance.

The CITY's review and approval of the WORK will relate only to overall compliance with the general requirements of this Agreement and HOME regulations, and all CITY regulations and ordinances.

Nothing contained herein shall relieve the DEVELOPER of any responsibility as provided under this Agreement.

Section XI – Equal Employment Opportunity and Labor

During the performance of this contract, the DEVELOPER agrees as follows:

A. The DEVELOPER will not discriminate against any employee or applicant for employment

because of race, color, religion, sex, or national origin(s). The DEVELOPER will take affirmative action to ensure the applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin(s). Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The DEVELOPER agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer of the CITY setting forth the provisions of this nondiscrimination clause.

B. The DEVELOPER will, in all solicitations or advertisements for employees placed by or on behalf of the DEVELOPER, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

C. The DEVELOPER will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the CITY's contracting officer, advising the labor union or worker's representative of the DEVELOPER's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. The DEVELOPER will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

E. The DEVELOPER will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the AGENCY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and order.

F. In the event the DEVELOPER is found to be in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations or orders, this contract may be canceled, terminated or suspended in whole or in part and the DEVELOPER may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965 or by rule, regulations, or order of the Secretary of Labor or as otherwise provided by law.

G. The DEVELOPER will include the provisions of paragraphs (a) through (g) of this section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The DEVELOPER will take such action with respect to any subcontract or purchase order as the AGENCY may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the DEVELOPER becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the AGENCY, the DEVELOPER may request the United States to enter into such litigation to protect the interest of the United States.

Section XII – Labor, Training & Business Opportunity (92.354)

The DEVELOPER agrees to comply with the federal regulations governing training, employment and business opportunities as follows:

A. It is agreed that the WORK to be performed under this agreement is on a project assisted under a program providing direct Federal financial assistance from the US Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u, as well as any and all applicable amendments thereto. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given low and moderate income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the project area.

B. The DEVELOPER shall comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 Code of Federal Regulations and all applicable rules and orders of the AGENCY of Housing and Urban Development issued thereunder as well as any and all applicable amendments thereto prior to the execution of this contract as well as during the term of this contract. The DEVELOPER certifies and agrees that it is under no contractual or other disability, which would prevent it from complying with these requirements as well as any and all applicable amendments thereto.

C. The DEVELOPER will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the CITY, take appropriate action pursuant to the subcontractor upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, in 24 Code of Federal Regulations.

The DEVELOPER will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 code of Federal Regulations and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with these requirements as well as with any and all applicable amendments thereto.

D. Compliance with the provisions of Section 3, the regulations set forth in 24 Code of Federal Regulations and all applicable rules and orders of the AGENCY of Housing and Urban Development issued thereunder prior to the execution of the contract shall be a condition precedent to federal financial assistance being provided to the PROJECT as well as a continuing condition, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the DEVELOPER or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by 24 Code of Federal Regulations as well as with any and all applicable amendments thereto.

Section XIII – Compliance with Federal, State & Local Laws

The DEVELOPER covenants and warrants that it will comply with all applicable laws, ordinances, codes, rules and regulations of the state local and federal governments, and all amendments thereto, including, but not limited to; Title 8 of the Civil Rights Act of 1968 PL.90-284; Executive Order

11063 on Equal Opportunity and Housing Section 3 of the Housing and Urban Development Act of 968; Housing and Community Development Act of 1974, as well as all requirements set forth in 24 CFR 92 of the HOME INVESTMENT PARTNERSHIP PROGRAM. The DEVELOPER covenants and warrants that it will indemnify and hold the City forever free and harmless with respect to any and all damages whether directly or indirectly arising out of the provisions and maintenance of this contract.

The DEVELOPER agrees to comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15), and include in scope of work the installation of an active sub slab radon mitigation system to comply with CPD-23-103.

The DEVELOPER further warrants and agrees to include or cause to be included the criteria and requirements of this section in every non-exempt subcontract in excess of $100,000.

The DEVELOPER also agrees to take such action as the federal, state or local government may direct to enforce aforesaid provisions.

Section XIV – Suspension & Termination

In accordance with 24 CFR 85.43, suspension or termination may occur if the DEVELOPER materially fails to comply with any term of the award, and that the award may be terminated for convenience in accordance with 24 CFR 85.44.

If, through any cause, the DEVELOPER shall fail to fulfill in timely and proper manner its obligations under this contract, or if the DEVELOPER shall violate any of the covenants, agreements, or stipulations of this contract, the CITY shall thereupon have the right to terminate this contract by giving written notice to the DEVELOPER of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, the DEVELOPER shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder to the date of said termination. Notwithstanding the above, the DEVELOPER shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the contract by the DEVELOPER and the CITY may withhold any payments to the DEVELOPER for the purpose of setoff until such time as the exact amount of damages due the CITY from the DEVELOPER is determined whether by court of competent jurisdiction or otherwise.

Section XV – Termination for Convenience of the CITY

The CITY may terminate for its convenience this contract at any time by giving at least thirty (30) days notice in writing to the DEVELOPER. If the contract is terminated by the CITY, as provided herein, the City will reimburse for any actual and approved expenses incurred, including those costs involved in terminating the contracts and shutting down the work as of the date of notice, and the DEVELOPER will be paid as a FEE an amount which bears the same ratio to the total compensation as the services actually performed bear to the total service of the DEVELOPER covered by this contract, less payments of compensation previously made. Claims and disputes between the parties will be submitted to the American Arbitration Association for resolution. Award or judgment may be

entered in any court having jurisdiction thereof.

Section XVI – Default-Loss of Grant Funds

If the DEVELOPER fails in any manner to fully perform and carry out any of the terms, covenants, and conditions of the agreement, and more particularly if the DEVELOPER refuses or fails to proceed with the work with such diligence as will insure its completion within the time fixed by the schedule set forth in Section II of this agreement, the DEVELOPER shall be in default and notice in writing shall be given to the DEVELOPER of such default by the AGENCY or an agent of the AGENCY. If the DEVELOPER fails to cure such default within such time as may be required by such notice, the CITY, acting by and through the AGENCY, may at its option terminate and cancel the contract.

In the event of such termination, all grant funds awarded to the DEVELOPER pursuant to this agreement shall be immediately revoked and any approvals related to the PROJECT shall immediately be deemed revoked and canceled. In such event, the DEVELOPER will no longer be entitled to receive any compensation for work undertaken after the date of the termination of this agreement, as the grant funds will no longer be available for this project.

Such termination shall not effect or terminate any of the rights of the CITY as against the DEVELOPER then existing, or which may thereafter accrue because of such default, and the foregoing provision shall be in addition to all other rights and remedies available to the CITY under the law and the note and mortgage (if in effect), including but not limited to compelling the DEVELOPER to complete the project in accordance with the terms of this agreement, in a court of equity.

The waiver of a breach of any term, covenant or condition hereof shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition hereof.

Section XVII – Reporting Responsibilities

The DEVELOPER agrees to submit any and all quarterly reports required by HUD or the CITY to the AGENCY on the following due dates of this agreement.

The AGENCY will send the DEVELOPER one reminder notice if the quarterly report has not been received fourteen (14) days after the due date. If the DEVELOPER has not submitted a report fourteen (14) days after the date on the reminder notice, the CITY will have the option to terminate the contract as described in this agreement. In addition, the DEVELOPER agrees to provide the AGENCY information as required to determine program eligibility, in meeting national objectives, and financial records pertinent to the project. Additional reporting requirements may be created by the AGENCY and effective when submitted to the DEVELOPER in writing.

Section XVIII – Inspection, Monitoring & Access to Records

The CITY reserves the right to inspect, monitors, and observe work and services performed by the DEVELOPER at any and all reasonable times.

The CITY reserves the right to audit the records of the DEVELOPER any time during the performance of this Agreement and for a period of five years after final payment and project closeout is made under

this Agreement.

If required, the DEVELOPER will provide the AGENCY with a certified audit of the DEVELOPER's records representing the Fiscal Year during which the PROJECT is implemented, whenever the DEVELOPER expends $500,000 or more in a year, in Federal awards, pursuant to the requirements of OMB Circular A-133.

Access shall be immediately granted to the CITY, HUD, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the DEVELOPER or its contractors which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

Section XIX – General Conditions

A. All notices or other communication which shall or may be given pursuant to this Agreement shall be in writing and shall be delivered by personal service, or by registered mail addressed to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personally served; or, if by mail, on the fifth day after being posted or the date of actual receipt, whichever is earlier.

City address --- 602 S. Main Street; Joplin, Missouri 64801

DEVELOPER address --- 5201 N. Main Street., Joplin Missouri 64801

B. Title and paragraph headings are for convenient reference and are not a part of this Agreement.

C. In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached documents, the terms in this Agreement shall rule.

D. No waiver or breach of any provision of this Agreement shall constitute a waiver of a subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

E. The parties hereto agree that this Agreement shall be construed and enforced according to the laws of the State of Missouri.

F. Should any provisions, paragraphs, sentences, words or phrases contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Missouri or the City of Joplin, such provisions, paragraphs, sentences, words or phrases shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable to conform with such laws, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect.

G. The DEVELOPER shall comply with the provisions of the Copeland Anti-Kick-Back Act (18 U.S.C. 874) as supplemented in the AGENCY of Labor Regulations (29 CFR Part 3), as amended.

H. The DEVELOPER shall comply with the provisions of sections 103 and 107 of the Contract Work Hours and Safety Standard Act (40 U.S.C. 327-330) as supplemented by AGENCY of Labor regulations (29 CFR, Part 5), as amended.

I. The DEVELOPER further warrants and agrees to include or cause to be included the criteria and requirements of paragraphs (G) through (H) of this section in every nonexempt subcontract. The DEVELOPER also agrees to take such action as the federal, state or local government may direct to enforce aforesaid provisions.

J. The obligations undertaken by DEVELOPER pursuant to this Agreement shall not be delegated or assigned to any other person or agency unless CITY shall first consent to the performance or assignment of such service or any part thereof by another person or agency.

K. The Agreement shall be binding upon the parties hereto, their heirs, executors, legal representative, successors and assigns.

L. DEVELOPER shall indemnify and save CITY harmless from and against any negligent claims, liabilities, losses and causes of action which may arise out of DEVELOPER 's activities under this Agreement, including all other acts or omissions to act on the part of DEVELOPER , including any person acting for or on its behalf, and, from and against any orders, judgments, or decrees which may be entered, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claims, or in the investigation thereof.

M. DEVELOPER and its employees and agents shall be deemed to be independent contractors, and not agents or employees of the CITY, and shall not attain any rights or benefits under the civil service or pension ordinances of the CITY, or any rights generally afforded classified or unclassified employee; further they shall not be deemed entitled to compensation benefits as an employee of the CITY.

N. Funding for this Agreement is contingent on the availability of funds and continued authorization for program activities and is subject to amendment or termination due to lack of funds, or authorization, reduction of funds, and/or change in regulations.

O. DEVELOPER shall follow the legal protocol for the Federal Work Authorization Program ("FWAP") as found in Attachment E.

IN WITNESS WHEREOF,

The City of Joplin and the DEVELOPER have caused their signatures to be hereunto affixed and duly attested.

FOR DEVELOPER

Joplin Economic Housing Development Initiative: a Missouri Nonprofit Organization

By: _____ Date: _____

Bryan West
Executive Director

Attest:

_____
Scott Clayton
President of the Board

FOR CITY

City of Joplin; a political subdivision of the State of Missouri

By: _____ Date: _____

Troy Bolander
Director of Planning, Development, and Neighborhood Services

Attest:

_____

Thomas Walters
City Planner

Approved as to form:

_____

Peter Edwards
City Attorney

Attachment A

The Joplin HOME Consortium is organized by written Memorandums of Understandings with the City of Joplin and consists of the following 11 members:

1) City of Joplin, and
2) City of Carthage, and
3) City of Webb City, and
4) City of Carl Junction, and
5) City of Carterville, and
6) City of Sarcoxie, and
7) City of Oronogo, and
8) Village of Airport Drive, and
9) City of Neck City, and
10) All unincorporated areas of Jasper County, and
11) Village of Duquesne

Attachment B

PROPOSAL FOR:

JOPLIN CONSORTIUM PROJECT 2025 H-1(a)

CHDO BRIDGE HOUSING

Submitted by: Joplin Economic Housing Development Initiative (JEHDI)

SUMMARY

The Joplin Economic Housing Development Initiative (JEHDI) proposes to use $310,000 in CHDO HOME Entitlement funds to construct two (2) single family homes. These homes will be located within a community that is part of the Joplin Consortium and will serve Low to Moderate Income (LMI) families.

This project will directly support the CHDO purpose of creating affordable housing and stabilizing neighborhoods. The homes will serve as Bridge Housing – temporary homes for approved partner families awaiting permanent homeownership opportunities through JEHDI's affordable homebuilding program.

The need for affordable housing in our community remains urgent. While JEHDI has built fourteen homes within the Consortium, funding uncertainty has forced a temporary pause on accepting new applications. We currently have 28 pre-qualified families and receive new inquiries weekly. With only four existing Bridge Homes, expanding this program will allow us to reopen applications, vet more families, and provide safe, temporary housing as we secure funding for their future permanent homes. This expansion keeps progress moving forward on addressing this critical community need.

ACQUISITION

The City of Joplin has completed the Environmental Review to determine site eligibility. Upon approval by the Joplin City Council and execution of a written agreement, JEHDI will receive a Notice to Proceed and assume all responsibilities outlined in that agreement.

CONSTRUCTION

Homes will be constructed in full compliance with local building codes and quality standards.
JEHDI may use its own staff, subcontractors, or a general contractor, and reserves the right to include volunteer groups when possible.

Procurement Standards

JEHDI will follow these procurement thresholds:

1. **Under $1,000** – Determined by Developer
2. **$1,000 to $15,000** – Minimum of three (3) written estimates required
3. **Over $15,000** – Minimum of three (3) competitively sealed bids required

Contracts will be awarded to the lowest, most responsive and responsible bidder, taking into account the contractor's ability to complete work on schedule. All contractors must hold the necessary licenses and permits.

JEHDI will provide ongoing construction oversight, approve inspection-based pay requests, and ensure quality and timely completion.

QUALIFICATIONS OF HOMEBUYER

CHDO Bridge Housing will prioritize families in the greatest need, who will reside in these homes temporarily while their permanent homes are built.

Partner families will meet HUD and JEHDI eligibility requirements before approval. They will also participate in the "sweat equity" model – contributing volunteer hours toward the construction of their own home.

CHDO PROCEEDS

Bridge Housing units are intended as temporary residences for approved partner families. All proceeds will be designated as CHDO Proceeds and maintained in a restricted reserve account for future HOME eligible projects.

When sufficient CHDO proceeds accumulate, JEHDI will reinvest them into additional HOME eligible activities, such as rehabilitation or new construction, to further expand affordable housing capacity.

JEHDI intends to use these funds as cash contributions toward future HOME eligible projects, strengthening leverage and partnership opportunities within the Joplin Consortium

PROGRAM BUDGET

Description	JEHDI Match	Developer Fee	HOME	Total
2 four-bedroom / two-bathroom homes at 1119 Empire	$90,189	$35,000	$310,000	**$400,189**

PROJECT OUTCOMES

- Construction of 2 new homes for LMI families
- Expanded Bridge Housing capacity from 4 to 6 homes
- Strengthened pipeline for future Habitat homeownership applicants
- Stabilization of neighborhood housing stock
- Sustainable reinvestment of CHDO proceeds into future HOME eligible activities

STATE OF _____)
) ss.
COUNTY OF _____)

AFFIDAVIT OF COMPLIANCE
(Missouri Unauthorized Alien Workers Act)

My name is _____(Name) and I am the _____(Title) of _____(Company Name). I hereby represent, affirm and certify to the City of Joplin that my company does not knowingly employ any person who is an unauthorized alien in connection with contracted services with the City. I further affirm that my company is actively enrolled and participating in a federal work authorization program with respect to all employees working in connection with the contract services provided to the City.

_____
Affiant

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 2023.

_____
Notary Public

My commission expires:

_____

COUNCIL BILL NO. 2026-401 ORDINANCE NO.

AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and Joplin Economic Housing Development Initiative that pertains to 2024 and 2025 HOME funds in the total amount not to exceed $310,000.00; authorizing the City Manager or his designee to execute same on behalf of the City of Joplin;

WHEREAS, the City of Joplin and Joplin Economic Housing Development Initiative, are desirous of entering into an agreement whereby Joplin Economic Housing Development Initiative will develop two units as part of the 2025 CHDO New Construction Rental Program on behalf of the Joplin Consortium HOME Investment Partnership Program.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1: That an Agreement between the City of Joplin, Missouri, Joplin Economic Housing Development Initiative is entered into for three hundred ten thousand dollars ($310,000.00), a copy of same, or copy in substantially similar form, attached hereto and incorporated herein, be and the same is hereby approved.

Section 2: That the City Manager or his designee, the Director of Planning, Development and Neighborhood Services of the City of Joplin, Missouri, is hereby authorized to execute said Agreement in substantially similar form, by and on behalf of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2026, by a _____vote.

_____
Keenan T. Cortez Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-402: approving Program Year 2025 CHDO Homebuyer Construction Agreement.

MEETING DATE
April 6, 2026

REVIEWED BY
Director of Planning, Development & Neighborhood Services – Troy Bolander, Director of Finance – Leslie Haase, City Attorney – Peter Edwards, Assistant City Manager – Tony Robyn, City Manager – Nicholas Edwards

SUMMARY
The following agreement is between the City of Joplin and Joplin Economic Housing Development Initiative to develop and construct homes as part of the 2025 Community Housing Development Organization (CHDO) New Construction Program.

BACKGROUND

The City of Joplin, acting as the lead Participating Jurisdiction of the Joplin HOME Consortium, intends to provide HOME funds received from the Department of Housing and Urban Development (HUD) to Joplin Economic Housing Development Housing Initiative (JEHDI), as designated by the City of Joplin as a Community Housing Development Organization (CHDO), is to receive HOME CHDO set aside funds as required by HUD. JEHDI has identified the sites and the Community Development Planner has conducted an Environmental review, and upon effect of this agreement to fully fund construction, notice to proceed will be given to develop one home for the benefit of low to moderate income homebuyers. The site generally described as 1702 S Empire, in the City of Joplin.

FUNDING SOURCE
This council bill provides One Hundred and Seventy Five Thousand Dollars and Zero Cents ($175,000.00) from the HOME Investment Partnership Program and is included in the 2026 Community Planning HOME Consortium Budget.

Entitlement Program Year 2025 (July 1, 2025 - June 30, 2026) Will receive PY 2026 grant prior to end of City 2026 Fiscal Year

Grant	Grant Balance			Cost	Remaining Balance
M-25-DC-29-0209	$ 540,318.51	CB 2026-401	1119 S Empire (2 Houses/Rentals)	$ 310,000.00	$ 230,318.51
M-24-DC-29-0209	$ 492,189.73	CD 2025-402	1702 Empire (1 house)	$ 175,000.00	$ 317,189.73
	*1119 S Empire must be funded with 2025 Funds per Action Plan				

Confirmed Planned Projects to be initiated prior to November 1st 2026

2008 S Sergeant	Funded with remaining balance of 2025 and future 2026 Grant (rental added in 2025 Action Plan)
	Anticipated HOME Budget $550,000 to $650,000 (Still in underwriting due to change in design, 8 Units)

Planned Projects which will be potentially funded in order of which they meet requriements

Grand Lots	3 homes constructed with pre-2025 funds
31st street Lot	1 Home constructed with pre-2025 grant funds
7 Acre Development	Initial discovery, may not proceed

RECOMMENDATION

This program has received prior approval from the Council as part of the 2025 Action Plan.

ATTACHMENTS

2025 CHDO Homebuyer New Construction Agreement
Council Bill No 2026-402

JOPLIN CONSORTIUM

2025 CHDO Homebuyer New Construction Program

BETWEEN
THE CITY OF JOPLIN, MISSOURI
AND
JOPLIN ECONOMIC HOUSING DEVELOPMENT INITIATIVE

THIS AGREEMENT MADE this ____ day of _____, 2026, by and between the City of Joplin, Missouri, hereinafter referred to as the "CITY", and the Joplin Economic Housing Development Initiative, a nonprofit corporation hereinafter referred to as the "DEVELOPER" and which is located at: 5201 N. Main St., Joplin, Missouri, 64801.

WITNESSETH

WHEREAS, the CITY is the recipient of HOME Investment Partnerships Program Funds from the U.S. Department of Housing and Urban Development (HUD), including funds that are reserved for the use of Community Housing Development Organizations (CHDOs); and

WHEREAS, the DEVELOPER has been certified with the CITY as a CHDO, and has submitted a proposal for use of CHDO funds for a CHDO-eligible project under HOME regulations;

NOW, THEREFORE in consideration of the mutual covenants and obligations herein contained, including the Attachments, and subject to the terms and conditions hereinafter stated, the parties hereto understand and agree as follows:

Section I – Definitions

A. **AGENCY** – is hereby defined as the Planning Development and Neighborhood Services, the HOME Program administering agency of the City of Joplin and members of the Joplin Consortium, as shown in Attachment A. For the purpose of this Agreement and all administration of HOME funds, the AGENCY shall act on behalf of the CITY in the execution and fiscal and programmatic control of this agreement. The term "Approval by the CITY" or like term used in this Agreement shall in no way relieve the DEVELOPER from any duties or responsibilities under the terms of this Agreement, or obligation State or local law or regulation.

B. **DIRECTOR** – is hereby defined as the Planning Development and Neighborhood Services Manager of the CITY.

C. **FEE** – is hereby defined as the amount of money the CITY agrees to pay and the DEVELOPER agrees to accept as payment in full for all the professional, technical and construction services rendered pursuant to this Agreement to complete the WORK as further defined in Section III SCOPE OF WORK, hereof.

D. **WORK** – is hereby defined as all the professional, technical and construction services to be rendered or provided by the DEVELOPER as described hereof.

E. **PROJECT** – is hereby defined as the construction of individual houses for low to moderate income families to support the PROGRAM. The Specific project locations are as defined in ATTACHMENT B & ATTACHMENT C.

F. **PROGRAM-** is hereby defined as the overall process which includes each PROJECT developed in accordance with this Agreement.

G. **HOME** – is hereby defined as the HOME Investment Partnerships Program as described in 24 CFR Part 92, under the authority of 42 U.S.C. 3535 (d) and 12701 - 12839.

Section II – Term

The DEVELOPER expressly agrees to complete all work required by this agreement in accordance with the timetable set forth.

Project Time Schedule

Milestone	***Deadline***
Site plan development	Summer 2026
Construction notice to proceed	Summer 2026
Quarterly progress reports	September 15, 2026 December 15, 2026
Construction completion	Spring 2027
Quarterly progress report	March 15, 2027
Home Sold	9 months after construction completion
Expenditure deadline	September 15, 2027

In addition, this project is subject to ongoing compliance requirements of HOME for five years from the date project completion date; Except, for documents imposing Recapture/Resale restrictions which must be retained for five years after the affordability period terminates [92.508 (c)(2)]. During this compliance period, the DEVELOPER will assure continued compliance with HOME requirements. Ongoing compliance requirements include monitoring units for principal residency and recapture of funds at time of resale.

Timely completion of the work specified in this agreement is an integral and essential part of performance. The expenditure of HOME funds is subject to Federal deadlines and could result in the loss of the Federal funds. By the acceptance and execution of this agreement, it is understood and agreed by the DEVELOPER that the PROJECT must be completed (construction completed and home sold) within **4 Years of the Signing of this Agreement.** The DEVELOPER agrees, then to work as expeditiously as possible and that the DEVELOPER will make every effort to ensure that the project will proceed and will not be delayed. Failure to meet these deadlines can result in cancellation of this contract and the revocation of HOME funds.

Since it is mutually agreed that time is of the essence as regards this agreement, the DEVELOPER shall cause appropriate provisions to be inserted in all contracts or subcontracts relative to the work tasks required by this agreement, in order to ensure that the PROJECT will be completed according to the timetable set forth.

In the event the DEVELOPER is unable to meet the above schedule or complete the above services because of delays resulting from ongoing compliance requirements, Acts of God, untimely review and approval by the CITY and other governmental authorities having jurisdiction over the PROJECT, or other delays that are not caused by the DEVELOPER, the CITY shall grant (upon HUD approval) a one-year extension of time for completion of the WORK. It shall be the responsibility of the DEVELOPER to notify the CITY in writing whenever a delay is anticipated or experienced, and to inform the CITY of all facts and details related to the delay.

Section III – Use of Funds

The DEVELOPER, in close coordination with the CITY, shall perform all services (the "WORK") necessary to assist in the development of the at least **one (1) PROJECT** as discussed in ATTACHMENT B JOPLIN CONSORTIUM PROJECT 2025 H-2(b), New Construction Homebuyer Program in full compliance with the terms of this Agreement.

It is understood that the DEVELOPER will provide architectural plans, a working budget and realistic timetable for each PROJECT as it relates to: construction materials, specialty labor, and other related development costs prior to any fund usage. Said budget shall identify all sources and uses of funds, and allocate HOME and non-HOME funds to activities or line items. The PROJECT will be considered approved when all necessary documentation has been received and letter of notice to proceed is issued by the CITY.

The aforementioned Work tasks will be performed in essentially the manner proposed in the DEVELOPER's proposal. The aforementioned documents will be considered to be a part and portion of this agreement for reference.

Section IV – Requests for Disbursement of Funds

A. Project expenses shall be paid based on vouchers for actual expenses incurred or paid. Requests for payment must be submitted by the DEVELOPER on an invoice containing the organization logo or letterhead, contain an itemized list of items to be reimbursed, total dollar amount requested, along with adequate and proper documentation of all eligible costs incurred in compliance with the actual cost of construction (92.206).

B. **Eligible and Ineligible Expenses (92.205; 92.206; 92.214):** All such expenses shall be in conformance to the approved project budget. Budget revision and approval shall be required prior to payment of any expenses not conforming to the approved project budget. The DEVELOPER will follow the regulations for eligible and ineligible project costs set forth in 92.206 and 92.214. Expenses found to be out of compliance with regulation 92.214 will not be reimbursed by the CITY.

C. The CITY shall pay the DEVELOPER, as maximum compensation or FEE for the developer services required pursuant to the Scope of Work thereof, FIFTEEN THOUSAND DOLLARS

($15,000.00) of HOME Funds, an amount included in Section IV A. DEVELOPER FEE is not to exceed 10% of total development costs if additional sources are included in the project. Progress payments of FEES will not exceed the following cumulative maximum percentages of total developer fee at the following stages of each project completion:

Milestone	***Max. Cumulative Developer Fee %***
Acquisition closing	25%
50% construction completion	50%
Construction completion (certificate of occupancy)	75%
Sale to Qualified LMI Buyer & completion report	100%

D. The CITY reserves the right to inspect records and project sites to determine that reimbursement and compensation requests are reasonable. The CITY also reserves the right to hold payment until adequate documentation has been provided and reviewed.

E. The DEVELOPER may submit a final invoice upon completion. Final payment shall be made after the CITY has determined that all services have been rendered, files and documentation delivered, and units have been placed in service in full compliance with HOME regulations, including submission of a completion report and documentation of eligible occupancy, property standards and long-term use restrictions.

F. **Affordability (92.252; 92.254):**
The CITY shall have the right to review and audit all records of the DEVELOPER pertaining to any payment by the CITY. Said records shall be maintained for a period of five years after the project completion date. Except, for documents imposing Resale/Recapture restrictions which must be retained for Five years after the affordability period terminates [92.508 (c)(2)].
The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion.[92.254 (a)(4)].

HOME amount per-unit	**Minimum period of affordability in years**
Under $15,000	5
$15,000 to $40,000	10
Over $40,000	15

Section V – Project Requirements

The DEVELOPER agrees to comply with all requirements of the HOME Program as stated in 24 CFR Part 92, including but not limited to the following.

A. **Environmental Review (92.352):** No HOME project funds will be advanced, and no costs can be

incurred, until the City has conducted an **Environmental Review** of the proposed project site as required under 24 CFR Part 58. The environmental review may result in a decision to proceed with, modify or cancel the project.

Notwithstanding any provision of this Agreement, the parties hereto agree and acknowledge that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of Environmental Review and receipt by the CITY of a release of funds from the U.S. Department of Housing and Urban Development under 24 CFR Part §58.

Further, the DEVELOPER will not undertake or commit any funds to physical or choice-limiting actions, including property acquisition, demolition, movement, rehabilitation, conversion, repair or construction, prior to the environmental clearance, and must indicate that the violation of this provision may result in the denial of any funds under the agreement.

B. **Qualification as Affordable Housing (92.254):** The DEVELOPER will ensure that all HOME assisted units will be in compliance with 24 CFR 92.254, including documenting that the property is Single Family Housing and Modest Housing (housing that does not exceed 95% of the median purchase price for the area) 92.254(a) (2) (i), and will be the principle residence of the income eligible family throughout the affordability period.

The designated HOME-assisted units of this PROJECT will meet the affordability requirements as found in 92.254 (owner-occupied). The DEVELOPER shall collect and maintain Project beneficiary information pertaining to household size, income levels, racial characteristics, and the presence of female headed households in order to determine low and moderate-income benefit in a cumulative and individual manner. Income documentation shall be in a form consistent with HOME requirements as stated in the HUD ***Technical Guide for Determining Income and Allowances Under the HOME Program***.

The DEVELOPER shall assure that any NOTES and MORTGAGES recorded for homebuyers shall be in compliance with 24 CFR 92.254 and that the DEVELOPER will monitor each unit for principal residency (under 92.254(a)(3)) and resale/recapture (under 92.254 (a)(4) – (5)).

If the property is sold through a lease-purchase agreement, the AWARDEE will ensure compliance with 92.254(a)(7), as modified by the 1999 Appropriations Act, Section 599B.

C. **Nondiscrimination (92.350):** In the selection of occupants for PROJECT units, the DEVELOPER shall comply with all nondiscrimination requirements of 24 CFR 92.350.

D. **Property Standards (92.251; 92.355):** The DEVELOPER shall assure compliance with 24 CFR 92.251 as relates to Property Standards and Housing Quality Standards (HQS), Accessibility Standards under 24 CFR 92.251(a)(3) as applicable, and Lead Based Paint Requirements as found in 24 CFR 92.355 and 24 CFR Part 35.

E. The DEVELOPER will provide any documentation required by the AGENCY regarding match as may be required to document match for purposes of the HOME program.

F. The DEVELOPER will be monitored by the AGENCY for compliance with the regulations of 24

CFR 92 for the compliance period specified above. The DEVELOPER will provide reports and access to project files as requested by the AGENCY during the PROJECT and for Five (5) years after completion and closeout of the AGREEMENT.

Section VI – Repayment of Loan

A. All HOME funds are subject to repayment in the event the PROJECT does not meet the PROGRAM requirements as outlined above.

B. It is understood that upon the completion of the PROGRAM, any HOME funds reserved but not expended under this agreement will revert to the CITY.

C. If the PROJECT is rental, funds will remain a deferred loan for the period of 15 years, at which time the loan may be forgiven or extended in the sole discretion of the CITY for another term. Sale of the property to another party may occur only with the approval of the CITY, and the purchaser shall assume all obligations of the DEVELOPER under this agreement, the note and mortgage, and the deed covenants. Provisions in those documents will provide for the extinguishment of the requirements only in the event of a third-party foreclosure or deed in lieu of foreclosure.

D. If the PROJECT is for owner-occupancy, the DEVELOPER shall lend the HOME funds to the individual buyers in an amount sufficient to make the purchase affordable. Any HOME funds that reduce the price of the property below the fair market value of the property shall be secured by a HOME note and subordinate mortgage as required in 92.254(a)(5)(ii), using the note and mortgage prescribed or approved by the AGENCY (and consistent with the method of recapture identified in the CITY's Consolidated Plan.")

1) All net sales proceeds from the sale of units are considered to be CHDO proceeds that may be retained by the DEVELOPER and used in conformance with 24 CFR 92.300(a)(2), or as specified in ATTACHMENT A & B, PROPOSALS FOR: 2023 JOPLIN CONSORTIUM; CHDO New Construction Homebuyer Program.

2) Prior to each closing, the DEVELOPER will provide to the AGENCY the estimated settlement statement, along with a reconciliation statement and the draft note and mortgage. The reconciliation statement shall account for the pro-ration of HOME project funds to the individual unit, and identify those funds that are to be lent to the buyer as "Buyer subsidies" secured by the HOME note and mortgage, the pro-rated HOME development funds that are to be forgiven as "Development subsidies", and the amount of developer fee or CHDO sales proceeds to be retained from settlement funds.

3) All resale proceeds that are received from buyers as they resell the properties during the compliance period to other buyers shall be considered "Recaptured Funds" under 24 CFR 92.254(a)(5)(ii)A)(5) and must be repaid to the CITY for use in eligible HOME projects as required by 24 CFR 92.503. The DEVELOPER shall promptly notify the AGENCY of such transactions and will promptly convey any Recaptured Funds to the AGENCY.

Section VII – CHDO Provisions (92.300)

It is understood that the AWARDEE has certified that it is and will maintain CHDO (Community Housing Development Organization) status for the term of the PROJECT/AGREEMENT in accordance with 24 CFR 92. AWARDEE agrees to provide information as may be requested by the AGENCY to document its continued compliance, including but not limited to an annual board rooster and certification of continued compliance.

Any funds advanced as CHDO pre-development funds must be in compliance with 92.301, and are forgivable only under the terms in 92.301.

Any funds advanced to the CHDO as CHDO Operating Expenses must be expended in compliance with 24 CFR 92.208.

Any funds that the CHDO is permitted to retain as CHDO proceeds from this project shall be used in compliance with 24 CFR 92.300(a)(2) and as specified in this Agreement.

If the project is rental, the AWARDEE will create and follow a tenant participation plan as required in 24 CFR 92.303.

Section VIII – Procurement Standards

The DEVELOPER shall establish procurement procedures to ensure that materials and services are obtained in a cost-effective manner. When procuring for services to be provided under this agreement, the DEVELOPER shall comply at a minimum with the nonprofit procurement standards at 24 CFR 84.40 – 24 CFR 84.48.

In addition, the following requirements are imposed on any procurement under this PROJECT:

1) Under $1,000 – determined by DEVELOPER;

2) $1,000 - $15,000 – at least three (3) written estimates are required;

3) Over $15,000 – at least three (3) competitively sealed bids from contractors/ suppliers.

It is not acceptable to divide or split quantities to be purchased with the intent of evading or circumventing the bidding requirements.

In addition, it is understood that any DEVELOPER that can be considered to be a religious organization shall abide by all portions of 24 CFR 92.257 for Faith-based activities.

Section IX – Conflict of Interest Provisions (92.356)

The DEVELOPER warrants and covenants that it presently has no interest and shall not acquire any interest, directly or indirectly, which could conflict in any manner or degree with the performance of its services hereunder. The DEVELOPER further warrants and covenants that in the performance of this contract, no person having such interest shall be employed.

HOME conflict of interest provisions, as stated in 92.356, apply to the award of any contracts under

the agreement and the selection of tenant households to occupy HOME-assisted units.

No employee, agent, consultant, elected official, or appointed official of the DEVELOPER may obtain a financial interest or unit benefits from a HOME-assisted activity, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. This prohibition includes the following:

1. Any interest in any contract, subcontract or agreement with respect to a HOME-assisted project or program administered by the DEVELOPER, or the proceeds thereunder; or

2. Any unit benefits or financial assistance associated with HOME projects or programs administered by the DEVELOPER , including:

    - Occupancy of a rental housing unit in a HOME-assisted rental project;
    - Receipt of HOME tenant-based rental assistance;
    - Purchase or occupancy of a homebuyer unit in a HOME-assisted project;
    - Receipt of HOME homebuyer acquisition assistance; or
    - Receipt of HOME owner-occupied rehabilitation assistance

This prohibition does not apply to an employee or agent of the DEVELOPER who occupies a HOME-assisted unit as the on-site project manager or maintenance worker.

In addition, no member of Congress of the United States, official or employee of HUD, or official or employee of the Participating Jurisdiction shall be permitted to receive or share any financial or unit benefits arising from the HOME-assisted project or program.

Prior to the implementation of the HOME-assisted activity, exceptions to these provisions may be requested by the DEVELOPER in writing to the Participating Jurisdiction. The DEVELOPER must demonstrate and certify that the policies and procedures adopted for the activity will ensure fair treatment of all parties, and that the covered persons referenced in this policy will have no inside information or undue influence regarding the award of contracts or benefits of the HOME assistance. The Jurisdiction may grant exceptions or forward the requests to HUD as permitted by 24 CFR 92.356, 85.36 and 84.42, as they apply.

Section X – City Responsibilities

The CITY shall furnish the DEVELOPER with the following services and information from existing CITY records and CITY files:

A. The CITY shall provide to the DEVELOPER information regarding its requirements for the PROJECT.

B. The CITY will provide the DEVELOPER with any changes in HOME regulations or program limits that affect the project, including but not limited to income limits, property value limits and rent limits.

C. The CITY will conduct progress inspections of work completed to protect its interests as lender and regulatory authority for the project, and will provide information to the DEVELOPER

regarding any progress inspections or monitoring to assist it in ensuring compliance.

The CITY's review and approval of the WORK will relate only to overall compliance with the general requirements of this Agreement and HOME regulations, and all CITY regulations and ordinances.

Nothing contained herein shall relieve the DEVELOPER of any responsibility as provided under this Agreement.

Section XI – Equal Employment Opportunity and Labor

During the performance of this contract, the DEVELOPER agrees as follows:

A. The DEVELOPER will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin(s). The DEVELOPER will take affirmative action to ensure the applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin(s). Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The DEVELOPER agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer of the CITY setting forth the provisions of this nondiscrimination clause.

B. The DEVELOPER will, in all solicitations or advertisements for employees placed by or on behalf of the DEVELOPER, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

C. The DEVELOPER will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the CITY's contracting officer, advising the labor union or worker's representative of the DEVELOPER's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. The DEVELOPER will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

E. The DEVELOPER will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the AGENCY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and order.

F. In the event the DEVELOPER is found to be in noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations or orders, this contract may be canceled, terminated or suspended in whole or in part and the DEVELOPER may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965 or by rule, regulations, or

order of the Secretary of Labor or as otherwise provided by law.

G. The DEVELOPER will include the provisions of paragraphs (a) through (g) of this section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The DEVELOPER will take such action with respect to any subcontract or purchase order as the AGENCY may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the DEVELOPER becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the AGENCY, the DEVELOPER may request the United States to enter into such litigation to protect the interest of the United States.

Section XII – Labor, Training & Business Opportunity (92.354)

The DEVELOPER agrees to comply with the federal regulations governing training, employment and business opportunities as follows:

A. It is agreed that the WORK to be performed under this agreement is on a project assisted under a program providing direct Federal financial assistance from the US Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u, as well as any and all applicable amendments thereto. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given low and moderate income residents of the project area, and that contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the project area.

B. The DEVELOPER shall comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 Code of Federal Regulations and all applicable rules and orders of the AGENCY of Housing and Urban Development issued thereunder as well as any and all applicable amendments thereto prior to the execution of this contract as well as during the term of this contract. The DEVELOPER certifies and agrees that it is under no contractual or other disability, which would prevent it from complying with these requirements as well as any and all applicable amendments thereto.

C. The DEVELOPER will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the CITY, take appropriate action pursuant to the subcontractor upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, in 24 Code of Federal Regulations.

The DEVELOPER will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 code of Federal Regulations and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with these requirements as well as with any and all applicable amendments thereto.

D. Compliance with the provisions of Section 3, the regulations set forth in 24 Code of Federal

Regulations and all applicable rules and orders of the AGENCY of Housing and Urban Development issued thereunder prior to the execution of the contract shall be a condition precedent to federal financial assistance being provided to the PROJECT as well as a continuing condition, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the DEVELOPER or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by 24 Code of Federal Regulations as well as with any and all applicable amendments thereto.

Section XIII – Compliance with Federal, State & Local Laws

The DEVELOPER covenants and warrants that it will comply with all applicable laws, ordinances, codes, rules and regulations of the state local and federal governments, and all amendments thereto, including, but not limited to; Title 8 of the Civil Rights Act of 1968 PL.90-284; Executive Order 11063 on Equal Opportunity and Housing Section 3 of the Housing and Urban Development Act of 968; Housing and Community Development Act of 1974, as well as all requirements set forth in 24 CFR 92 of the HOME INVESTMENT PARTNERSHIP PROGRAM. The DEVELOPER covenants and warrants that it will indemnify and hold the City forever free and harmless with respect to any and all damages whether directly or indirectly arising out of the provisions and maintenance of this contract.

The DEVELOPER agrees to comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C. 1857(h)), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15), and include in scope of work the installation of an active sub slab radon mitigation system to comply with CPD-23-103.

The DEVELOPER further warrants and agrees to include or cause to be included the criteria and requirements of this section in every non-exempt subcontract in excess of $100,000.

The DEVELOPER also agrees to take such action as the federal, state or local government may direct to enforce aforesaid provisions.

Section XIV – Suspension & Termination

In accordance with 24 CFR 85.43, suspension or termination may occur if the DEVELOPER materially fails to comply with any term of the award, and that the award may be terminated for convenience in accordance with 24 CFR 85.44.

If, through any cause, the DEVELOPER shall fail to fulfill in timely and proper manner its obligations under this contract, or if the DEVELOPER shall violate any of the covenants, agreements, or stipulations of this contract, the CITY shall thereupon have the right to terminate this contract by giving written notice to the DEVELOPER of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, the DEVELOPER shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder to the date of said termination. Notwithstanding the above, the DEVELOPER shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the contract by the DEVELOPER and the CITY may withhold any payments to the

DEVELOPER for the purpose of setoff until such time as the exact amount of damages due the CITY from the DEVELOPER is determined whether by court of competent jurisdiction or otherwise.

Section XV – Termination for Convenience of the CITY

The CITY may terminate for its convenience this contract at any time by giving at least thirty (30) days notice in writing to the DEVELOPER. If the contract is terminated by the CITY, as provided herein, the City will reimburse for any actual and approved expenses incurred, including those costs involved in terminating the contracts and shutting down the work as of the date of notice, and the DEVELOPER will be paid as a FEE an amount which bears the same ratio to the total compensation as the services actually performed bear to the total service of the DEVELOPER covered by this contract, less payments of compensation previously made. Claims and disputes between the parties will be submitted to the American Arbitration Association for resolution. Award or judgment may be entered in any court having jurisdiction thereof.

Section XVI – Default-Loss of Grant Funds

If the DEVELOPER fails in any manner to fully perform and carry out any of the terms, covenants, and conditions of the agreement, and more particularly if the DEVELOPER refuses or fails to proceed with the work with such diligence as will insure its completion within the time fixed by the schedule set forth in Section II of this agreement, the DEVELOPER shall be in default and notice in writing shall be given to the DEVELOPER of such default by the AGENCY or an agent of the AGENCY. If the DEVELOPER fails to cure such default within such time as may be required by such notice, the CITY, acting by and through the AGENCY, may at its option terminate and cancel the contract.

In the event of such termination, all grant funds awarded to the DEVELOPER pursuant to this agreement shall be immediately revoked and any approvals related to the PROJECT shall immediately be deemed revoked and canceled. In such event, the DEVELOPER will no longer be entitled to receive any compensation for work undertaken after the date of the termination of this agreement, as the grant funds will no longer be available for this project.

Such termination shall not effect or terminate any of the rights of the CITY as against the DEVELOPER then existing, or which may thereafter accrue because of such default, and the foregoing provision shall be in addition to all other rights and remedies available to the CITY under the law and the note and mortgage (if in effect), including but not limited to compelling the DEVELOPER to complete the project in accordance with the terms of this agreement, in a court of equity.

The waiver of a breach of any term, covenant or condition hereof shall not operate as a waiver of any subsequent breach of the same or any other term, covenant, or condition hereof.

Section XVII – Reporting Responsibilities

The DEVELOPER agrees to submit any and all quarterly reports required by HUD or the CITY to the AGENCY on the following due dates of this agreement.

The AGENCY will send the DEVELOPER one reminder notice if the quarterly report has not been received fourteen (14) days after the due date. If the DEVELOPER has not submitted a report fourteen

(14) days after the date on the reminder notice, the CITY will have the option to terminate the contract as described in this agreement. In addition, the DEVELOPER agrees to provide the AGENCY information as required to determine program eligibility, in meeting national objectives, and financial records pertinent to the project. Additional reporting requirements may be created by the AGENCY and effective when submitted to the DEVELOPER in writing.

Section XVIII – Inspection, Monitoring & Access to Records

The CITY reserves the right to inspect, monitors, and observe work and services performed by the DEVELOPER at any and all reasonable times.

The CITY reserves the right to audit the records of the DEVELOPER any time during the performance of this Agreement and for a period of five years after final payment and project closeout is made under this Agreement.

If required, the DEVELOPER will provide the AGENCY with a certified audit of the DEVELOPER's records representing the Fiscal Year during which the PROJECT is implemented, whenever the DEVELOPER expends $500,000 or more in a year, in Federal awards, pursuant to the requirements of OMB Circular A-133.

Access shall be immediately granted to the CITY, HUD, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of the DEVELOPER or its contractors which are directly pertinent to that specific contract for the purpose of making audit, examination, excerpts, and transcriptions.

Section XIX – General Conditions

A. All notices or other communication which shall or may be given pursuant to this Agreement shall be in writing and shall be delivered by personal service, or by registered mail addressed to the other party at the address indicated herein or as the same may be changed from time to time. Such notice shall be deemed given on the day on which personally served; or, if by mail, on the fifth day after being posted or the date of actual receipt, whichever is earlier.

City address --- 602 S. Main Street; Joplin, Missouri 64801

DEVELOPER address --- 5201 N. Main Street., Joplin Missouri 64801

B. Title and paragraph headings are for convenient reference and are not a part of this Agreement.

C. In the event of conflict between the terms of this Agreement and any terms or conditions contained in any attached documents, the terms in this Agreement shall rule.

D. No waiver or breach of any provision of this Agreement shall constitute a waiver of a subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

E. The parties hereto agree that this Agreement shall be construed and enforced according to the laws of the State of Missouri.

F. Should any provisions, paragraphs, sentences, words or phrases contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable

under the laws of the State of Missouri or the City of Joplin, such provisions, paragraphs, sentences, words or phrases shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable to conform with such laws, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect.

G. The DEVELOPER shall comply with the provisions of the Copeland Anti-Kick-Back Act (18 U.S.C. 874) as supplemented in the AGENCY of Labor Regulations (29 CFR Part 3), as amended.

H. The DEVELOPER shall comply with the provisions of sections 103 and 107 of the Contract Work Hours and Safety Standard Act (40 U.S.C. 327-330) as supplemented by AGENCY of Labor regulations (29 CFR, Part 5), as amended.

I. The DEVELOPER further warrants and agrees to include or cause to be included the criteria and requirements of paragraphs (G) through (H) of this section in every nonexempt subcontract. The DEVELOPER also agrees to take such action as the federal, state or local government may direct to enforce aforesaid provisions.

J. The obligations undertaken by DEVELOPER pursuant to this Agreement shall not be delegated or assigned to any other person or agency unless CITY shall first consent to the performance or assignment of such service or any part thereof by another person or agency.

K. The Agreement shall be binding upon the parties hereto, their heirs, executors, legal representative, successors and assigns.

L. DEVELOPER shall indemnify and save CITY harmless from and against any negligent claims, liabilities, losses and causes of action which may arise out of DEVELOPER 's activities under this Agreement, including all other acts or omissions to act on the part of DEVELOPER , including any person acting for or on its behalf, and, from and against any orders, judgments, or decrees which may be entered, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claims, or in the investigation thereof.

M. DEVELOPER and its employees and agents shall be deemed to be independent contractors, and not agents or employees of the CITY, and shall not attain any rights or benefits under the civil service or pension ordinances of the CITY, or any rights generally afforded classified or unclassified employee; further they shall not be deemed entitled to compensation benefits as an employee of the CITY.

N. Funding for this Agreement is contingent on the availability of funds and continued authorization for program activities and is subject to amendment or termination due to lack of funds, or authorization, reduction of funds, and/or change in regulations.

O. DEVELOPER shall follow the legal protocol for the Federal Work Authorization Program ("FWAP") as found in Attachment E.

IN WITNESS WHEREOF,

The City of Joplin and the DEVELOPER have caused their signatures to be hereunto affixed and duly attested.

FOR DEVELOPER

Joplin Economic Housing Development Initiative: a Missouri Nonprofit Organization

By: _____ Date: _____

Bryan West
Executive Director

Attest:

_____
Scott Clayton
President of the Board

FOR CITY

City of Joplin; a political subdivision of the State of Missouri

By: _____ Date: _____

Troy Bolander
Director of Planning, Development, and Neighborhood Services

Attest:

_____

Thomas Walters
City Planner

Approved as to form:

_____

Peter Edwards
City Attorney

Attachment A

The Joplin HOME Consortium is organized by written Memorandums of Understandings with the City of Joplin and consists of the following 11 members:

1) City of Joplin, and
2) City of Carthage, and
3) City of Webb City, and
4) City of Carl Junction, and
5) City of Carterville, and
6) City of Sarcoxie, and
7) City of Oronogo, and
8) Village of Airport Drive, and
9) City of Neck City, and
10) All unincorporated areas of Jasper County, and
11) Village of Duquesne

Attachment B

PROPOSAL FOR:

JOPLIN CONSORTIUM PROJECT 2025 H-2(b)

CHDO NEW CONSTRUCTION HOMEBUYER PROGRAM

The Joplin Economic Housing Development Initiative (JEHDI) presents the following proposal intended to meet the purposes of the Community Housing Development Organization (CHDO) set-aside funds.

SUMMARY

JEHDI proposes to use $175,000 of CHDO HOME Entitlement funds, to build one (1) home. The program will be primarily financed by these grant funds and also with funds provided from JEHDI. The home built under this program will be located in a community that is a member of the Joplin Consortium. The home will also benefit Low-Moderate Income (LMI) families. The purposes of the project will be to improve neighborhood conditions by stabilizing housing stock and to promote homeownership. A family that has met qualifications for the JEHDI home building program has been selected and has found to be in significant need of improved housing.

This home will be a 4 bedroom / 2 bathroom home built at 1702 S. Empire Ave. The future homeowner is a single mother who has a 16-year-old daughter, and is the guardian of her 10-year-old nephew. She additionally cares for her disabled mother, who will be living in the home as well. Originally, from the San Diego area, Kristi moved to Joplin several years ago in search of a safer, more family focused community and is proud to call Joplin home.

It is the intent of the JEHDI to develop the project in a way that the program grows and becomes more self-sustaining with time. As homes are sold, the remaining funds, including any potential profits, will be reused in the program. As funds become free of federal regulations, a portion of the proceeds will be donated to another project for a planned HOME eligible activity, allowing for the eventual shift of future HOME funds from other program activities to an increase in CHDO funding for this program.

The program will be flexible in that if a home does not sell and starts to become a liability to the organization there will be other options available. These options will include the use of a lease-purchase agreement and/or the eventual conversion of the house into an affordable rental unit owned and managed by the JEHDI.

ACQUISITION

The Environmental Review has been completed by the City to determine site eligibility, and upon approval of the Joplin City Council and execution of written agreement, JEHDI will be given notice to proceed and commence with all responsibilities in aforementioned agreement.

CONSTRUCTION

The home will be built in conformance with local applicable building code standards. JEHDI will either use its own employees, sub-contract out, or hire a general contractor to perform the construction of the home. JEHDI would like to reserve the right to work with a volunteer group if given the opportunity.

The JEHDI will abide by the following Procurement Standards:

1) Under $1,000 – determined by DEVELOPER;

2) $1,000 - $15,000 – at least three (3) written estimates are required;

3) Over $15,000 – at least three (3) competitively sealed bids from contractors/ suppliers.

The lowest, most responsive and responsible bidder will be awarded each contract. The contractor's ability to complete each activity in a timely manner will also be considered during the selection process. The contractor will have a pre-negotiated start and end date for the project. They will also be required to obtain all applicable licenses and permits where required. The JEHDI will oversee and inspect the construction of the home, including the approval of pay requests. Payments to the contractor will be made upon each approved inspection.

SALE TO HOMEBUYER

Since the intent and purpose of the CHDO program is to assist LMI homebuyers, a concerted effort will be made to sell each project to those LMI families for the purpose of homeownership.

All homes constructed with CHDO funds and sold by the JEHDI will be made available to pre-selected families that are pre-approved prior to construction of these homes. These families are required to meet all of the HUD and JEHDI program requirements and qualifications prior to approval by the JEHDI, and then are involved closely with the JEHDI regarding site location and size of the home required to meet their specific permanent housing needs. Again, these homes are constructed for pre-selected families which will result in the JEHDI not having to advertise or entertain offers from the "open market" home sale process. A standard closing process will be completed by the title company. The JEHDI will receive all (CHDO) proceeds at the closing of the property.

OTHER OPTIONS

In the event a particular project does not sell within nine (9) months of its construction completion, the JEHDI reserves the right to exercise other options including a lease-purchase agreement and/or the conversion of the project to an affordable housing rental unit. A separate agreement will be developed between the JEHDI and City of Joplin for this purpose if and when it is necessary.

CHDO PROCEEDS

When homes are sold, the funds that are repaid to the JEHDI will be considered CHDO Proceeds and placed into a reserve account. When a sufficient amount of funds are available in the account, the CHDO Proceeds will be used to fund HOME-eligible rehabilitation projects or additional new construction, as desired.

When the homes that are developed with CHDO proceeds are sold, the funds that are repaid to the JEHDI will no longer be restricted to federal regulations and will be considered "cash proceeds". The JEHDI proposes to use those funds as owner equity in future activities and as cash donations to other projects for planned HOME eligible activities in exchange for a reasonable increase in Joplin Consortium HOME funding.

PROGRAM BUDGET

The following budget represents our anticipated costs of the home:

	Acquisition	Construction	Developer Fee	Total
1702 S. Empire Ave, Joplin 4 bedroom, 2 bathroom home	0	$160,000	$15,000	$175,000

STATE OF _____)
) ss.
COUNTY OF _____)

AFFIDAVIT OF COMPLIANCE
(Missouri Unauthorized Alien Workers Act)

My name is _____(Name) and I am the _____(Title) of _____(Company Name). I hereby represent, affirm and certify to the City of Joplin that my company does not knowingly employ any person who is an unauthorized alien in connection with contracted services with the City. I further affirm that my company is actively enrolled and participating in a federal work authorization program with respect to all employees working in connection with the contract services provided to the City.

_____
Affiant

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this _____ day of _____, 2023.

_____
Notary Public

My commission expires:

_____

COUNCIL BILL NO. 2026-402 ORDINANCE NO.

AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and Joplin Economic Housing Development Initiative that pertains to 2024 and 2025 HOME funds in the total amount not to exceed $175,000.00; authorizing the City Manager or his designee to execute same on behalf of the City of Joplin;

WHEREAS, the City of Joplin and Joplin Economic Housing Development Initiative, are desirous of entering into an agreement whereby Joplin Economic Housing Development Initiative will develop two units as part of the 2025 CHDO New Construction Homebuyer Program on behalf of the Joplin Consortium HOME Investment Partnership Program.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1: That an Agreement between the City of Joplin, Missouri, Joplin Economic Housing Development Initiative is entered into for three hundred ten thousand dollars ($175,000.00), a copy of same, or copy in substantially similar form, attached hereto and incorporated herein, be and the same is hereby approved.

Section 2: That the City Manager or his designee, the Director of Planning, Development and Neighborhood Services of the City of Joplin, Missouri, is hereby authorized to execute said Agreement in substantially similar form, by and on behalf of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2026, by a _____vote.

_____
Keenan T. Cortez Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-509 – Approving a budget amendment for FY 2026

MEETING DATE
April 6, 2026

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2026-509 Ordinance; Schedule "A" Budget Amendment

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

SUMMARY
This Council Bill amends the adopted 2025-2026 Budget of the City of Joplin.

BACKGROUND
In compliance with Charter regulations and accounting principles, the proposed adjustment is required to ensure that department expenditures do not exceed approved budget appropriations.

Here is an explanation for the items in Schedule A:

- Amending the City Manager's Proposition Action Consulting Fees by $512,735.00 to complete the A&M Broadband contract. This contract was awarded two years ago and the purchase order is only allowed to be rolled one time. This is for the balance of the original amount approved. It is not an increase in the contract amount.
- Amending the Public Safety Sales Tax Fire Department Repairs & Maintenance line item to replace the hot water heater at Station #7 that is no longer under warranty in the amount of $10,258.00. This item was unknown when the budget was compiled.
- Amending the Airport Revenue by $3,492,200.00 and Expenses by $3,676,000.00 for the Passenger Boarding Bridge contract that was approved in September after the proposed budget was completed. This is for the original amount approved and is not an increase in the contract amount.

The purpose of the budget amendment is to recognize changes that have occurred since the annual budget was adopted. This budget amendment increases revenues by $3,492,200.00 and expenditures by $4,198,993.00, each.

FUNDING SOURCE
Various funds are being amended to fund this item as shown on Schedule A and detailed above.

RECOMMENDATION
Staff recommends approval of this council bill on a first reading.

COUNCIL BILL NO. 2026-509 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2025-143 on October 20, 2025, which estimated revenues and appropriated funds for the fiscal year 2025-2026; and,

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

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

Section 1. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing revenue by the total amount of Three Million Four Hundred Ninety-Two Thousand Two Hundred Dollars and No Cents ($3,492,200.00) and by increasing appropriations by the total amount of Four Million One Hundred Ninety-Eight Thousand Nine Hundred Ninety-Three Dollars and No Cents ($4,198,993.00) for the purposes and amounts as shown in Schedule "A" attached hereto.

Section 2. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 3. That this ordinance shall become effective on April 21, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2026.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

SCHEDULE A

CITY OF JOPLIN
BUDGET AMENDMENT
2025-2026 ADOPTED BUDGET
6-Apr-26

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
001	General Fund					
				$	-	
	City Manager Prop Action	001-0522-500-5010	Consulting Fees			512,735
	Total General Fund			$	-	512,735
101	Public Safety Sales Tax Fund					
				$	-	
	Fire Public Safety	101-6075-510-4105	Property Repairs & Maintenance			10,258
	Total Public Safety Sales Tax Fund			$	-	10,258
405	Airport Fund					
	Grant Revenue	405-0000-470-0501	Airport Grant	$	3,492,200	
	Operations	405-5004-520-8810	Construction in Progress			3,676,000
	Total Airport Fund			$	3,492,200	3,676,000
	Grand Total			$	3,492,200	4,198,993

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-607 – approving and issuing a purchase order to Central Square Technologies, LLC. for the annual subscription and software licensing fees for the ProSuite Justice Center Software.

MEETING DATE
April 6, 2026

REVIEWED BY
Director of IT: Mark Morris; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves the issuance of a Purchase Order(s) to Superion, LLC., (formerly SunGard Public Sector) to cover the annual subscription/support payment for technical activities for Public Safety (Pro Suite) for Fiscal Year 2025-26.

BACKGROUND
This is the annual support payment to cover technical upgrades and day-to-day support activities. As Superion/Central Square is the sole source for this software, there are no bids required. The amount of $227,063.26, was budgeted and approved for FY2026 by Council during the budget process and finalized by Council Bill 2025-538 on October 20, 2025.

FUNDING SOURCE
This payment is included in the FY 2025-26 budget of the Information Technology Department (001-2501-500-52.65)

RECOMMENDATION
Staff recommends adoption of this Council Bill on 1ST Reading and sets an effective date of April 21, 2026.

ATTACHMENTS
CB2026-607 Ordinance

COUNCIL BILL NO. 2026-607 ORDINANCE NO.

AN ORDINANCE approving a Purchase Order to be issued to Superion, LLC., to cover the annual support payment for the financial software and related systems the amount of $227,063.26, was budgeted and approved for FY2026 by Council during the budget process and finalized by Ordinance 2025-143 on October 20, 2025; and establishing a date when it shall become effective.

WHEREAS, Superion, LLC (a Central Square subsidiary) has been the City's primary software provider for more than 25 years; and,

WHEREAS, in the FY2026 budget process, Council approved and budgeted funds to cover the annual support payment for technical activities.

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

Section 1. That a Purchase Order issued to Superion covering the annual support payment for the ProSuite software and related systems, be and the same is hereby approved.

Section 2. That Fiscal Year 2025-2026 budgeted appropriations as adopted by Council Bill 2025-538 and reflected an appropriation in the total amount of Two Hundred Twenty-seven Thousand, Sixty-three Dollars, Twenty-six Cents ($227,063.26) for payment of support for technical activities for the Justice Center Software Suite/ProSuite.

Section 3. That this Council Bill shall have an effective date of April 21, 2026

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Renewal Order prepared by:
Jenny McPherson
jenny.mcpherson@centralsquare.com

Renewal Order #: Q-248025
Start Date: April 9, 2026
End Date: April 8, 2027
Billing Frequency: Yearly
Subsidiary: CentralSquare Technologies, LLC

Renewal Order prepared for:
Mark Morris, IT Director
Joplin Police Department
602 S Main
Joplin, Missouri 64801
417-624-0820

Thank you for your continued business. We at CentralSquare appreciate and value our relationship and look forward to serving you in the future. CentralSquare provides software that powers over 8,000 communities. More information about all of our products can be found at www.centralsquare.com.

WHAT SOFTWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	Administration PS Pro Agency Site License Annual Subscription Fee	1	45.65 USD
2.	Administration PS Pro Agency Site License Annual Subscription Fee	1	1,430.37 USD
3.	Administration PS Pro Core Annual Subscription Fee	1	870.16 USD
4.	CAD PS Pro Advanced (Agency Site License) Annual Subscription Fee	1	2,447.33 USD
5.	CAD PS Pro Advanced (Backup Seat License) Annual Subscription Fee	5	0.00 USD
6.	CAD PS Pro Agency Site License Annual Subscription Fee	1	7,341.96 USD
7.	CAD PS Pro Backup Seat License Annual Subscription Fee	5	0.00 USD
8.	CAD PS Pro Basic Paging (SMTP/Email) Interface Annual Subscription Fee	1	0.00 USD
9.	CAD PS Pro CLQ Location & Image Retrieval Agency Site License Annual Subscription Fee	1	2,216.03 USD
10.	CAD PS Pro CLQ Location & Image Retrieval Core Annual Subscription Fee	1	2,216.03 USD
11.	CAD PS Pro Core Annual Subscription Fee	1	3,263.93 USD
12.	CAD PS Pro E911 (ANI/ALI) Interface Annual Subscription Fee	1	0.00 USD
13.	CAD PS Pro FirstDue Interface (Export) Annual Subscription Fee	1	1,958.36 USD
14.	CAD PS Pro Priority SMS Paging Agency Site License Annual	1	2,216.03 USD

Renewal Order prepared by:
Jenny McPherson
jenny.mcpherson@centralsquare.com

	Subscription Fee		
15.	CAD PS Pro Priority SMS Paging Core Annual Subscription Fee	1	1,477.35 USD
16.	CAD PS Pro ProQA PlatinumCertified Interface (Import and Export) Annual Subscription Fee	1	3,371.87 USD
17.	CAD PS Pro RapidSOS Integration Core Annual Subscription Fee	1	554.01 USD
18.	CAD PS Pro RapidSOS LEI Integration Agency Site License Annual Subscription Fee	1	1,329.62 USD
19.	CAD PS Pro Rip and Run (Fax/Email) Interface Annual Subscription Fee	1	0.00 USD
20.	CentralSquare DEMS Annual Subscription Fee	1	18,356.63 USD
21.	Community Data Platform Annual Subscription Fee	1	0.00 USD
22.	Community Data Platform Annual Subscription Fee	1	0.00 USD
23.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	17	2,249.10 USD
24.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	20	2,646.00 USD
25.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee	5	661.50 USD
26.	Field Ops Subscription (for Pro Mobile users) Annual Subscription Fee for Fire Department	10	1,260.00 USD
27.	Field Training Online (Stand-Alone)– Annual Subscription Fee	1	5,540.06 USD
28.	Financial PS Pro Agency Site License Annual Subscription Fee	1	0.00 USD
29.	Financial PS Pro Core Annual Subscription Fee	1	0.00 USD
30.	Jail PS Pro Advanced (Agency Site License) Annual Subscription Fee	1	942.69 USD
31.	Jail PS Pro Agency Site License Annual Subscription Fee	1	2,827.43 USD
32.	Jail PS Pro Core Annual Subscription Fee	1	4,787.10 USD
33.	Jail PS Pro NDEx Adapter (IB IEPD) Annual Subscription Fee	1	0.00 USD
34.	Mapping PS Pro Agency Site License for FullTime CAD Workstations Annual Subscription Fee	1	3,473.53 USD
35.	Mapping PS Pro AVL Agency Site License for FullTime CAD Workstations Annual Subscription Fee	1	2,610.48 USD

Renewal Order prepared by:
Jenny McPherson
jenny.mcpherson@centralsquare.com

36.	Mapping PS Pro AVL Playback Agency Site License for FullTime CAD Workstations Annual Subscription Fee	1	1,305.23 USD
37.	Mapping PS Pro AVL Seat License for Backup/Supervisor/PartTime Workstations Annual Subscription Fee	5	380.70 USD
38.	Mapping PS Pro Core Annual Subscription Fee	1	2,315.67 USD
39.	Mapping PS Pro Seat License for Backup/Supervisor/PartTime Workstations Annual Subscription Fee	5	1,296.10 USD
40.	Mobile PS Pro Accident Reporting Annual Subscription Fee	5	271.95 USD
41.	Mobile PS Pro Accident Reporting Annual Subscription Fee	85	4,623.15 USD
42.	Mobile PS Pro CAD Annual Subscription Fee	5	489.50 USD
43.	Mobile PS Pro CAD Annual Subscription Fee	85	8,321.50 USD
44.	Mobile PS Pro CAD Annual Subscription Fee	17	1,664.30 USD
45.	Mobile PS Pro Core Annual Subscription Fee	1	1,087.71 USD
46.	Mobile PS Pro eCitations Annual Subscription Fee	5	380.70 USD
47.	Mobile PS Pro eCitations Annual Subscription Fee	85	6,471.90 USD
48.	Mobile PS Pro Mapping Annual Subscription Fee	17	4,011.49 USD
49.	Mobile PS Pro Mapping Annual Subscription Fee	85	20,057.45 USD
50.	Mobile PS Pro Mapping Annual Subscription Fee	5	1,179.85 USD
51.	Mobile PS Pro NCIC Annual Subscription Fee	5	0.00 USD
52.	Mobile PS Pro NCIC Annual Subscription Fee	85	0.00 USD
53.	Mobile PS Pro Records Annual Subscription Fee	85	17,566.10 USD
54.	Mobile PS Pro Records Annual Subscription Fee	5	1,033.30 USD
55.	Personnel PS Pro Advanced Agency Site License Annual Subscription Fee	1	579.04 USD
56.	Personnel PS Pro Advanced Agency Site License Annual Subscription Fee	1	460.74 USD
57.	Personnel PS Pro Agency Site License Annual Subscription Fee	1	0.00 USD
58.	Personnel PS Pro Agency Site License Annual Subscription Fee	1	0.00 USD
59.	Personnel PS Pro Agency Site License Annual Subscription Fee	1	0.00 USD
60.	Personnel PS Pro Core Annual Subscription Fee	1	0.00 USD

Renewal Order prepared by:
Jenny McPherson
jenny.mcpherson@centralsquare.com

61.	Portal PS Pro Attorney Case View Annual Subscription Fee	1	1,186.87 USD
62.	Portal PS Pro Community Involvement Pack Annual Subscription Fee	1	1,186.87 USD
63.	Portal PS Pro Remote CFS View Pack Annual Subscription Fee	1	1,186.87 USD
64.	PS Pro Additional Agency MULES/NCIC Interface Annual Subscription Fee	1	256.62 USD
65.	PS Pro Esri Analyst License Annual Subscription Fee	1	1,971.42 USD
66.	PS Pro Esri Server License Annual Subscription Fee	1	1,971.27 USD
67.	PS Pro MULES/NCIC Interface (Basic Queries) Annual Subscription Fee	1	4,704.57 USD
68.	PS Pro MULES/NCIC Interface (Criminal History) Annual Subscription Fee	1	427.70 USD
69.	PS Pro MULES/NCIC Interface (Warrants) Annual Subscription Fee	1	3,421.50 USD
70.	PS Pro Production GIS Virtual Server Annual Subscription Fee	1	0.00 USD
71.	PS Pro Production NCIC Virtual Server Annual Subscription Fee	1	0.00 USD
72.	PS Pro Reporting Annual Subscription Fee	1	0.00 USD
73.	PS Pro Reporting Universal Interface Engine Annual Subscription Fee	1	0.00 USD
74.	PS Pro Time Synchronization Interface Annual Subscription Fee	1	0.00 USD
75.	PS Pro Warm Standby GIS Virtual Server Annual Subscription Fee0	1	0.00 USD
76.	PS Pro Warm Standby NCIC Virtual Server Annual Subscription Fee	1	0.00 USD
77.	Public Safety Citizen Reporting (RMS) Annual Subscription Fee	1	5,512.50 USD
78.	Records PS Pro Accident Reporting Annual Subscription Fee	1	1,088.07 USD
79.	Records PS Pro Accident Reporting State-Specific Form Annual Subscription Fee	1	1,088.07 USD
80.	Records PS Pro Advanced (Agency Site License) Annual Subscription Fee	1	130.53 USD
81.	Records PS Pro Advanced (Agency Site License) Annual Subscription Fee	1	3,698.18 USD

Renewal Order prepared by:
Jenny McPherson
jenny.mcpherson@centralsquare.com

82.	Records PS Pro Agency Site License Annual Subscription Fee	1	391.58 USD
83.	Records PS Pro Agency Site License Annual Subscription Fee	1	11,094.53 USD
84.	Records PS Pro Core Annual Subscription Fee	1	1,631.73 USD
85.	Records PS Pro eCitations Annual Subscription Fee	1	1,088.07 USD
86.	Records PS Pro eCitations State-Specific Form Annual Subscription Fee	1	1,088.07 USD
87.	Records PS Pro MO Crime Reporting (MIBRS) Interface Annual Subscription Fee	1	0.00 USD
88.	Records PS Pro MO STARS Interface (Import) Annual Subscription Fee	1	1,958.23 USD
89.	Records PS Pro NDEx Adapter (IA IEPD) Annual Subscription Fee	1	0.00 USD
90.	Records PS Pro ShowMe Courts eCites Interface (Export) Annual Subscription Fee	1	1,958.23 USD

WHAT HARDWARE IS INCLUDED?

	PRODUCT NAME	QUANTITY	TOTAL
1.	PS Pro Production Server Annual Subscription Fee	1	11,390.20 USD
2.	PS Pro Training/Testing Server Annual Subscription Fee	1	8,682.92 USD
3.	PS Pro Warm Standby Server Annual Subscription Fee	1	10,359.06 USD

Renewal Order Total:	227,063.26 USD

Billing Information

This is not an invoice. Prices shown do not include any taxes that may apply. Any such taxes are the responsibility of the Customer.

For customers based in the United States or Canada, any applicable taxes will be determined based on the laws and regulations of the taxing authority(ies) governing the Ship To location provided by the Customer on the Renewal Order Form.

Please note that the Total Price shown above has been rounded to the nearest two decimal places for display purposes only. The actual price may include as many as five decimal places. For example, an actual price of $21.37656 will be shown as a Total Price of $21.38. The Total for this quote has been calculated using the actual prices for the product and/or service, rather than the Total Price displayed above.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-608– Replacement Patrol Vehicles

MEETING DATE
April 6, 2026

ORIGINATING DEPT
Police

ATTACHMENTS
Council Bill 2026-608, Don Brown Chevrolet quote

REVIEWED BY
Department Head: Richard Pearson; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
The current budget was amended in Council Bill 2026-503 to allow for the purchase of two replacement Police Patrol Vehicles.

BACKGROUND
Background Information – these are replacements for two wrecked patrol vehicles. The budget was amended for these replacements on February 17, 2026 (Council bill 2026-503).

This is a summary of the anticipated total expenditures for this item:

ITEM DESCRIPTION	ANTICIPATED COST	FUNDING SOURCE	ESTIMATED TIMELINE
Two patrol vehicles	$114,188	General Fund 5502	May 2026

FUNDING SOURCE
The current cost of $114,188 is included in the amended fiscal year 2026 Budget, General Fund.

RECOMMENDATION
Staff recommends approval of this council bill on first reading.

COUNCIL BILL NO. 2025-608 ORDINANCE NO.

AN ORDINANCE Authorizing the City of Joplin to issue a purchase order to Don Brown Chevrolet in the amount of One Hundred and Fourteen Thousand One Hundred Eighty-Eight Dollars and No Cents ($114,188.00) for the purchase of two (2) Chevy Tahoe Police vehicles; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date.

WHEREAS, Don Brown Chevrolet is provider of the City of Joplin Police Vehicles by Missouri State Contract CC240138005; and,

WHEREAS, in Council Bill 2026-503, the Council approved amended budgeted funds to cover the purchase of replacement Chevy Tahoe Police Vehicles by amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 on February 17, 2026.

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

Section 1. That a purchase order issued to Don Brown Chevrolet, covering the purchase of two (2) Chevy Tahoe Police Vehicles, be and the same is, hereby approved.

Section 2. That this ordinance shall become effective on April 21, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____day of

_____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

DON BROWN CHEVROLET

2244 S. KINGSHIGHWAY BLVD
ST. LOUIS, MO 63110
314-772-1400

Representative: Jeremy Kennedy

Client: City of Joplin
Attn: Austin Wolf
Address: 303 E. 3rd St.
Joplin, MO 64801
Phone: 417-483-1596
Email: awolf@joplinmo.org

Date: 1/5/2026
Customer's PO:
824744

QUOTE

All quotes are good for 14 days.

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	Contract # MC250182005		
2	2026 Chevrolet Tahoe 4WD PPV - Black in Color	$ 55,796.00	$ 111,592.00
2	Option 6E2 - Keyed Alike	$ 49.00	$ 98.00
2	Option PQA Safety Package	$ 799.00	$ 1,598.00
2	Program Extra Key Fobs	$ 150.00	$ 300.00
2	Deliver to Joplin	$ 300.00	$ 600.00
			$ 114,188.00
		Grand Total	$ 114,188.00

All quotes are good for 14 days. Cost of goods can change from one month to the next. After 14 days prices are subject to change.

_____ Initial

Signature and Date

Richard A. Pearson 1/5/2026
Client Signature Date

Representatives Signature Date

By signing this agreement, I authorize Don Brown Chevrolet to order equipment and charge for the agreed quotation or invoice amount.