JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, APRIL 21, 2025
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. Grant Project Status Update

      Documents:

      GRANT PROJECT STATUS UPDATE APRIL 21 2025.PDF

   2. Allo Quarterly Update

      Documents:

      ALLO UPDATE.PDF
4. **Finalization Of Consent Agenda**
5. **Reports And Communications**
   1. News From The Public Information Office
6. **Citizen Requests And Petitions**
   1. Donald Dunker Request To Speak On City's Internet Policy
7. **Public Hearings**
8. **Consent Agenda**
   1. Minutes Of The April 7, 2025, City Council Meeting

      Documents:

      APRIL 7, 2025 MINUTES.PDF

APRIL 7, 2025 MINUTES.PDF

2. COUNCIL BILL NO. 2025-114
AN ORDINANCE approving an agreement with Cedar Crest Investment, LLC, to provide sanitary sewer to property located at 4500 South Rangeline Road, 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:

CB2025-114.PDF

3. COUNCIL BILL NO. 2025-115
AN ORDINANCE approving the City of Joplin to enter into an agreement with G&G Construction Co. Inc. in the amount of Two Million Nine Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($2,950,500.00) for construction services on the Turkey Creek Wastewater Treatment Plant (WWTP) Trickling Filter Media Installation 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:

CB2025-115.PDF

4. COUNCIL BILL NO. 2025-261
AN ORDINANCE amending Ordinance No. 2022-274, 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 located at 601 S McKinley Ave, Joplin, Jasper County, Missouri.

Documents:

CB2025-261.PDF

5. COUNCIL BILL NO. 2025-262
AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District R-2 (Two-Family Residential) property as described below and located at 1517 W A St, Joplin, Jasper County, Missouri.

Documents:

CB2025-262.PDF

6. COUNCIL BILL NO. 2025-263

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and include in District R-1 (Single-Family Residential) property as described below and located at 707 S Sergeant Ave, Joplin, Jasper County, Missouri.

Documents:

CB2025-263.PDF

7. COUNCIL BILL NO. 2025-265
AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and located at 1201 S Byers Ave, Joplin, Jasper County, Missouri.

Documents:

CB2025-265.PDF

8. COUNCIL BILL NO. 2025-610
AN ORDINANCE authorizing the City of Joplin to enter into a lease agreement with Roper KIA in the amount of Fourteen Thousand Nine Hundred Forty-Five Dollars and Thirty-Three Cents ($14,945.33) for the purpose of leasing three (3) vehicles; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date.

Documents:

CB2025-610.PDF

9. Resolutions

1. RESOLUTION NO. 2025-006
A RESOLUTION authorizing the filing of a Five-year Consolidated Plan and One Year Action Plan with the U.S. Department of Housing and Urban Development as required for use of the City of Joplin's Community Development Block Grant Program (Entitlement) and the Joplin Consortium HOME Investment Partnership Program for program years 2025 to 2029; and authorizing the City Manager to execute said Plan for and on behalf of the City of Joplin.

Documents:

RESOLUTION 2025-006 SUMMARY.PDF
ATTACHMENT A - CON PLAN.PDF
RESOLUTION 2025-006.PDF

10. Ordinances - Emergency

1. COUNCIL BILL NO. 2025-118
   AN ORDINANCE Authorizing the approval of the Missouri Department of Transportation (MoDOT) Grant Agreement for Air Service Promotion and Marketing at the Joplin Regional Airport, authorizing the City Manager to execute the same by and on behalf of the City of Joplin; Amending the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024; and, containing an emergency clause.

   Documents:

   CB2025-118 AIR SERVICE GRANT SUMMARY.PDF
   CB2025-118 AIR SERVICE GRANT ORDINANCE.PDF
   CB2025-118 AIR SERVICE GRANT JOPLIN MO AIRPORT AID AGREEMENT (1).PDF
   CB2025-118 AIR SERVICE MEMO.PDF

2. COUNCIL BILL NO. 2025-352
   AN ORDINANCE approving the contract by and between the City of Joplin and Environmental Operations Inc. for the removal of the asbestos located at 2008 S. Sergeant Ave. in the City of Joplin, Missouri, for Sixty-Three Thousand Nine Hundred dollars ($63,900.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

   Documents:

   SUMMARY CB 2025-352 ASBESTOS ABATEMENT.PDF
   CB 2025-352-354 PRESENTATION.PDF
   CB 2025-352 AND 354 BID TAB.PDF
   CB 2025-352 SIGNED CONTRACT.PDF
   ELEVATIONS CB 2025-352-354.PDF
   CB 2025-352.PDF

3. COUNCIL BILL NO. 2025-354
   AN ORDINANCE approving the contract by and between the City of Joplin and Denton Excavations for the demolition of the structure(s) and clearing of a lot located at 2008 S. Sergeant Ave. in the City of Joplin, Missouri, for Three Hundred Thirty-One Thousand Three Hundred dollars ($331,300,.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

   Documents:

   SUMMARY CB 2025-354 DEMOLITION.PDF
   CB 2025-352-354 PRESENTATION.PDF
   CB 2025-352 AND 354 BID TAB.PDF
   CB 2025-354 CONTRACT FOR 2008 S SERGEANT.PDF
   ELEVATIONS CB 2025-352-354.PDF
   CB 2025-354.PDF

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2025-116
   AN ORDINANCE approving a Work Authorization with Allgeier, Martin and Associates, Inc. in the not to exceed amount of One Hundred Fifty Thousand and 00/100 DOLLARS ($150,000.00) for engineering services associated with MS4 Permit and Floodplain Management Support and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

   Documents:

   CB2025-116 MS4 FLOODPLAIN - STORMWATER MGMT SUMMARY.PDF
   CB2025-116 MS4 FLOODPLAIN - STORMWATER MGMT ORDINANCE.PDF
   CB2025-116 MS4 FLOODPLAIN - STORMWATER MGMT WA AMA-OC-025-004.PDF
   CB2025-116 MS4 FLOODPLAIN - STORMWATER MGMT PROGRAM SUPPORT EXHIBIT A.PDF

2. COUNCIL BILL NO. 2025-117
   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 Seventy-Nine Thousand Five Hundred and 00/100 Dollars ($79,500.00) for the 2025 Evaluation and Rehabilitation Toolbox for Wastewater Collection System 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:

   CB2025-117 SUMMARY 2025 EVAL AND REHAB TOOLBOX FOR WW COLL SUMMARY WORK AUTHORIZATION (2).PDF
   CB2025-117 2025 EVAL AND REHAB TOOLBOX FOR WW COLL ORDINANCE - WORK AUTHORIZATION (2).PDF
   CB2025-117 WA AMA-OC-025-005 2025 EVAL AND REHAB TOOLBOX FOR WW COLL (2).PDF

3. COUNCIL BILL NO. 2025-121
   AN ORDINANCE approving an amended work authorization with Olsson Inc. in the not to exceed amount of One Hundred Ninety-Nine Thousand Five Hundred Eighty Dollars ($199,580.00) for ARPA Stormwater additional design scope 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:

   CB2025-121 AMENDMENT TO WA CONSULTANT ARPA STORMWATER SUMMARY.PDF
   CB2025-121 AMENDMENT NO 2 TO WA CONSULTANT ARPA STORMWATER ORDINANCE.PDF
   CB2025-121 AMENDMENT TO WA NO 2 WITH OLSSON FOR ARPA

STORMWATER (2).PDF

4. COUNCIL BILL NO. 2025-271
   AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into an Agreement with the Economic Security Corporation, for the purpose of cooperation in the provision of affordable housing; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin.

   Documents:

   CB2025-271 SUMMARY FINAL.PDF
   CB2025-271 EXHIBIT A FINAL.PDF
   CB2025-271 MOU FREEMAN FINAL.PDF
   CB2025-271 FINAL.PDF

12. Ordinances - Second Reading And Third Reading

1. COUNCIL BILL NO. 2025-266
   AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and generally known as approximately seven acres between E 12th St and E 14th St, East of Iowa Ave and West of the railroad track, Joplin, Jasper County, Missouri.

   Documents:

   CB2025-266.PDF

13. Unfinished Business

14. New Business

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

Ad Omnia Parata

Together we are ready for anything.

Notice posted at 12:00 PM on this 17th day of April 2025 (RSMo 610.020)



JOPLIN
MISSOURI

GRANT PROJECT STATUS UPDATE

COJ Team | April 21, 2025



1. Background and Overview
2. Summary of Grants Awarded
3. Detailed Grant Project Status Update
4. Pending Grant Update
5. Federal Grant Status Update
6. Next Steps

BACKGROUND AND OVERVIEW



BACKGROUND:

1. As the result of the recovery effort from the pandemic and the Federal Grant Packages through SLFRF and IIJA, cities have had the opportunity to leverage local dollars to bring federal money to their communities to make transformational improvements

2. This initiative began in 2022 with Council's directive to bring these dollars to Joplin for the benefit of the community through improvements

BACKGROUND:

3. Grant acceptance means the City must (1) complete the projects, (2) as set forth in the applications, (3) following the specific grant guidelines and (4) within the grant period of performance.

4. Otherwise, the City risks future grant opportunities.

5. Because of grant project workload, as well as waiting for results of pending grant applications, this can cause the timeline of other planned projects to be shifted



BACKGROUND:

6. Most grant applications were for approved projects or projects that were set forth in master plans

7. These master plans were built through citizen input and have been an important factor in Joplin's successful grant awards

8. Joplin's past successful grant project performance and administration has been another important factor in the grants awarded



ARPA GUIDELINES SUMMARY:

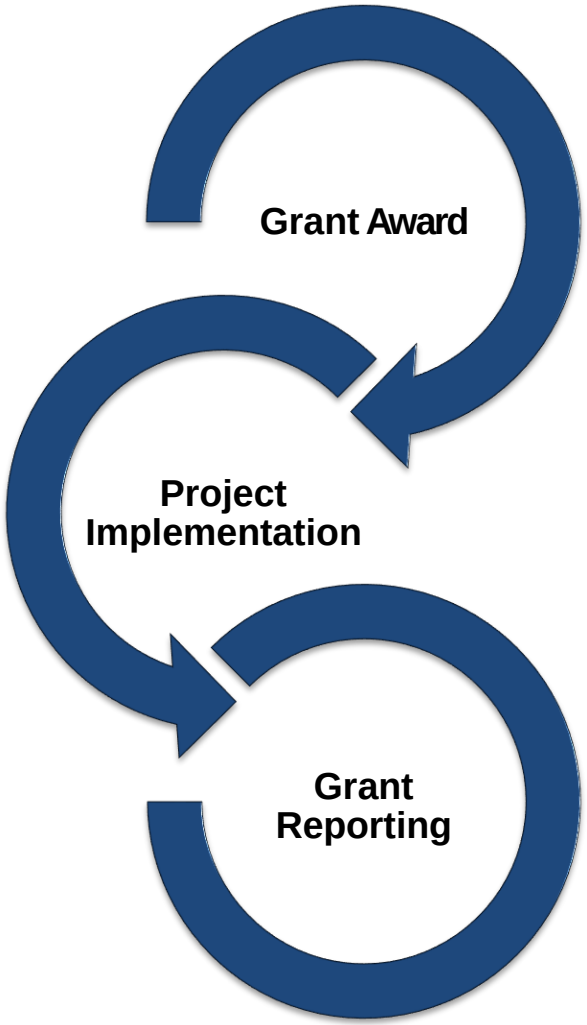
1. State, County and City ARPA awards must be ***obligated*** by 12/31/2024
2. Any City ARPA funds not obligated by this date are required to be returned to U.S. Treasury
3. Funds have been obligated, now the City is required to spend the funds as reported by 12/31/2026
4. City claimed $10 million revenue loss allowed under ARPA regulations
5. Remaining balance of $3,779,739 allocated to Broadband as set forth by ARPA regulations



ARPA GUIDELINES SUMMARY:

6. Any ARPA State or County funds not obligated will be forfeited
7. Funds obligated by the City through the State and County are required to be spent as set forth by either 6/30/2026, 9/30/2026 or 12/31/2026, depending upon the timelines set by the pass-through agency

GRANT PROJECT STATUS



- **Grant** awarded following successful application.
- **Complete** any requirements for final grant award.

- **Implement** and execute grant projects based on award requirements within the performance period.

- **Complete** required grant reports and submit grant reimbursement requests.



SUMMARY OF GRANTS AWARDED

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Grantor Agency	Grant	Project	Total Project Cost	Grant Amount Awarded	City Match Amount
HUD	Community Project Grant	Streetscape along Main Street from 8th to 15th Street	$6,000,000	$3,000,000	$3,000,000
State of MO ARPA	Justice Center Grant (Legislative Priority)	Justice Center Facility Improvements	$2,000,000	$1,000,000	$1,000,000
State of MO ARPA	Drinking Water Grant (Legislative Priority)	Zora Street Water Main Install; County Road 180 Water Main; 7th Street Water Main Install	$10,000,000	$5,000,000	$-0-
State of MO ARPA	Stormwater Infrastructure Grant	Nine Total Project Sites	$8,676,000	$5,000,000	$3,676,000
State of MO ARPA	Stormwater Infrastructure Grant	Nine Total Project Sites	$6,155,427	$3,625,546	$2,529,881
State of MO ARPA	Wastewater Infrastructure Grant	12th and Iowa Project	$5,266,782	$3,599,782	$1,667,000
County ARPA	Jasper County	20th Street Widening Project	$14,220,000	$4,500,000	$9,420,000
County ARPA	Jasper County	MOSWIN Interoperability Radios	$637,048	$637,048	$-0-
State of MO	Governor's Transportation Cost-Share (MODOT)	Zora St Widening and Improvement Project	$10,754,000	$4,000,000	$6,454,000

SUMMARY OF GRANTS AWARDED

Grantor Agency	Grant	Project	Total Project Cost	Grant Amount Awarded	City Match Amount
State of MO ARPA	Community Revitalization Grant	Neighborhood Improvement - Down Payment Assistance; Demolitions; and Home Rehabilitation & Repair	$7,000,000	$7,000,000	$-0-
State of MO ARPA	Emergency Medical Services Grant	Fire EMS Equipment	$41,894	$41,894	$-0-
State of MO ARPA	Fire Protection Grant Program	Fire 2nd Set of Turnout Gear	$54,594	$54,594	$-0-
State of MO ARPA	Peace Officer Grant Program	Police Body Cameras	$42,000	$42,000	$-0-
State of MO ARPA	Local Tourism Asset Development Grant	Dover Outdoor Recreation Area (DORA)	$6,774,507	$4,008,280	$2,766,227
State Dept of Health ARPA	State and Local Cybersecurity Grant	Cybersecurity Resilience	$123,497	$123,497	$-0-
EPA BIL	Recycling Education and Outreach Grant (REO)	Joplin Regional Recycling Outreach	$2,355,244	$1,740,000	$615,244
FTA BIL	Areas of Persistent Poverty (AoPP)	Implementation of a Sustainable Transit Program	$500,000	$400,000	$100,000

SUMMARY OF GRANTS AWARDED

Grantor Agency	Grant	Project	Total Project Cost	Grant Amount Awarded	City Match Amount
DOE ARPA	Energy Efficient Conservation Block Grant (ECCBG)	City Facilities Energy Evaluation	$119,050	$119,050	$-0-
FAA BIL/AIP	Federal Aviation Administration BIL and AIP Grant	Air Traffic Control Tower – (1) Equipment Replacement (2) Lighting and Control Management System	$1,060,310	$1,050,295	$10,015
FAA BIL	Federal Aviation Administration BIL	Rehabilitate Taxiway E	$1,409,020	$1,338,569	$70,451
City ARPA	City ARPA Grant	Citywide Broadband	$5,000,000	$5,000,000	$-0-
City ARPA	City ARPA Grant	Tin Cup Trail Bridge Connector	$1,665,698	$750,000	$915,698
City ARPA	City ARPA Grant	MSSU Roy Blunt Health Science Innovation Center	$1,500,000	$1,500,000	$-0-
FHWA	Tap Grant	Grand Falls Trail	$1,396,005	$600,000	$796,005
National Park Service	Outdoor Recreation Legacy Partnership (ORLP)	Improvements at Parr Hill Park	$968,460	$484,230	$484,230
DNR BIL	Recreational Trails Program (RTP)	Trail Amenities across various City Parks	$245,350	$147,210	$98,140
HUD	Lead Hazard Reduction	Lead Remediation for Residential Homes	$3,500,000	$3,150,000	$350,000
	GRAND TOTAL		$97,464,886	$57,911,995	$33,952,891

SUMMARY OF CITY ARPA AWARD SPENDING PLAN

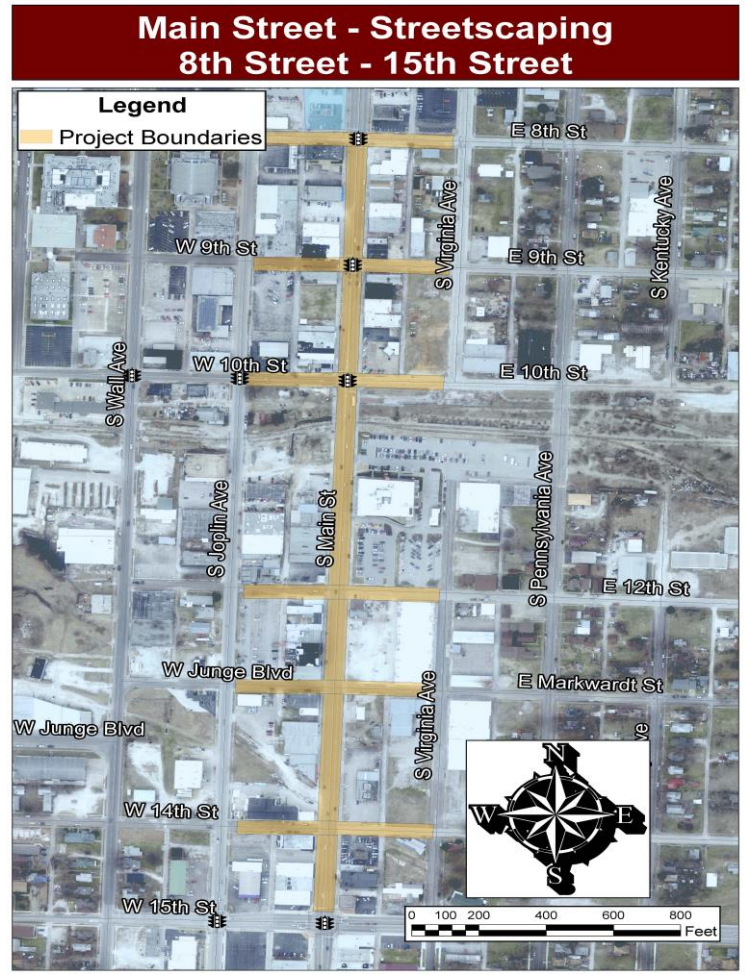
Project	Grant Amount Awarded
Community Revitalization (State Grant Match Portion)	$3,500,000
Fire EMS Equipment (State Grant Match Portion)	$21,894
Fire Equipment (State Grant Match Portion)	$34,594
Police Equipment (State Grant Match Portion)	$22,000
MSSU Health Science Innovation Center (State Grant Match Portion)	$1,500,000
Dover Outdoor Recreation Area (DORA) (Grant Project Additional Amount)	$2,451,251
Citywide Fiber Broadband Network	$5,000,000
20th Street Widening Project (Grant Project Additional Amount)	$500,000
Tin Cup Trail Bridge Connector (Existing Project Additional Amount)	$750,000
GRAND TOTAL	$13,779,739



DETAILED GRANT PROJECT STATUS UPDATE

COMMUNITY PROJECT GRANT

Project Name	Streetscape along Main Street from 8th to 15th Street
Total Project Cost	$6,000,000
Grant Period of Performance	August 31, 2030
Anticipated Timeline	Anticipated Construction beginning Spring 2026 Estimated Completion Summer 2027
Project Description	Streetscape from 8th to 15th Street along Main Street, to include some side streets depending on bid prices and available funding. Beautification at 10th and Main Street is separately funded but is part of this overall project on the same timeline.
Project Status Update	Project is currently under design by Olsson. Public meeting will be held on April 22nd. It is anticipated the project will be bid by September 2025, with construction beginning in the Spring of 2026. It is estimated the project will require one year for construction.



City Match = Transportation Sales Tax	+	Grant Award	+	Other Funding Source	=	Total Project Cost
$3,000,000		$3,000,000		$0		$6,000,000

JUSTICE CENTER GRANT

Project Name	Justice Center Facility Improvements
Total Project Cost	$2,000,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by June 30, 2026
Anticipated Timeline	Project is underway. Estimated Completion Winter of 2025
Project Description	This project consists of the following improvements and updates to the Justice Center: • Electrical Distribution Equipment (70%) Sub-Panel Replacement (70%) • Main Distribution Switchboard (70%) Basement Roof Restoration (0%) • Motor Control Center (70%) Window Replacement (100%) • Domestic Water Distribution (65%) Sidewalk Replacement (0%) • Chilled Water Chillers (100%) • Duct Work Cleaning (100%)
Project Status Update	• Project has been expanded to utilize the full funding. • Project is properly obligated. • It is anticipated all remaining components of this project will be complete by December 31, 2025.





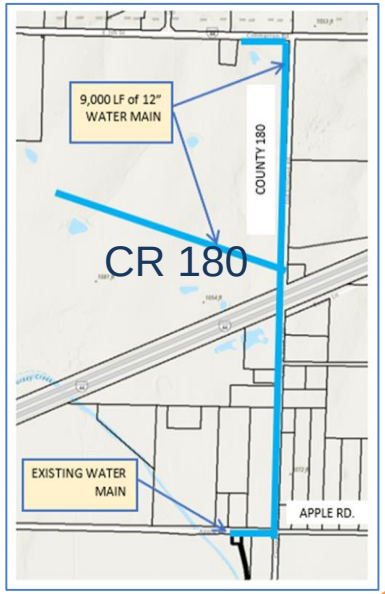
City Match = Public Safety Sales Tax	+	Grant Award	+	Other Funding Source	=	Total Project Cost
$1,000,000		$1,000,000		$0		$2,000,000

DRINKING WATER GRANT

Project Name	Drinking Water Main Extensions
Total Project Cost	$10,000,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by September 30, 2026
Anticipated Timeline	Anticipated Construction beginning Spring 2025 Estimated Completion Spring 2026
Project Description	This project consists of the following water line extensions: • Zora Street Water Main Installation – Install 10,000' of 12" water main along Zora Street from east of Duquesne Road to east of Highway 249 • County Road 180 Water Main Installation – Install 9,000' of 12" water main along County Road 180, north of Apple Road • 7th Street Water Main Installation – Install 6,400' of 12" water main along 7th Street from Duquesne Road to Kinser Road
Project Status Update	• Project is properly obligated. • Project is being expanded due to favorable bids. • Project has been bid. • Construction on Zora Street has begun. It is estimated the project will be complete in the Spring of 2026.







City Match =		Grant Award		MoAm Funding -	=	Total Project Cost
N/A	+		+			
$-0-		$5,000,000		$5,000,000		$10,000,000

STORMWATER INFRASTRUCTURE GRANT

Project Name	Stormwater Infrastructure Grant
Total Project Cost	$14,831,427
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by September 30, 2026
Anticipated Timeline	Anticipated Construction beginning Spring 2025 Estimated Completion Summer 2026
Project Description	This project consists of the following nine stormwater projects: • 17th & Annie Baxter — East Town • 9th & St Louis — 12th & Wall • Massachusetts & Murphy Blvd — 5th & Porter • Ten Pin Lane — Texas Avenue 11th to 15th • 26th St Twin Culverts
Project Status Update	• Project is properly obligated. • Project has been expanded for additional work and beautification. • Construction has begun at 9th & St Louis, 5th & Porter and Massachusetts & Murphy Blvd.

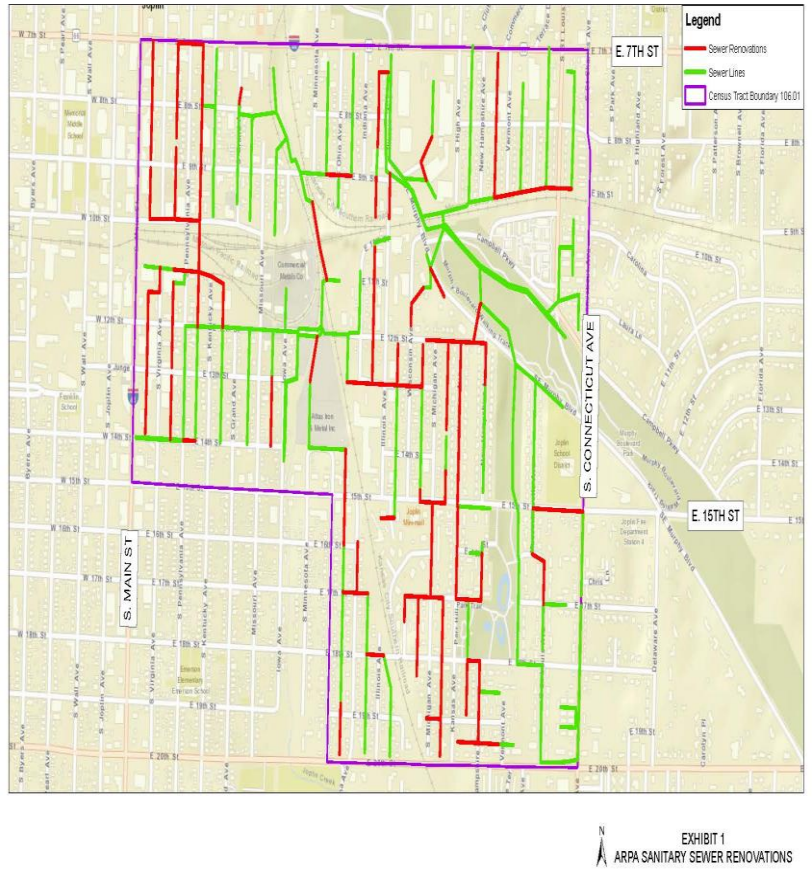




City Match = Parks/Stormwater Sales Tax	+	Grant Award	+	Other Funding -	=	Total Project Cost
$6,205,881		$8,625,546		$-0-		$14,831,427

WASTEWATER INFRASTRUCTURE GRANT

Project Name	Wastewater Infrastructure Grant
Total Project Cost	$5,266,782
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by September 30, 2026
Anticipated Timeline	Construction underway; Open cut portion has begun. Estimated Completion Fall 2025
Project Description	This project consists of sewer improvements in the 12th & Iowa area.
Project Status Update	• Project is properly obligated. • Construction is underway. • Anticipated completion in the Fall of 2025.



City Match = Sewer Fund	+	Grant Award	+	Other Funding -	=	Total Project Cost
$1,667,000		$3,599,782		$-0-		$5,266,782

20th STREET WIDENING PROJECT

Project Name	20th Street Widening Project
Total Project Cost	$14,220,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by December 31, 2026
Anticipated Timeline	Construction began April 7, 2025 Estimated Completion Fall of 2026
Project Description	This project consists of designing the widening of 20th Street from Schifferdecker to State Line Road and construction of the widening of 20th Street from Schifferdecker to Central City Road. This widening will be designed as a complete street with a separated and designated pedestrian and bicycle path.
Project Status Update	• This project is properly obligated. • Contract has been awarded; Right-of-Way and Utility relocation underway. • Construction began April 7, 2025. The estimated completion for this project is September of 2026.





City Match = CIST Fund	+ Grant Award/Other Funding +	City ARPA Funding -	= Total Project Cost
$9,420,000	$4,300,000	$500,000	$14,220,000

MOSWIN INTEROPERABILITY RADIO PROJECT

Project Name	MOSWIN Interoperability Radio Project
Total Project Cost	$637,048
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by December 31, 2026
Anticipated Timeline	Purchase is complete.
Project Description	This project provides the system that will allow the Police Department to communicate by radio to public safety agencies across the State of Missouri.
Project Status Update	This project is part of the JASCO MOSWIN conversion project. All Edge equipment has been received. Additional channel has been added at South Site. Subscriber equipment has been shipped. Required paperwork has been submitted to the State Radio System Administration. Radio transition is broken up into 3 Phases. Phase I: Fire Department is complete and Police Department is 33% complete. Anticipate transition will be complete by Summer 2025.

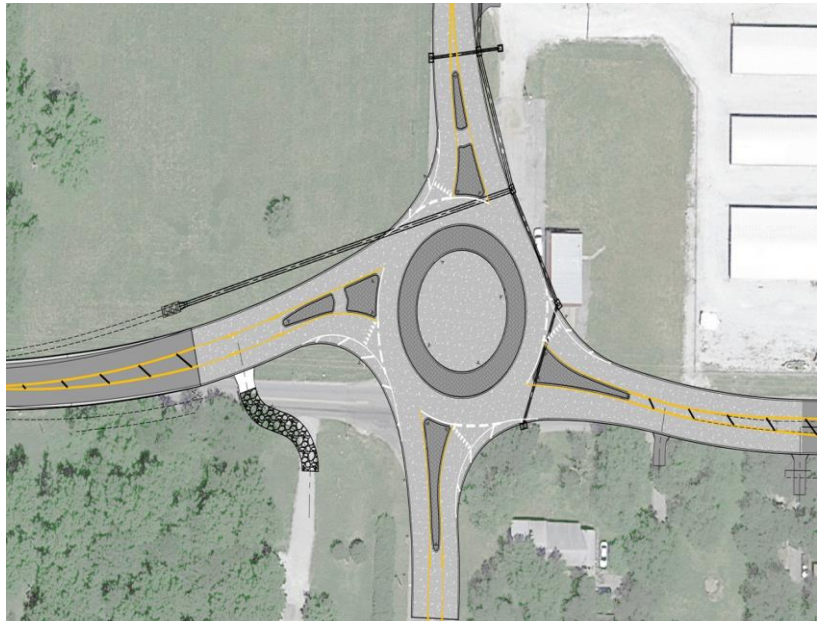


Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	Other Funding -	=	Total Project Cost
$-0-		$637,048		$-0-		$637,048

ZORA STREET WIDENING AND IMPROVEMENT PROJECT

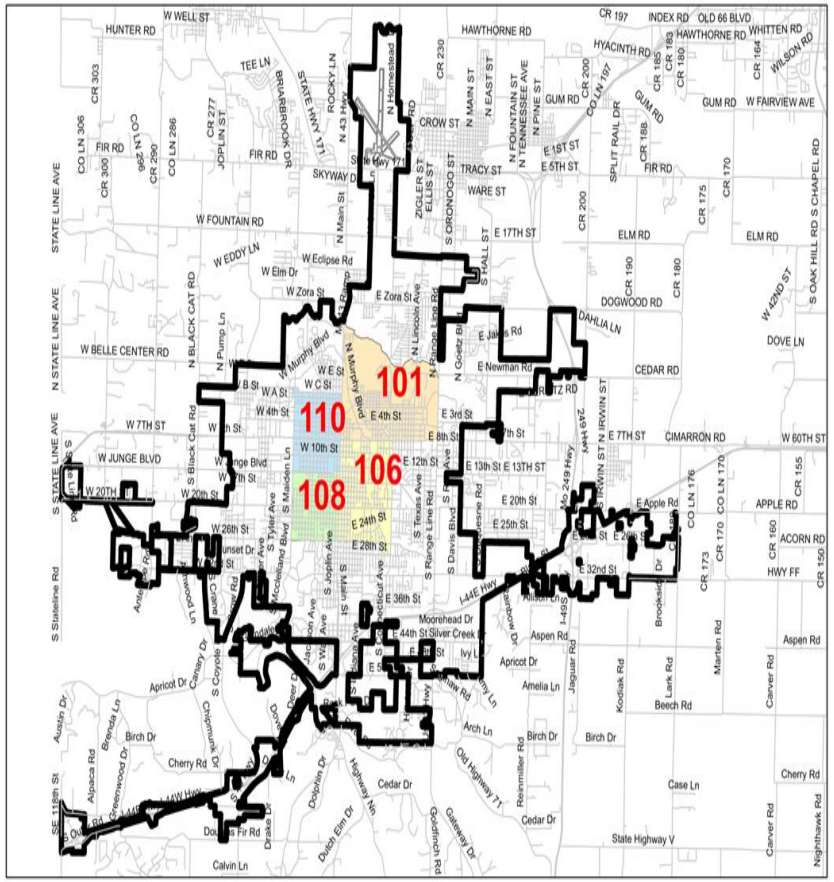
Project Name	Zora Street Widening and Improvement Project
Total Project Cost	$10,754,000
Grant Period of Performance	TBD - Governor's Grant receives extensions
Anticipated Timeline	Anticipated Construction beginning Fall 2024 Estimated Completion Fall 2026
Project Description	This project consists of improving Zora Street from Rangeline Road nearly to Highway 249. It is broken into three phases. The first phase is improving the intersection at Zora and Duquesne Roads. The second phase is improving Zora Street from Duquesne Road nearly to Highway 249. The third phase is improving Zora Street from just east of Rangeline Road to Duquesne Road.
Project Status Update	Portions of this project are currently under design and right-of-way acquisition. Phase one is substantially complete. Phase two has been bid with construction anticipated to begin in the Summer of 2025. The final phase is expected to be bid in the Winter of 2025, with construction to begin Spring 2026. The estimated completion for the entire project is the Summer of 2027.



City Match = CIST Fund	+	Grant Award	+	City of WC Funding -	=	Total Project Cost
$6,454,000		$4,000,000		$300,000		$10,754,000

COMMUNITY REVITALIZATION GRANT

Project Name	Community Revitalization Grant
Total Project Cost	$7,000,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by June 30, 2026
Anticipated Timeline	Estimated Completion June 2026
Project Description	This project begins to address much of the neighborhood revitalization action plans through three programs: • Downpayment and closing cost assistance – No more than 20% of the purchase price not to exceed $40,000 per applicant, based on income guidelines for primary residence inside city limits of Joplin • Home Repairs and Rehabilitation – Maximum award is $25,000 per household for minor exterior repairs such as roof, siding, windows, HVAC, sidewalks, etc. within the 4 Qualified Census Tracts • Demolitions – Follow existing dangerous building process, within the 4 Qualified Census Tracts, no duplication of benefits
Project Status Update	• Project is properly obligated. • Downpayment and closing cost assistance complete. Demolitions are underway. Home Repair and Rehabilitation Program is underway.



City Match = N/A		Grant Award		City ARPA Funding -	=	Total Project Cost
$-0-		$3,500,000		$3,500,000		$7,000,000

FIRE EMS EQUIPMENT

Project Name	Fire EMS Equipment Project
Total Project Cost	$41,894
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by June 30, 2026
Anticipated Timeline	Project is complete.
Project Description	This project is for EMS equipment and training equipment. Specifically, the following items: • Case Review Monitoring Software • Video Laryngoscope • Laryngoscope Blades Pediatric Trainer Adult Trainer EZ IO Supplies
Project Status Update	• Project is properly obligated. • The equipment has been purchased, received and is in service. • Closeout in process.



Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$-0-		$20,000		$21,894		$41,894

FIRE PROTECTION EQUIPMENT GRANT

Project Name	Fire Protection Equipment Grant
Total Project Cost	$54,594
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by June 30, 2026
Anticipated Timeline	Project will be complete by Summer of 2025.
Project Description	This project is for the purchase of 21 sets of turnout gear to begin to provide our firefighters with a second set of turnout gear.
Project Status Update	• Project is properly obligated. • Nine sets of turnout gear have been purchased and put in service. Twelve sets of turnout gear are on order.





Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$-0-		$20,000		$34,594		$54,594

POLICE OFFICER EQUIPMENT GRANT

Project Name	Police Officer Equipment Grant
Total Project Cost	$42,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by June 30, 2026
Anticipated Timeline	Project is complete.
Project Description	This project is for the purchase of 20 body cameras for Sergeants and above to ensure all police personnel are properly equipped.
Project Status Update	• Project is properly obligated. • The equipment has been purchased, received and is in service. • Closeout in process.





Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$-0-		$20,000		$22,000		$42,000

LOCAL TOURISM ASSET DEVELOPMENT GRANT

Project Name	Local Tourism Asset Development Grant (Dover Outdoor Recreation Area - DORA)
Total Project Cost	$6,774,507
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by June 30, 2026
Anticipated Timeline	Construction has begun. Estimated Completion Spring 2026
Project Description	This project consists of constructing an outdoor bicycle recreation area, including bicycle trails, a pump track, a children's bicycle playground, a restroom, shelter and parking areas to be a regional tourism draw.
Project Status Update	• Project has been properly obligated. • Construction has begun. • Project completion is expected in the Spring of 2026.



Courtesy Stock Photo

City Match = Parks Stormwater Sales Tax Fund/CVB Fund	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$2,766,227		$1,557,029		$2,451,251		$6,774,507

CYBERSECURITY GRANT

Project Name	Cybersecurity Grant
Total Project Cost	$123,497
Grant Period of Performance	July 31, 2025
Anticipated Timeline	Estimated Completion late Spring 2025
Project Description	This project enhances cybersecurity resilience. It includes the purchase of laptops for training purposes and for areas where certain employees lack access to a daily computer. It also includes domain MFA (multi-factor authentication) and a sandbox server to further enhance cybersecurity efforts. Finally, this grant will cover in-person training for city employees.
Project Status Update	This project is underway. The laptops are purchased, configured and 50% installed. The sandbox server has been delivered and is being built and configured.



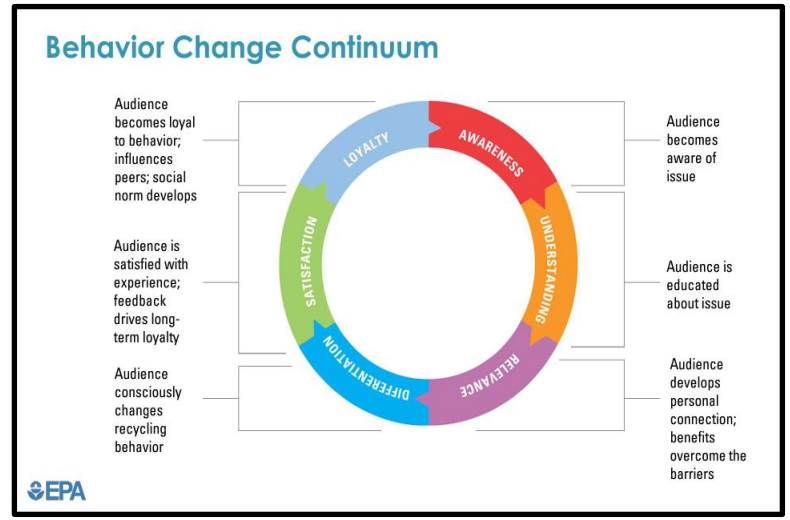


Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	Other Funding -	=	Total Project Cost
$-0-		$123,497		$-0-		$123,497

RECYCLING EDUCATION AND OUTREACH (REO) GRANT

Project Name	Recycling Education and Outreach (REO) Grant
Total Project Cost	$2,355,244
Grant Period of Performance	June 1, 2024 through May 31, 2027
Anticipated Timeline	Consultant work began November 2024 Estimated Completion May 2027
Project Description	This project will encourage the collection of recycled materials and (1) inform the public about community recycling programs; (2) provide information about the recycled materials that are accepted as part of a community recycling program that provides for the separate collection of residential solid waste from recycled material; and (3) increase collection rates and decrease contamination in community recycling programs.
Project Status Update	The City was assigned a project officer by the EPA for this grant. City staff completed the required paperwork to receive the final award. The final award was received with a grant start date of June 1. Consultant was hired and began work in November 2024. The grant will be completed in May of 2027. • Community Event will be held in April; 5 Focus Groups have been identified, which includes a Community Survey





Courtesy Stock Photo

City Match = Solid Waste Fund	+	Grant Award	+	Other Funding -	=	Total Project Cost
$615,244		$1,740,000		$-0-		$2,355,244

AREAS OF PERSISTENT POVERTY (AOPP) GRANT

Project Name	Areas of Persistent Poverty (AOPP) Grant – Sustainable Structure Transit Study
Total Project Cost	$500,000
Grant Period of Performance	TBD
Anticipated Timeline	Consultant has been hired Estimated Completion Fall of 2025
Project Description	As a community priority, this project will commission a feasibility assessment that will evaluate local public transportation and recommend feasible options that promote more ridership in areas considered historically disadvantaged communities or designated as areas of persistent poverty. Specifically, the study will define methods of how the City of Joplin can financially support the expansion of its transit system to areas where there is a need for more affordable access to employment, public services, education, and healthcare facilities.
Project Status Update	The City completed the required paperwork to receive the final award. Consultant has been hired. It is anticipated the project will be complete by Fall of 2025. Community Leader forum with surrounding agencies has been held. Consultant is gathering public input through community events. Survey will be released at end of April.



Courtesy Stock Photo

City Match = Transportation Sales Tax	+	Grant Award	+	Other Funding -	=	Total Project Cost
$100,000		$400,000		$-0-		$500,000

ENERGY EFFICIENT CONSERVATION BLOCK GRANT (ECCBG)

Project Name	ECCBG – City Facilities Energy Evaluation
Total Project Cost	$119,050
Grant Period of Performance	TBD
Anticipated Timeline	TBD
Project Description	This project will further augment the previous Energy Efficiency Evaluation completed in 2022 by studying specific steps the City can take to decrease energy costs at city facilities.
Project Status Update	The City is working to complete the required paperwork to finalize the award. This grant funding might be terminated under this Administration.





Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	Other Funding -	=	Total Project Cost
$-0-		$119,050		$-0-		$119,050

AIR TRAFFIC CONTROL TOWER PROJECT

Project Name	Air Traffic Control Tower Project
Total Project Cost	$1,060,310
Grant Period of Performance	August 2027
Anticipated Timeline	Anticipated Construction beginning Summer 2024 This project is substantially complete (April 2025).
Project Description	This project consists of two Air Traffic Control Tower Projects covered mostly by a BIL grant, with the remainder covered by the AIP grant. The first project is for equipment replacement at the ATCT to include tower radios, voice control system, ATIS weather equipment, etc. The second project is for an airport lighting and control management system to remotely control the airport lighting from the tower. This system will be much more reliable through fiber optic cable.
Project Status Update	This project is substantially complete.



City Match = Airport Fund	+	Grant Award	+	Other Funding -	=	Total Project Cost
$10,015		$1,050,295		$-0-		$1,060,310

REHABILITATE TAXIWAY E PROJECT

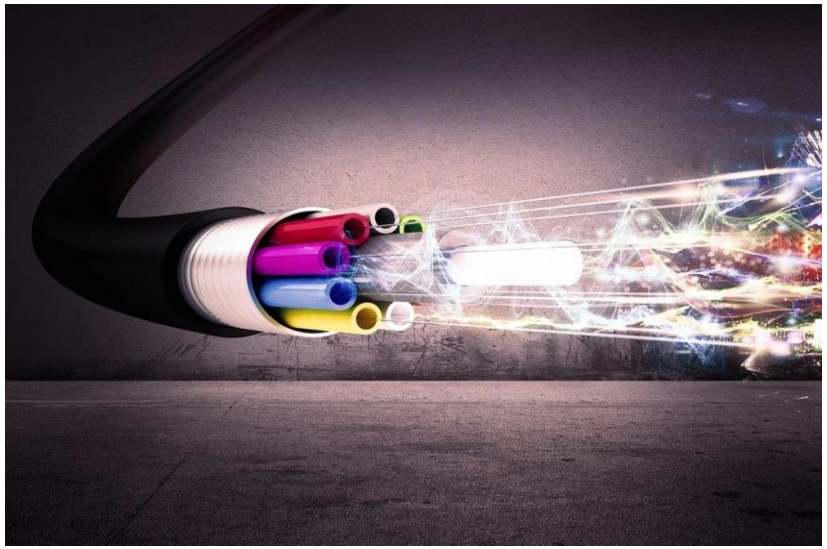
Project Name	Rehabilitate Taxiway E Project
Total Project Cost	$1,409,020
Grant Period of Performance	August 2027
Anticipated Timeline	Construction is anticipated to begin May 2025. Estimated Completion Fall 2025.
Project Description	This project consists of the rehabilitation of Taxiway E as part of the Runway 13/31 Rehabilitation Project.
Project Status Update	• Construction is anticipated to begin May of 2025, with a completion date in the Fall of 2025.

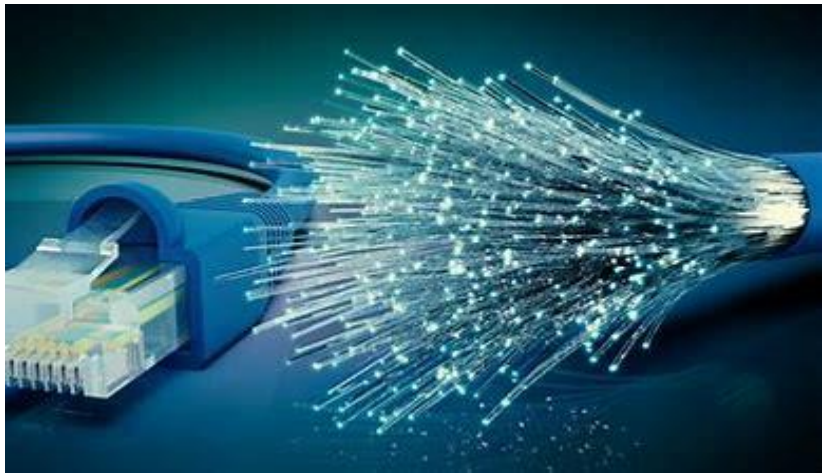


City Match = Airport Fund	+	Grant Award	+	Other Funding -	=	Total Project Cost
$70,451		$1,338,569		$-0-		$1,409,020

CITYWIDE BROADBAND PROJECT

Project Name	Citywide Broadband Fiber Project
Total Project Cost	$5,000,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by December 31, 2026
Anticipated Timeline	Anticipated Construction beginning Fall of 2024 Estimated Completion is December 2025
Project Description	This project will bring access to fiber broadband access to the entire community.
Project Status Update	• Project is properly obligated. • Construction has begun. • Allo plans to complete construction in 2025!



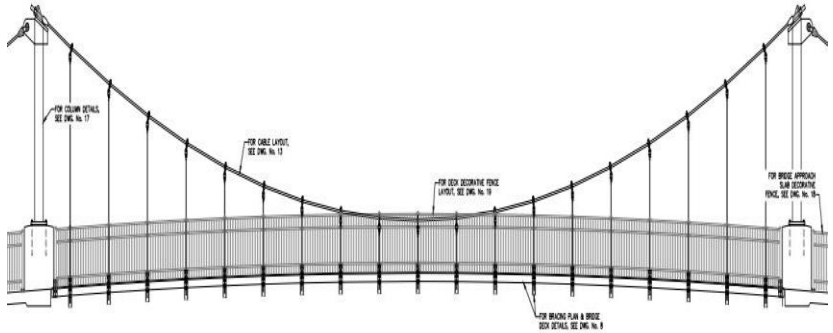


Courtesy Stock Photo

City Match = N/A	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$-0-		$-0-		$5,000,000		$5,000,000

TIN CUP TRAIL BRIDGE CONNECTOR PROJECT

Project Name	Tin Cup Trail Bridge Connector Project
Total Project Cost	$1,665,698
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by December 31, 2026
Anticipated Timeline	Construction has begun. Estimated Completion Winter of 2025.
Project Description	This project will construct a bridge as a connector for the Tin Cup Trail in conjunction with construction of both phases of the Tin Cup Trail.
Project Status Update	• This project is properly obligated. • Contract has been awarded. • Construction has begun. Material delivery has been delayed somewhat. The project is expected to be complete by the Winter of 2025.



City Match = Transportation Use Tax	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$915,698		$-0-		$750,000		$1,665,698

MSSU ROY BLUNT HEALTH SCIENCE INNOVATION CENTER PROJECT

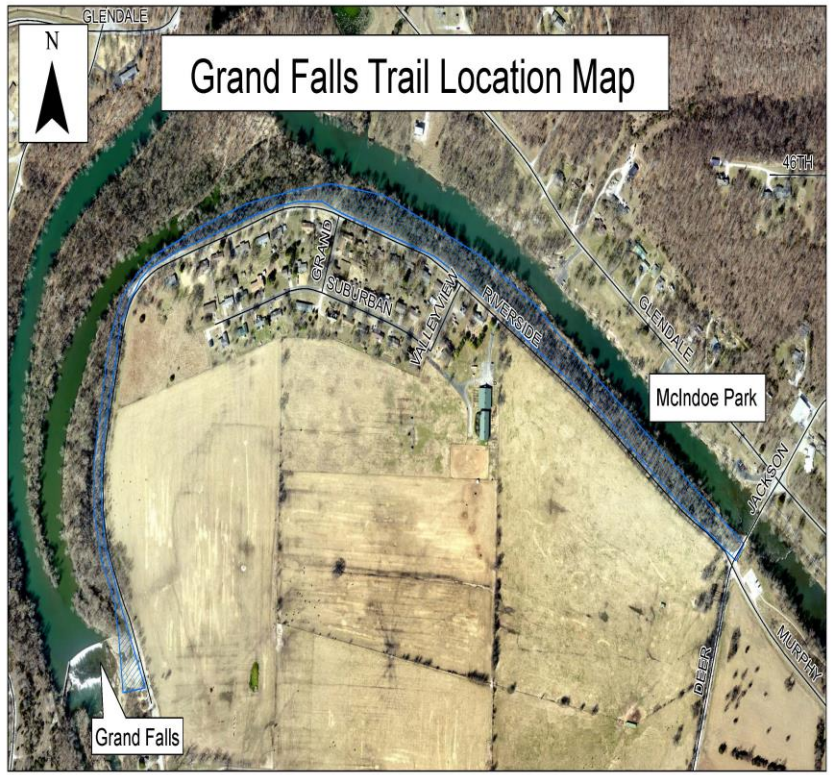
Project Name	MSSU Roy Blunt Health Science Innovation Center Project
Total Project Cost	$1,500,000
Grant Period of Performance	Must be under contract by December 31, 2024; Project must be complete by December 31, 2026
Anticipated Timeline	Estimated Completion Summer 2026 with opening classes and activities August 2026; City payment has been made and properly reported. City portion is complete.
Project Description	This project will construct a new Health Science Innovation Center on the campus of MSSU.
Project Status Update	• Project (City portion) is reported as complete. • Construction began earlier this fall. As part of the initial construction, 81 concrete piers were drilled and filled with concrete and rebar to support the 65,000 square foot facility. Currently, structural masonry are being built, as well as mechanical and electrical underground rough-in is underway. Steel erection began in early January. The slab-on-grade concrete pour began in mid-January. Full completion of the facility is currently slated for June 2026 with classes being held beginning August 2026.



City Match = N/A	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$-0-		$-0-		$1,500,000		$1,500,000

GRAND FALLS TRAIL PROJECT

Project Name	Grand Falls Trail Project
Total Project Cost	$1,396,005
Grant Period of Performance	TBD
Anticipated Timeline	Anticipated Construction beginning Spring of 2026. Estimated Completion Winter of 2026.
Project Description	This project will construct a 1.2 mile hard-surfaced ADA hiking/walking/nature/biking trail along scenic Grand Falls. This project involves the construction of a new 12’ wide paved, non-motorized trail.
Project Status Update	• Paperwork is underway with MoDot. • Trail Design is complete. Overlook design underway. • It is anticipated construction will begin Spring of 2026. The project is expected to be complete by the Winter of 2026.



City Match = Parks/Stormwater SalesTax	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$796,005		$600,000		$-0-		$1,396,005

PARR HILL PARK IMPROVEMENTS PROJECT

Project Name	Parr Hill Park Improvements Project
Total Project Cost	$968,460
Grant Period of Performance	TBD
Anticipated Timeline	TBD
Project Description	This project will improve Parr Hill Park. Two new all-inclusive playgrounds with pour-in-play surfacing will be relocated and installed. Outdoor fitness equipment will be added along the trail throughout the park. Permanent outdoor games will be included. Additional sidewalks will be installed to ensure connective ADA accessibility. Finally, the basketball court will be overlaid and transitioned to a multi-sport court.
Project Status Update	• Paperwork is underway with Missouri State Parks. • Timeline is pending the final paperwork and grant period of performance. • Project will not begin until 2026.



City Match = Parks/Stormwater SalesTax	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$484,230		$484,230		$-0-		$968,460

TRAIL AMENITIES PROJECT

Project Name	Trail Amenities Project
Total Project Cost	$245,350
Grant Period of Performance	11/1/2024 – 11/30/2027
Anticipated Timeline	TBD
Project Description	This project provides trail amenities across twelve (12) various park locations. Specifically, the project consists of the installation of eighty (80) 6-foot ADA compliant park benches, forty-eight (48) bicycle racks and eight (8) bicycle repair stations, as well as twenty-one (21) trail/park trailway signs along eighteen (18) miles of public trails. The parks include Cunningham Park, Mercy Park, Wildcat Park, McIndoe Park, Tin Cup Trail, Grand Falls Trail, Landreth Park, Parr Hill Park, Senator Ron Richard Memorial Park, Humphrey Park, Leonard Park, and Mohaska Park.
Project Status Update	• Required NEPA is underway. • Bid package development is underway.









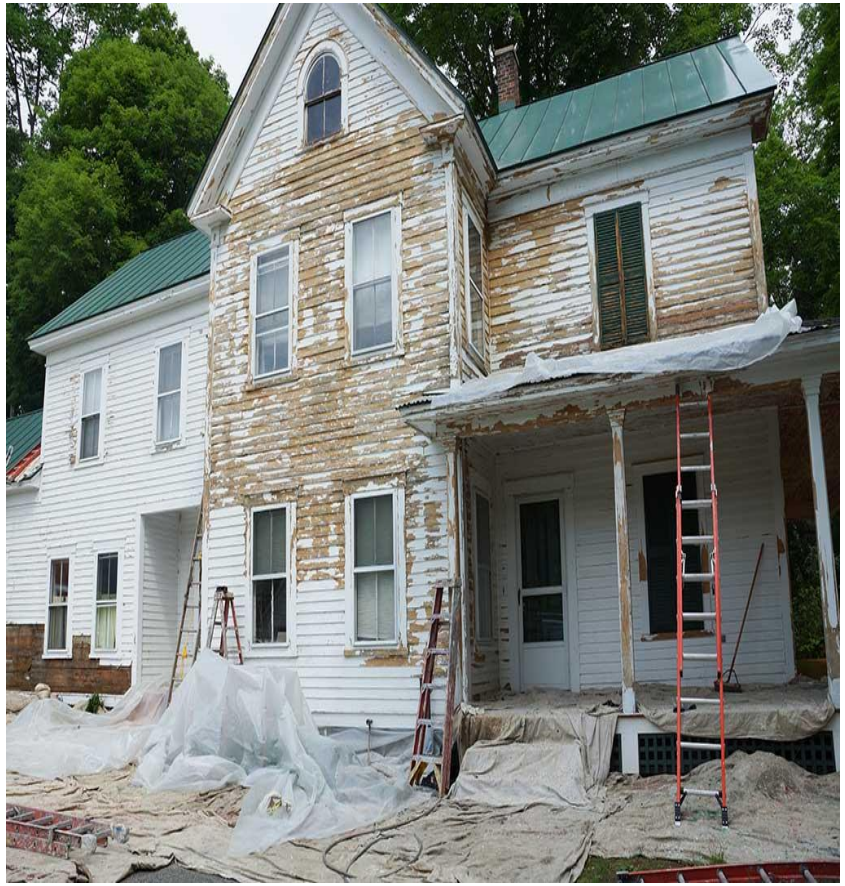


Courtesy Stock Photo

City Match = Parks/Stormwater SalesTax	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$98,140		$147,210		$-0-		$245,350

LEAD HAZARD REMEDIATION FOR RESIDENTIAL HOMES PROJECT

Project Name	Lead Hazard Remediation for Residential Homes Project
Total Project Cost	$3,500,000
Grant Period of Performance	TBD
Anticipated Timeline	TBD
Project Description	This project will help prevent lead poisoning among very-low and low-income families with young children by removing lead-based paint hazards from their homes. It is anticipated the funding will help address 75-150 housing units across the City. Activities conducted under this grant can include: • Lead-based paint inspection and risk assessment • New windows, doors, siding, trim, exterior & interior painting, porch repair and home safety measures (if identified as a lead or healthy homes hazard) • Targeted Outreach, education and training
Project Status Update	• Paperwork is underway with HUD. • Mandatory training completed first week of December 2024. • Timeline is pending the final paperwork and grant period of performance.



Courtesy Stock Photo

City Match = General Fund Use Tax	+	Grant Award	+	City ARPA Funding -	=	Total Project Cost
$350,000		$3,150,000		$-0-		$3,500,000



PENDING GRANT UPDATE

PENDING GRANTS – *Applied Waiting Results*

Grantor Agency	Grant	Project	Grant Amount Requested	Total Project Cost	Date Grant Submitted
DNR/Parks	Land & Water Conservation Grant (LWCF)	Dover Park to Landreth Park Trail Project	$500,000	$1,000,000	5/31/2024
NEA	National Endowment for the Arts	Downtown Public Arts Project	$100,000	$200,000	7/23/2024
DOT	Bridge Investment Program	Lone Elm Road Bridge over Turkey Creek	$7,910,541	$9,888,176	11/1/2024
EPA	Brownfields	Community-Wide Assessment of Brownfields Sites	$500,000	$500,000	11/14/2024
EDA	Public Works and Economic Adjustment Assistance Program	Infrastructure (roads, stormwater, water) at Crossroads Industrial Park	$1,500,000	$3,053,518	12/6/2024
EPA	Solid Waste Infrastructure for Recycling (SWIFR)	Relocate and Consolidate the Recycling Center and Brush Drop-Off to Lone Elm Site	$2,778,235	$3,899,423	12/16/2024
CWPP	U.S. Fire Administration	Wildfire Management in Parks	$146,593	$162,822	1/28/2025
	GRAND TOTAL		$13,435,369	$18,703,939	

GRANTS NOT AWARDED/TERMINATED

Grantor Agency	Grant	Project	Grant Amount Requested	Total Project Cost
FHWA	ATIIP	Sidewalk Project	$12,040,000	$15,050,000
DOT	Railroad Crossing Elimination	Central City between 20th & 32nd Streets	$12,800,000	$16,000,000
FEMA	BRIC	I-44 Stormwater Phase I	$1,125,000	$1,500,000
DOT	CFI	Charging Stations	$400,000	$500,000
	GRAND TOTAL		$26,365,000	$33,050,000



FEDERAL GRANT STATUS UPDATE



FEDERAL GRANT UPDATE AND OUTLOOK:

1. Priorities for Federal Grants have changed under new Administration
2. Many grant opportunities have ended, even after awarded
3. Some BIL grant opportunities that were scheduled to open in 2025 and 2026 have not
4. Some current and future grants for the City have been impacted



FEDERAL GRANT UPDATE AND OUTLOOK:

1. Federal Funding under the Department of Health and Human Services was terminated before deadline:
    a. Health Department ELC Grant with about $190,000 remaining – were able to purchase most of the Cybersecurity items

    b. Wastewater Surveillance Funding, which was then picked up by the State



FEDERAL GRANT UPDATE AND OUTLOOK:

1. FEMA has temporarily suspended grant funding across the country:
    a. Grant has ended (or been suspended) for the traffic barrier system in the amount of approximately $179,000 – item is already on order

    b. BRIC grant application for I-44 stormwater Phase I has been terminated

NEXT STEPS

- Continue to Execute Grant Projects within Performance Period
- Complete required Grant paperwork and Submit timely Reimbursement Requests; Continue to Apply for BIL Grants, if available
- Continue to monitor changes in Federal Grant awards
- Present Periodic Public Project Status Updates

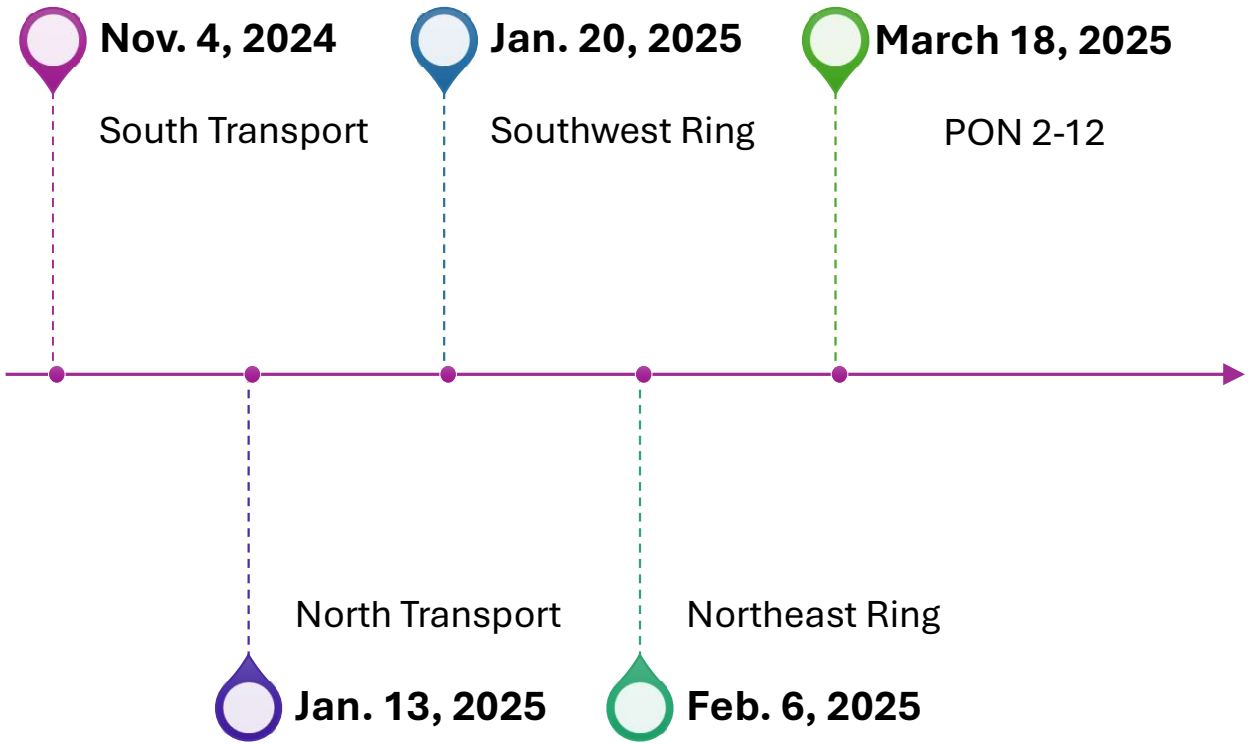
Questions?

Thank You!

ALLO Fiber Project Underground Construction

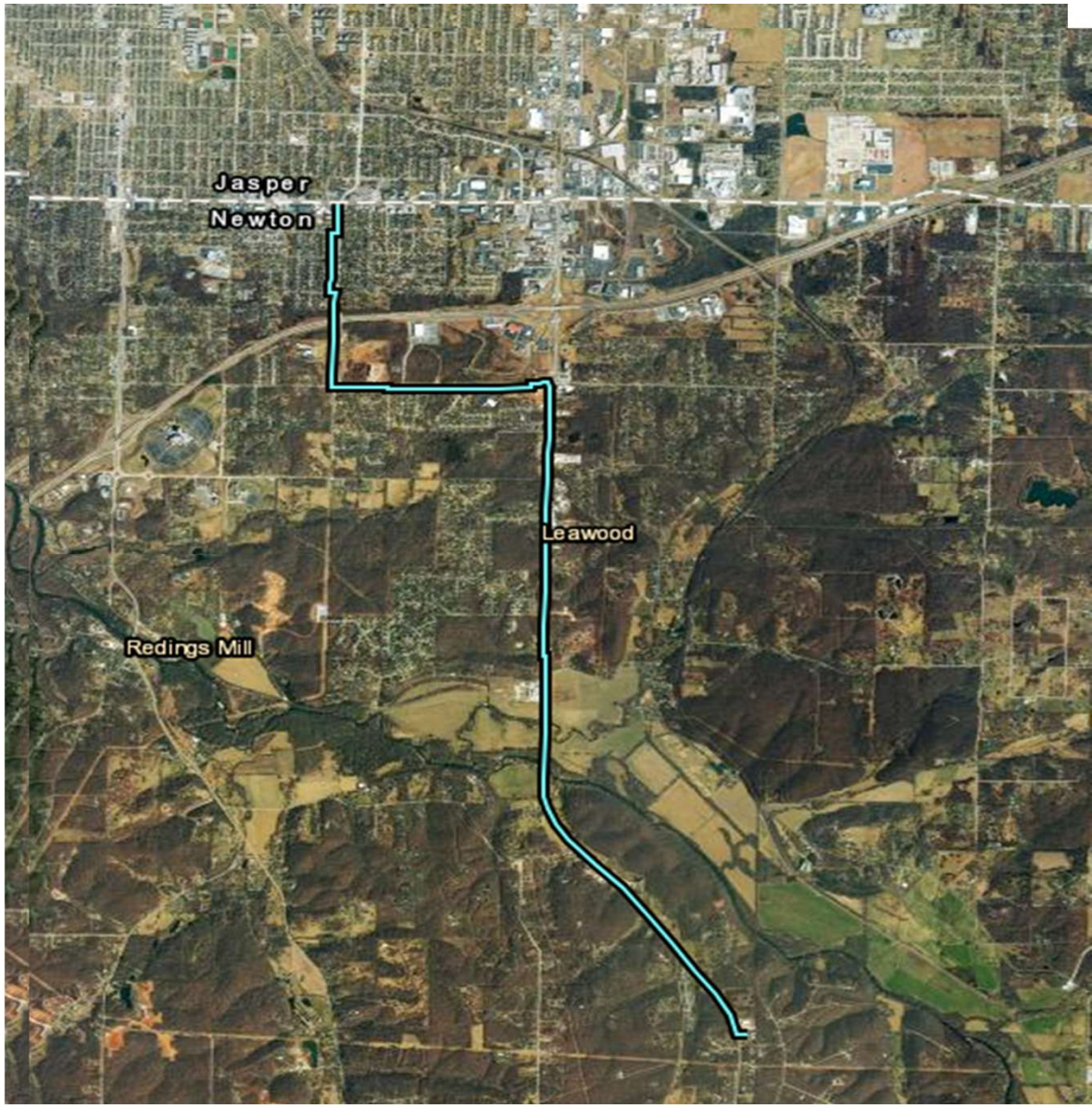
Joplin, MO

Underground Construction Starting Dates



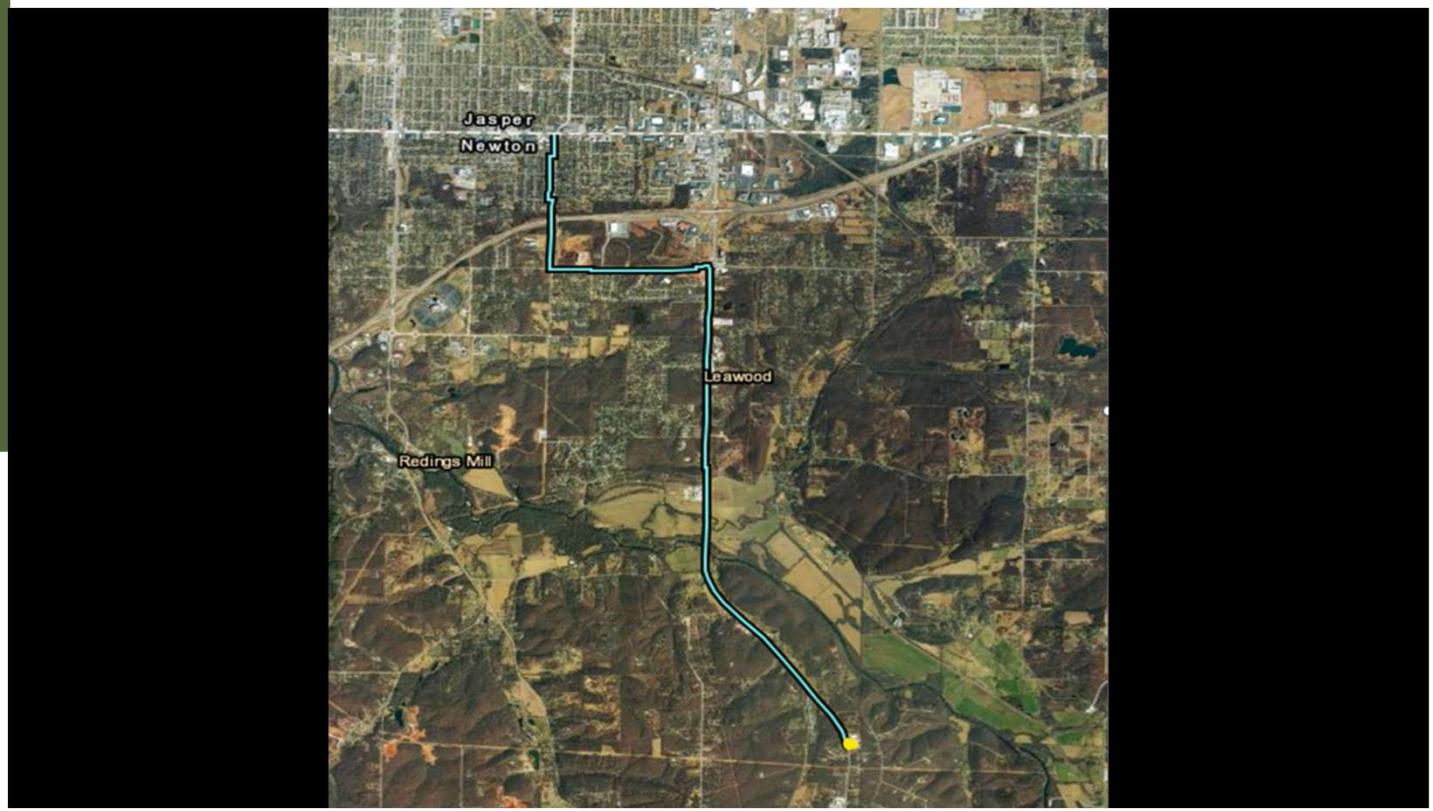
South Transport

Conduit Installation



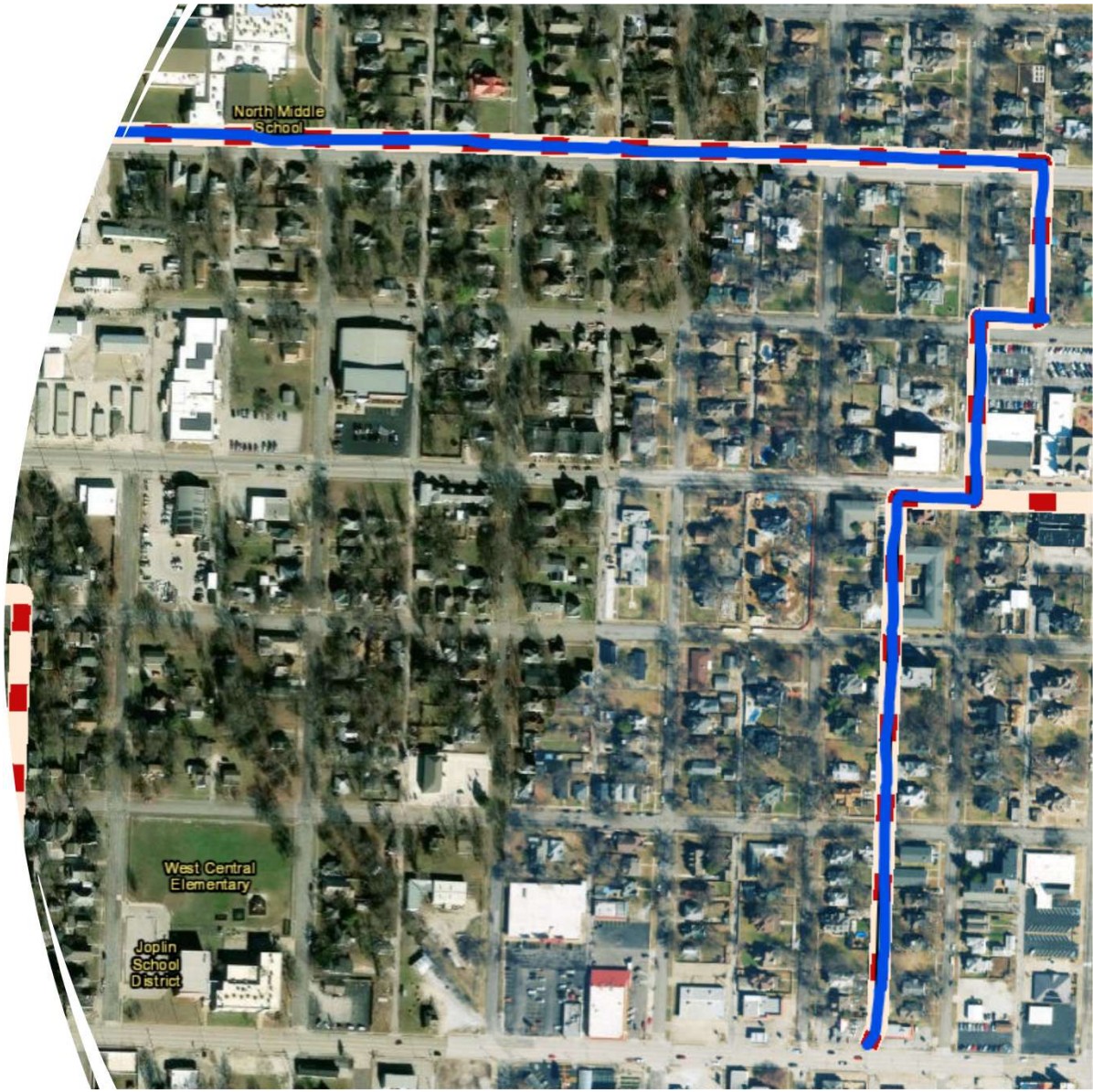
South Transport

We’re 88% complete with the boring process and the installation of conduit.



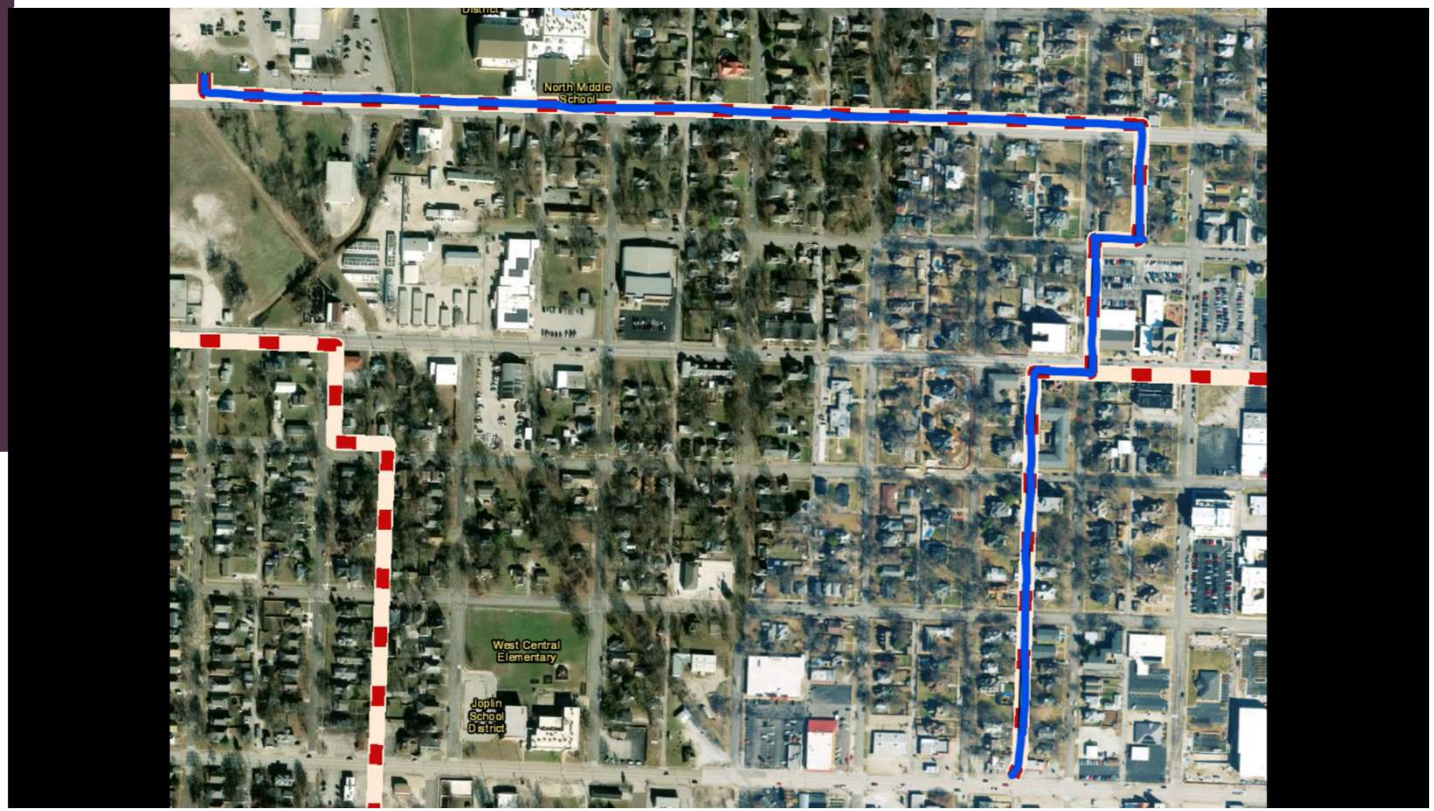
North Transport

Conduit Installation



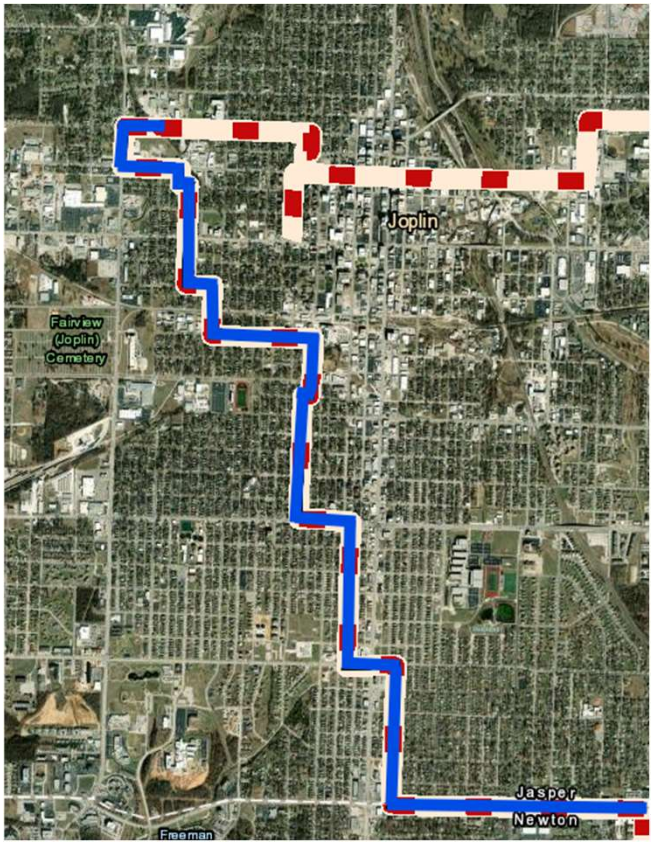
North Transport-

We’re 55% complete with the boring process and the installation of conduit.

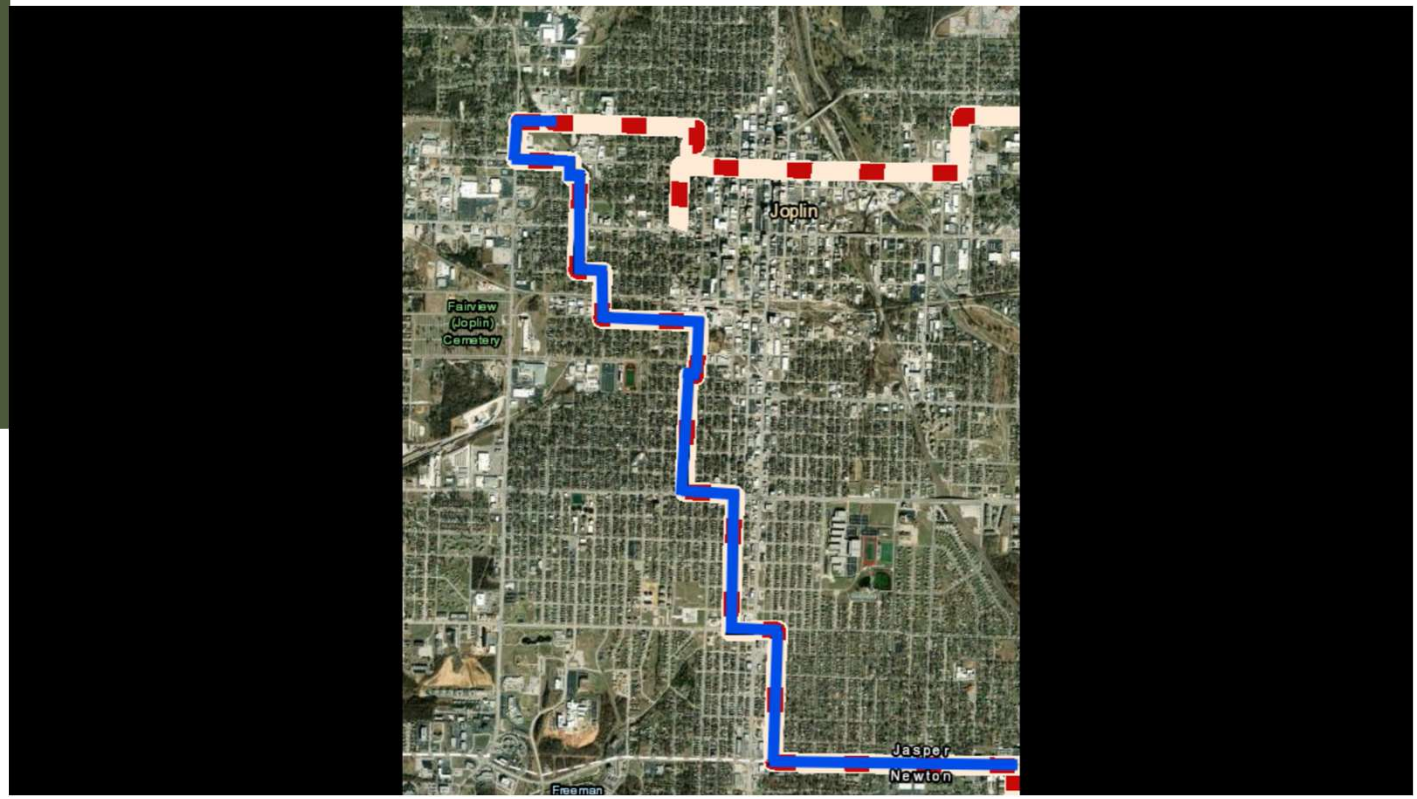


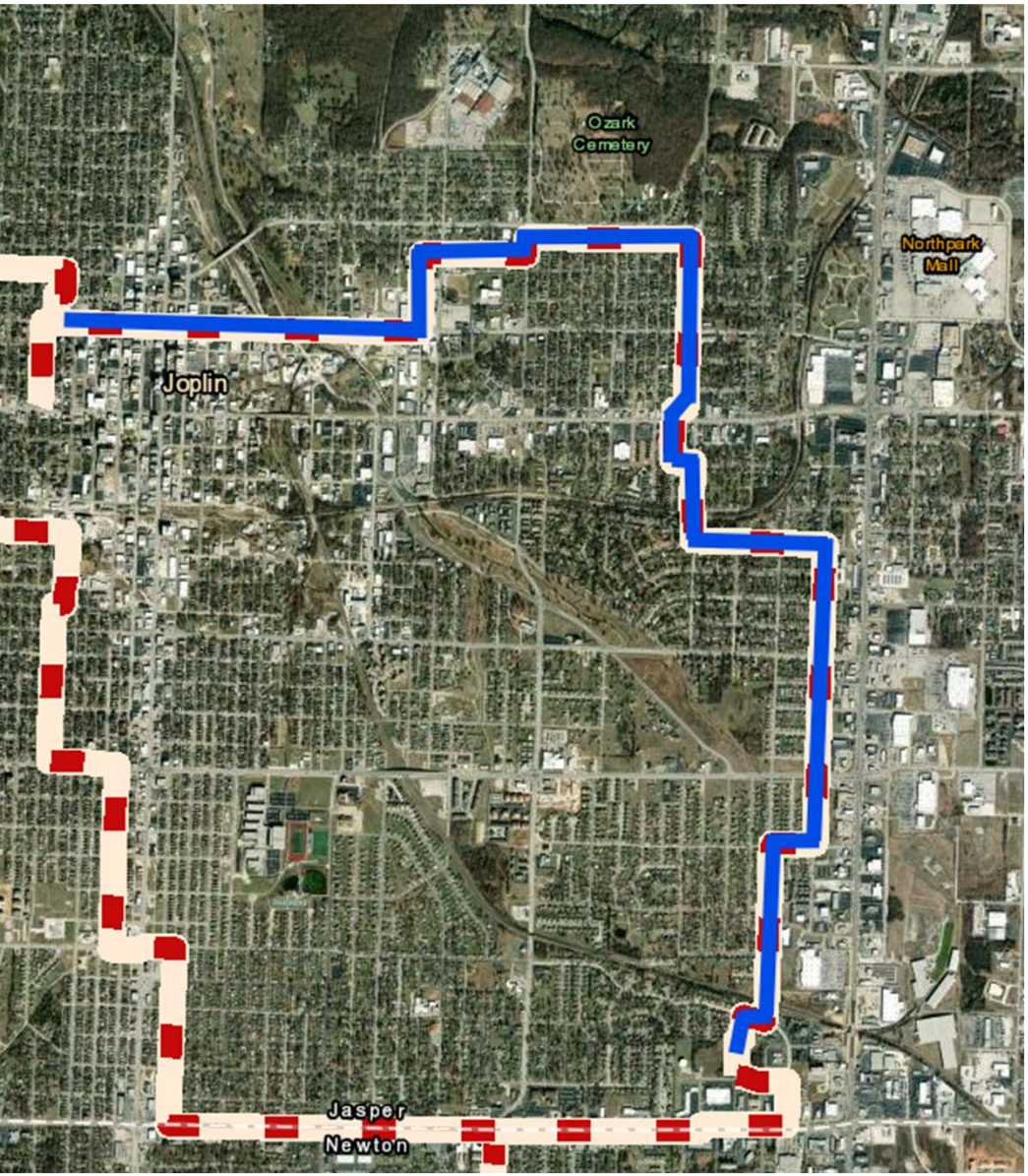
Southwest Ring

We have a new contractor onboarding this week to continue the conduit installation.



Southwest Ring- We’re 10% complete with the boring process.

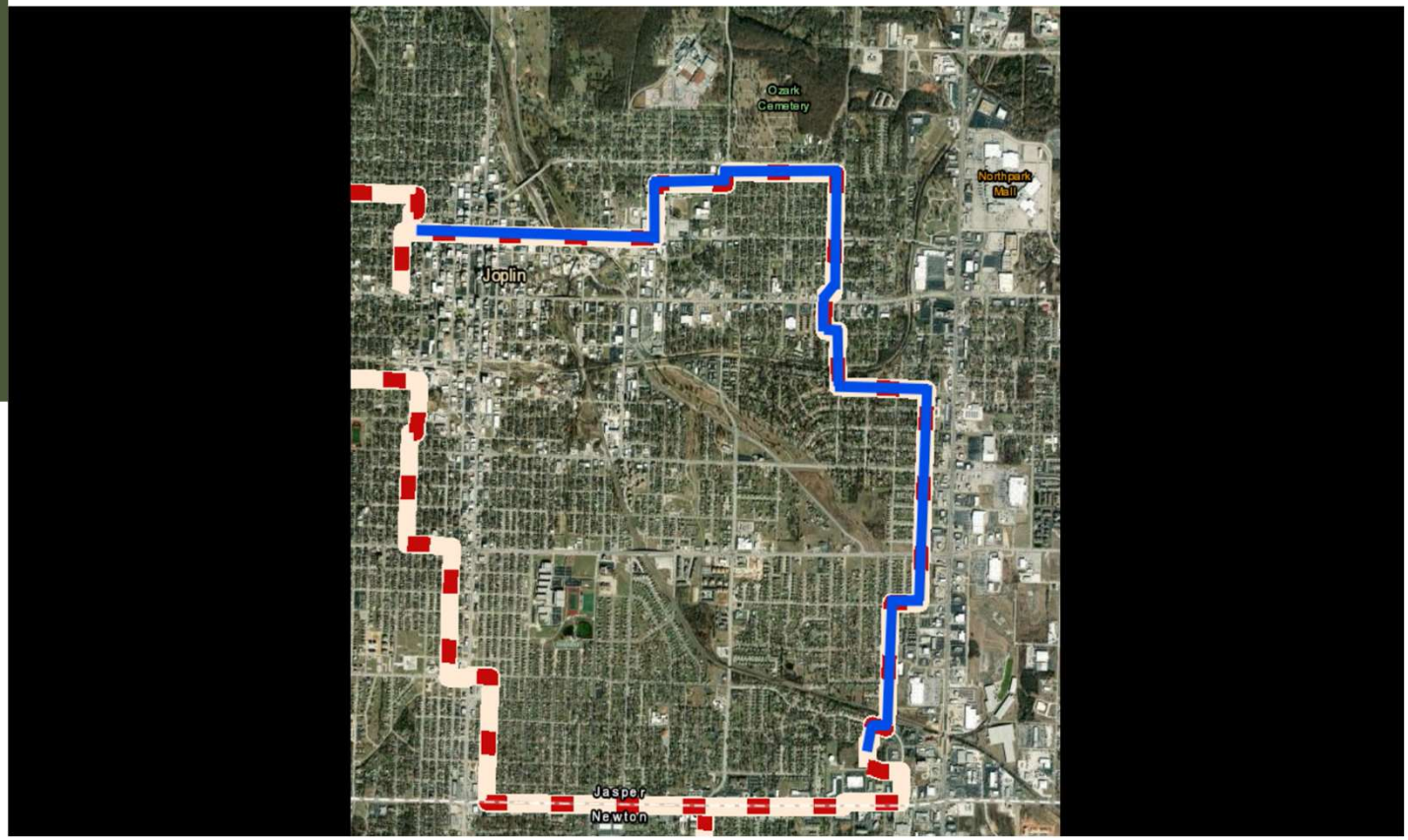


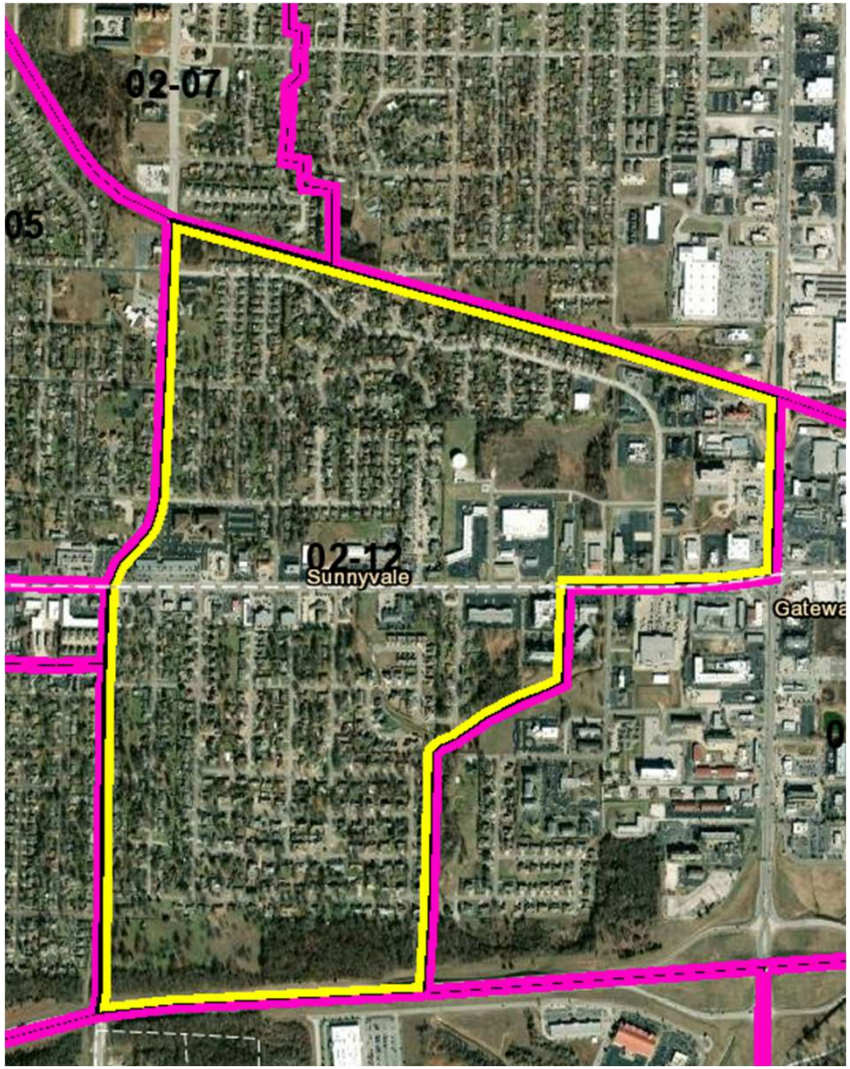


Northeast Ring

Conduit Installation

Northeast Ring
We’re 9% complete with the boring process.





PON 2-12

10% complete with the boring process.

We currently have drills working in this area.

CO1 and CO2







Fiber Structures







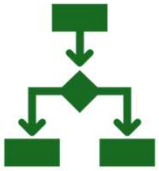






Construction Equipment

Construction cont’d



Removed Contractor

Due to concerns regarding quality and safety standards, we made the decision to part ways.



The Ground

The percentage of rock is a lot higher than expected. This has slowed down production.



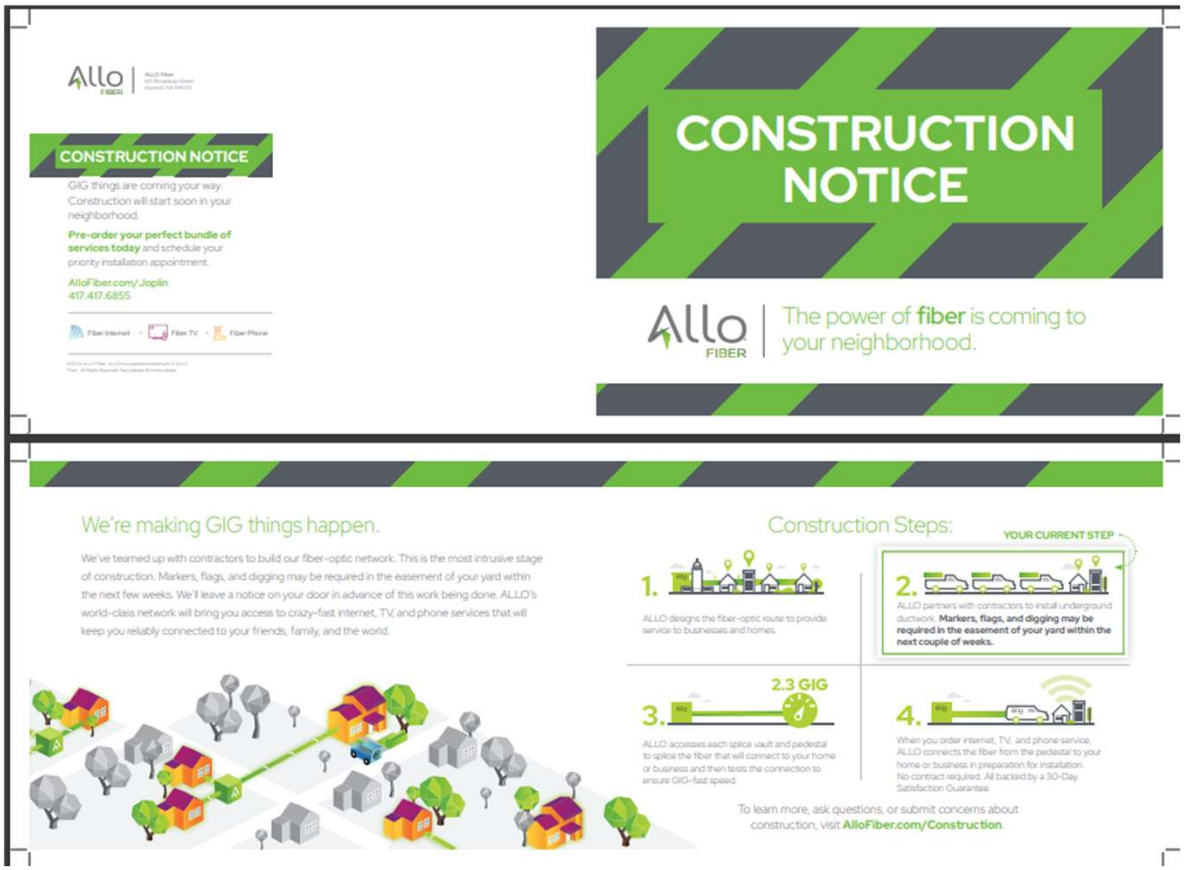
Shoal Creek Crossing

Lost two drill heads.

Broke over 5 rods.

Had to bring a large specialty drill.

Construction Communication PON 2-12

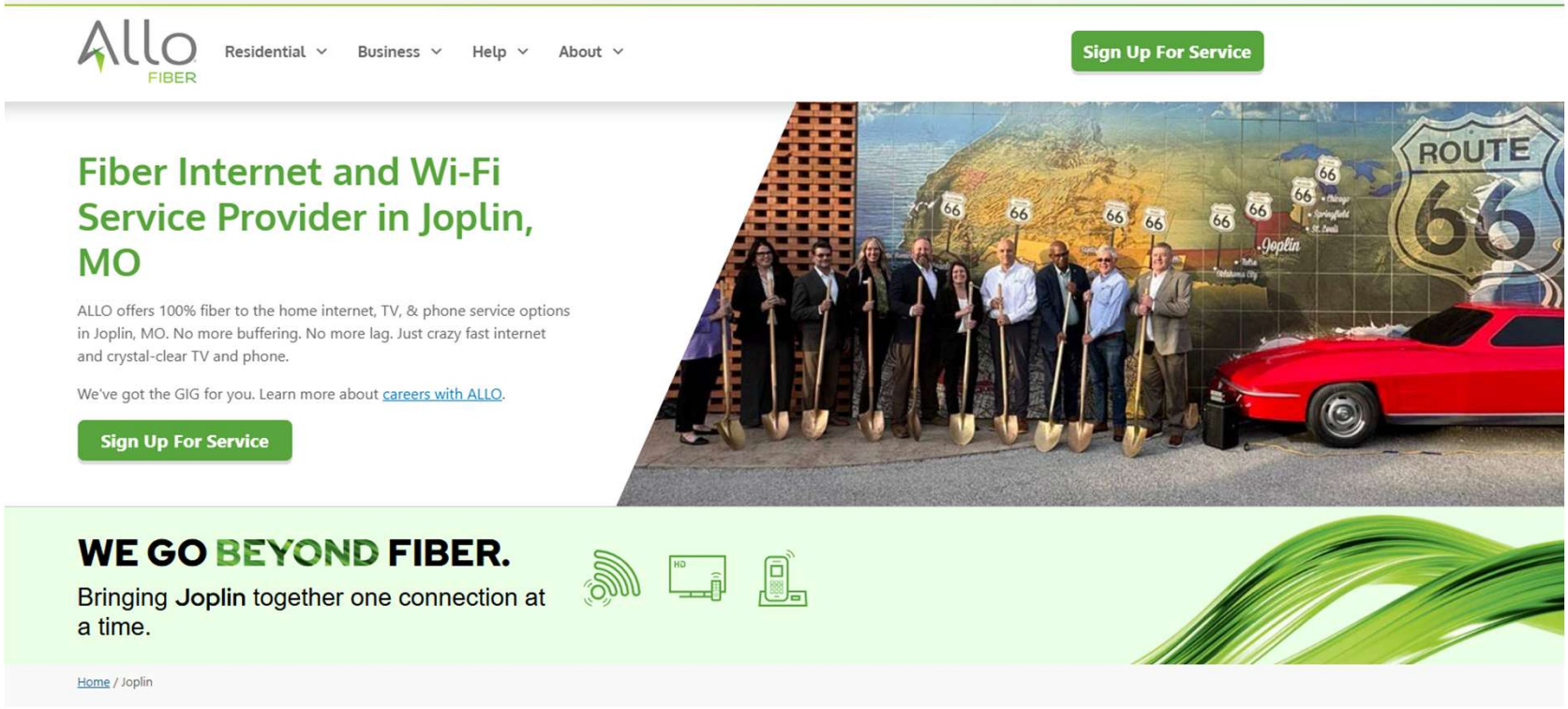


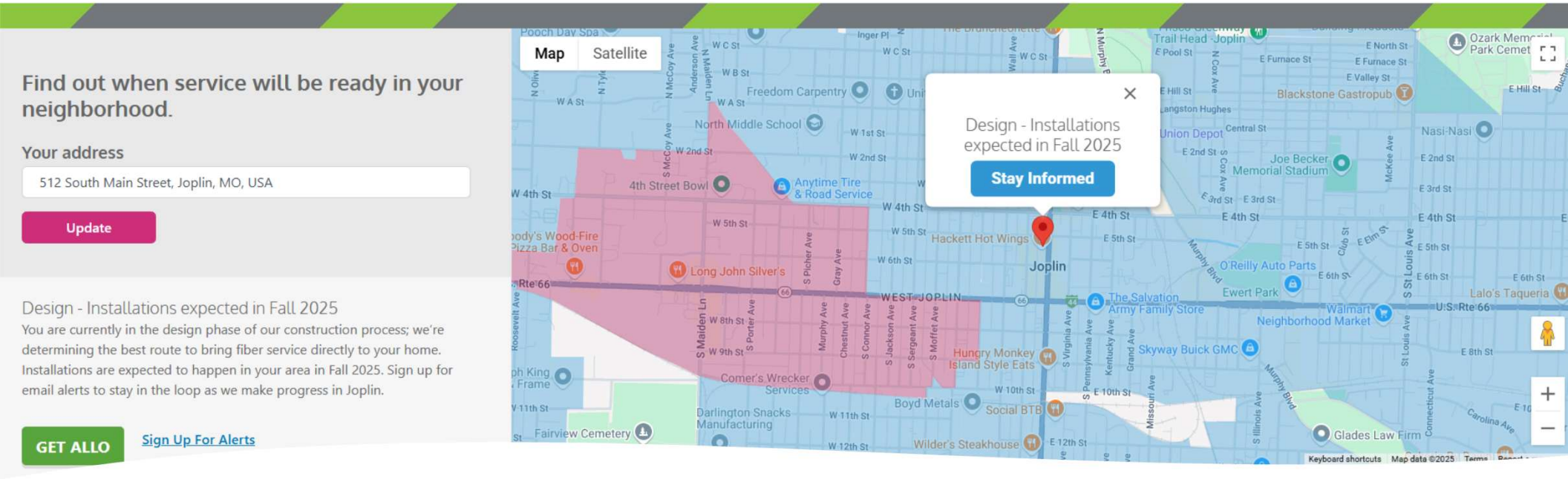
Local Engagement





Joplin Landing Page – July 2024
Buyflow Live – February 2025





Web Activity

- Submit Presale.
- ALLO's Construction Process.
- Find out when service will be available in your neighborhood.
  - Design
  - Under Construction
  - Sign Up Today for a Priority Install Date
  - Live and Ready for Install

Storefront is open!

512 S Main St.



JOPLIN CITY COUNCIL
APRIL 7, 2025
MEETING MINUTES

CALL TO ORDER

The April 7, 2025, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Keenan Cortez.

INVOCATION was read by Assistant City Clerk, Roschelle Forsythe

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by winners of the poster contest; Kaiden Warren, Ben Lee, Rielynn Reeves, Lakelynn McCleary and Chase Taylor.

ROLL CALL

Answering Roll Call were Council Members: Joshua Bard, Doris Carlin, Charles Copple, Keenan Cortez, Josh DeTar, Mark Farnham and Doug Lawson. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

Absent: Ryan Jackson and Gary Shaw

Motion by Ms. Carlin, Second by Mr. DeTar to excuse the absence of Ryan Jackson and Gary Shaw. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, and Lawson, 7. Absent: Jackson and Shaw.

PRESENTATIONS

Fair Housing Month Proclamation
Mayor Cortez presented the proclamation.

VFW Post 5293 Annual Awards Presentation
David Wells Post 5293 commander presented awards to:
Firefighter: Driver/Engineer Brad Gillen
Police Officer: Corporal Andrew Moreno

Arbor Day Proclamation
Mayor Cortez presented the proclamation.

Mike Seibert Proclamation
Mayor Cortez presented the proclamation.

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office
Lynn Onstot, Public Information Officer, presented.

CITIZEN REQUESTS AND PETITIONS

Kathy Martin spoke on sustainable housing.

PUBLIC HEARINGS

Public Hearing procedures were read by Assistant City Clerk Roschelle Forsythe

PUBLIC HEARING FOR COUNCIL BILL NO. 2025-261

Mayor Cortez opened the Public Hearing
Jeff Cole spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

COUNCIL BILL NO. 2025-261

Mr. DeTar introduced Council Bill No. 2025-261 - AN ORDINANCE amending Ordinance No. 2022-274, 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 located at 601 S McKinley Ave, Joplin, Jasper County, Missouri. Motion by Mr. DeTar, second by Mr. Lawson that Council Bill 2025-261 be passed on the first reading and passed. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2.

PUBLIC HEARING FOR COUNCIL BILL NO. 2025-262

Mayor Cortez opened the Public Hearing
Oscar Saracino spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

COUNCIL BILL NO. 2025-262

Mr. Copple introduced Council Bill No. 2025-262 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District R-2 (Two-Family Residential) property as described below and located at 1517 W A St, Joplin, Jasper County, Missouri. Motion by Mr. Copple, second by Mr. DeTar, that Council Bill 2025-262 be passed on the first reading and passed. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2.

PUBLIC HEARING COUNCIL BILL NO. 2025-266

Mayor Cortez opened the Public Hearing
David Glenn, Travis Hurley, Nate Schluder, John King and Josh Shackles spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

COUNCIL BILL NO. 2025-266

Mr. Lawson introduced Council Bill No. 2025-266 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and generally known as approximately seven acres between E 12th St and E 14th St, East of Iowa Ave

and West of the railroad track, Joplin, Jasper County, Missouri. Motion by Mr. Lawson, second by Dr. Farnham, that Council Bill 2025-266 be passed on the first reading and passed. Voting in favor were Council Members: Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 6. Nays: Bard, 1. Absent: Jackson and Shaw, 2.

PUBLIC HEARING COUNCIL BILL NO. 2025-265
Mayor Cortez opened the Public Hearing
Troy Dunlap, William Hillegus, John King and Travis Hurley spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

COUNCIL BILL NO. 2025-265
Mr. DeTar introduced Council Bill No. 2025-265- AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and located at 1201 S Byers Ave, Joplin, Jasper County, Missouri. Motion by Mr. DeTar, second by Ms. Carlin, that Council Bill 2025-265 be passed on the first reading and passed. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, and Lawson, 6. Abstained: Farnham, 1. Absent: Jackson and Shaw, 2.

PUBLIC HEARING COUNCIL BILL NO. 2025-263
Mayor Cortez opened the Public Hearing
Kerri Clark spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

This Council Bill was posted incorrectly and read as *2022-263,* is in fact *2025-263-scrivener's error.*

COUNCIL BILL NO. 2025-263
Mr. Lawson introduced Council Bill No. 2025-263- AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and include in District R-1 (Single-Family Residential) property as described below and located at 707 Sergeant Ave, Joplin, Jasper County, Missouri. Motion by Mr. Lawson, second by Mr. Bard, that Council Bill 2025-263 be passed on the first reading and passed. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2.

CONSENT AGENDA
Motion by Mr. DeTar, second by Ms. Carlin to approve the consent agenda. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw 2.

Minutes of March 17, 2025, City Council Meeting
COUNCIL BILL NO. 2025-001 - AN ORDINANCE amending Chapter 86 – Parks and Recreation, Article II – Park Rules and Regulations; specifically, Section 86-37. Camping.

Ordinance No. 2025-035.

COUNCIL BILL NO. 2025-002 - AN ORDINANCE amending Chapter 82. Offenses and Miscellaneous Provisions, Section 82-50. Receiving Stolen Property. **Ordinance No. 2025-036.**

COUNCIL BILL NO. 2025-112 - 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 Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00) for the Turkey Creek WWTP Aeration Renovations 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. **Ordinance No. 2025-037.**

COUNCIL BILL NO. 2025-113 - 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 One Hundred Ten Thousand and 00/100 Dollars ($110,000.00) for the Miscellaneous WWTP Improvements 2025 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. **Ordinance No. 2025-038.**

COUNCIL BILL NO. 2025-450- AN ORDINANCE authorizing the City of Joplin to enter into a Pharmaceutical Services Agreement by and between the City of Joplin, Missouri, and ScriptClaim Systems, LLC, a MO LLC, operating a full service pharmaceutical operation at Walmart and Walmart Neighborhood Market locations, providing generally for the utilization of Walmart and Walmart Neighborhood Market locations pharmacies as the City Health Department's pharmaceutical provider. **Ordinance No. 2025-039.**

COUNCIL BILL NO. 2025-605 - 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 in the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Council Bill 2024-514 on October 21, 2024; and establishing a date when it shall become effective. **Ordinance No. 2025-040.**

RESOLUTIONS

RESOLUTION NO. 2025-004

Mr. Copple introduced Resolution No. 2025-004- A RESOLUTION amending the RULES AND REGULATIONS TO GOVERN THE TRANSACTIONS OF BUSINESS BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, by deleting Sections 2.39, 2.40, and 2.41 in their entirety and adopting new Sections 2.39, 2.40, and 2.41 in lieu thereof. Motion by Mr. Copple, second by Mr. DeTar, to approve Resolution No. 2025-004 . Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2.

RESOLUTION NO.2025-005

Mr. DeTar introduced Resolution No. 2025-005- A RESOLUTION demonstrating the City of Joplin's commitment to public safety, including a commitment to reduce violent crime within its jurisdiction. Motion by Mr. DeTar, second by Mr. Copple to approve Resolution No. 2025-005. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2.

ORIDNANCES – EMERGENCY

COUNCIL BILL NO. 2025-350

Mr. Copple introduced Council Bill No. 2025-350 - AN ORDINANCE approving the contract by and between the City of Joplin and USA Demolition for the demolition of the structure(s) and clearing of a lot located at 2722 E Rolla St. in the City of Joplin, Missouri, for Seven Thousand Nine Hundred Fifty dollars ($7,950.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Copple, second by Mr. Bard, that Council Bill No. 2025-350 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2. The Council Bill was declared adopted and entitled. **Ordinance No.2025-041.**

COUNCIL BILL NO. 2025-351

Mr. Lawson introduced Council Bill No. 2025-351- AN ORDINANCE approving the contract by and between the City of Joplin and Nelson Enterprises for the demolition of the structure(s) and clearing of a lot located at 302 S Connor Ave. in the City of Joplin, Missouri, for Ten Thousand dollars ($10,000.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.
Motion by Mr. Lawson, second by Mr. Bard, that Council Bill No. 2025-351 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2. The Council Bill was declared adopted and entitled. **Ordinance No.2025-042.**

COUNCIL BILL NO. 2025- 512

Mr. DeTar introduced Council Bill No. 2025-512 - AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024, to adjust appropriations and containing an emergency clause.
Motion by Mr. DeTar, second by Mr. Lawson that Council Bill No. 2025-512 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2. The Council Bill was declared adopted and entitled. **Ordinance No.2025-043.**

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2025-114

Mr. DeTar introduced Council Bill No. 2025-114- AN ORDINANCE approving an agreement with Cedar Crest Investment, LLC, to provide sanitary sewer to property located at 4500 South Rangeline Road, 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. DeTar, second by Mr. Copple, that Council Bill 2025-114 be passed on the first reading and advance to second and third. Voting in favor were Council

Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2. The Bill was read as Council Bill No. 2025-114.

COUNCIL BILL NO. 2025-115

Mr. Copple introduced Council Bill No. 2025-115 – AN ORDINANCE approving the City of Joplin to enter into an agreement with G&G Construction Co. Inc. in the amount of Two Million Nine Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($2,950,500.00) for construction services on the Turkey Creek Wastewater Treatment Plant (WWTP) Trickling Filter Media Installation 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. Copple, second by Mr. Bard, that Council Bill 2025-115 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2. The Bill was read as Council Bill No. 2025-115.

COUNCIL BILL NO. 2025-610

Mr. Copple introduced Council Bill No. 2025-610 - AN ORDINANCE authorizing the City of Joplin to enter into a lease agreement with Roper KIA in the amount of Fourteen Thousand Nine Hundred Forty-Five Dollars and Thirty-Three Cents ($14,945.33) for the purpose of leasing three (3) vehicles; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date. Motion by Mr. Copple, second by Mr. Lawson, that Council Bill 2025-610 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2. The Bill was read as Council Bill No. 2025-610.

SECOND AND THIRD READING
UNFINISHED BUSINESS
NEW BUSINESS

Mr. Copple asked the City Manager to have Building Department look into zoning MP designations.

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. The City Council shall adjourn at the end of the session. Motion by Mr. DeTar, second by Mr. Lawson, to go into closed session. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham and Lawson, 7. Absent: Jackson and Shaw, 2.

The meeting was adjourned at 8:00p.m.

Respectfully,

Roschelle Forsythe
Assistant City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-114 – Agreement for an Out-of-Town Sewer Service

MEETING DATE
April 7, 2025

ORIGINATING DEPT
Public Works - Engineering

ATTACHMENTS
CB2025-114 Ordinance; Agreement for Out-of-Town Sewer Service; Exhibit Map; Exhibit (Ordinance 93-126)

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 an agreement with Cedar Crest Investment, LLC for sewer service to property located at 4500 South Rangeline Road in the Village of Leawood, MO.

BACKGROUND
Cedar Crest Investment, LLC (Developer) owns property located within the present corporate limits of the Village of Leawood, MO. Public sewer infrastructure currently runs across the referenced property. The Developer desires that the City of Joplin treat the sewage from this property, and the City of Joplin has agreed to accept the sewage in exchange for payment of permit fees, connection fees and fees for the treatment and collection of the sewage. City staff have created an Agreement for Sewer Service (attached) which allows the Developer to connect to the sanitary sewer collection system. Because this property lies within the Village of Leawood, there is no clause requiring annexation into the City of Joplin. Approving this Agreement is consistent with the goal of the sanitary sewer department to provide sanitary sewer service to as many homes and businesses as possible.

FUNDING SOURCE
Sewer Permits will be paid by the Developer.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 93-140 ORDINANCE NO. 93-126

AN ORDINANCE approving an agreement for the provision of wastewater treatment between the City of Joplin, Missouri, and the Village of Leawood, Missouri, a Municipal Corporation, authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, and containing an emergency clause.

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

Section 1. That the Agreement for Wastewater Treatment by and between the City of Joplin, Missouri, and the Village of Leawood, Missouri, a Municipal Corporation, a true and accurate copy of the same being attached hereto and the same is hereby approved.

Section 2. That the City Manager is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 3. That this Ordinance dealing with the general health and safety of the citizens of the City of Joplin, Missouri, is an emergency within the meaning of Section 2.12(1) of the Home Rule Charter of the City of Joplin, Missouri, and, as such, shall be in full force and effect immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 16TH day of AUGUST, 1993.

Mayor

ATTEST:

Mary C. Davis
City Clerk

APPROVED AS TO FORM:

City Attorney

AGREEMENT

THIS AGREEMENT, made and entered into this 13 day of August, 1993 by and between the city of Joplin, Missouri, a municipal corporation, hereinafter designated as "Joplin," and the Village of Leawood, Missouri, a municipal corporation, hereinafter designated as "Leawood."

WHEREAS, Joplin and Leawood are contiguous along certain portions of their respective corporate boundaries; and

WHEREAS, Joplin has constructed and operates a waste water collection and treatment system; and

WHEREAS, Joplin desires to construct and operate sanitary sewer lines within Leawood, and has requested the consent of Leawood therefor; and

WHEREAS, Leawood desires to consent to the construction and operation by Joplin of such sewer lines within the corporate boundaries of Leawood, provided that residents of Leawood are afforded the opportunity to utilize such sewer lines when constructed; and

WHEREAS, Joplin has agreed that upon completion of such sewer lines, residents of Leawood will have the opportunity to utilize such sewer lines; and

WHEREAS, Joplin has requested the consent of Leawood to the exercise by Joplin of the power of eminent domain within the corporate boundaries of Leawood for the purpose of obtaining necessary easements for the construction of such sewer lines; and

WHEREAS, Leawood has agreed to consent to the exercise of such power of eminent domain by Joplin, pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants of each party contained herein, the parties hereto agree as follows:

1. Definitions. The following terms as used in this Agreement shall have the meanings as set forth below:

a. "Sewer Easement" shall mean, collectively, the easement(s) obtained by Joplin within Leawood for construction of the "Sewer Main."

b. "Sewer Main" shall mean, collectively, the sanitary sewer line(s) to be constructed by Joplin within the Sewer Easement.

c. "Sewage Collection System" shall mean a sewage collection system as defined in paragraph 5 of this Agreement.

d. "Abutting Owners" shall mean those owners of property within Leawood (i) whose property is subject to the Sewer Easement, or (ii) who own at least fifty (50) lineal feet of property which abuts the Sewer Easement, and (iii) any future owner of any portion of such property.

e. "Leawood Residents" shall mean, any individual, corporation, association or other entity, public or private, within Leawood.

2. Representations. Each party represents that it has full and complete authority pursuant to all applicable local and state laws and ordinances, including the ordinances of Joplin and Leawood, to enter into and to perform its respective obligations under this Agreement, and each party hereby agrees to indemnify, defend and hold harmless the other party from and against any breach of the foregoing representation and warranty; provided, however, that the consent given herein by Leawood to the exercise by Joplin of the power of eminent domain within the corporate boundaries of Leawood is not a representation or warranty that the exercise of such power is lawful or enforceable, but evidences only the consent by Leawood to the exercise of such power by Joplin.

3. Consent by Leawood. Leawood hereby consents to the use by Joplin of dedicated public utility easements located within

the corporate boundaries of Leawood. Leawood hereby further consents to the acquisition by Joplin of the Sewer Easement and the construction, operation and maintenance of the Sewer Main within the Sewer Easement on the conditions set forth below and elsewhere in this Agreement:

a. Joplin will submit the preliminary plans for each portion of the Sewer Main to Leawood for approval by the Board of Trustees of Leawood (the "Board"). The Board will not unreasonably withhold or delay such approval; provided, however, that if the Board shall determine that the proposed plans will materially and adversely affect the present or future use and development of the property in question, the orderly development of the property within Leawood or the health and welfare of the residents of Leawood, then the withholding of approval by the Board shall be deemed reasonable. The amount of compensation to be offered to any property owner or the cost of design and construction of the Sewer Main shall not be deemed to be reasonable cause to deny approval. If the Board shall fail to notify Joplin of its approval or disapproval of any such plans within 45 days of submission of such plans to Leawood, such plans shall be deemed approved.

b. At such time as Leawood shall notify Joplin that it has approved the proposed plans for any portion of the

Sewer Main, such approval shall be deemed to be consent by Leawood to the acquisition of the Sewer Easement over the property in question.

c. Joplin agrees to extend to each owner of property an offer to purchase the necessary easement rights for the fair market value of such easement rights, based upon a comparison of the value of such property before and after the proposed grant of easement rights, as determined by a certified, independent appraiser.

d. If Joplin shall be unable to obtain any portion of the Sewer Easement by purchase after having made an offer in accordance with paragraph (c) above, and shall notify Leawood of such fact, then, upon such notification, Leawood shall be deemed to have consented to the acquisition of such portion of the Sewer Easement by Joplin's exercise of the power of eminent domain, for that property only. Joplin acknowledges and agrees that Leawood shall not be required to become a party to any action in condemnation, or to expend any sum of money in connection with such action.

e. Joplin acknowledges and agrees that the approval by Leawood as set forth in paragraph (a) above shall be a pre-condition to the exercise by Joplin of the rights granted in paragraphs (b) and (c) above, and the making of

an offer to purchase in accordance with paragraph (c) above shall be a pre-condition to the consent of Leawood in paragraph (d) above.

4. Connection by Abutting Owners. Each Abutting Owner shall have the right to connect to the Sewer Main upon the following conditions:

a. Securing a permit from Joplin by paying a permit fee in the amount that is then in effect for residents of Joplin, plus the sum of $20. Such connection shall be inspected by Joplin.

b. Payment to Joplin of a connection fee in the amount of $1,000 for each separate connection;

c. Such Abutting Owner must be a customer of Missouri-American Water company;

d. All connections must be accomplished in accordance with the Joplin Plumbing Code in force and existence at the time of such connection; and

e. No such connection may in any way be connected to a septic tank.

The right granted herein to Abutting Owners shall run with the land of such Abutting Owners, and shall extend to any future owner of any portion of the land owned by an Abutting Owner.

5. Sewage Collection Systems. Residents or owners of property in Leawood may provide their own Sewage Collection Systems, which may be connected to the Sewer Main on the conditions set forth below and elsewhere in the Agreement:

a. The plans and specifications of each Sewage Collection System shall be designed by a registered engineer and approved by all appropriate agencies of Joplin, the State of Missouri and the United States. Joplin shall be provided a complete set of original design drawings of the Sewage Collection System and a reproducible set of drawings of the Sewage Collection System as constructed.

b. Sewage Collection Systems must be constructed at a point designated by the Joplin Director of Public Works for connection to the Sewer Main. The Sewage Collection System shall comply in all respects with Chapter 35, Sewers, Joplin City Code, as amended. During construction, there shall be inspection and supervision by an engineering firm or a registered engineer, and upon completion of construction, such firm or engineer shall provide a written approval and recommendation of acceptance of the construction of the

Sewage Collection System by the Leawood Residents, with a copy provided to Joplin.

c. All connections of Sewage Collection Systems to the Sewer Main shall be accomplished in accordance with the Joplin Plumbing Code in force and existence at the time such connection is actually made. Before any such connection may be accomplished, there must first be secured from Joplin a permit, and such connection shall be inspected by Joplin, and no permit shall be issued until Joplin has been paid a fee in the amount that is then in effect for residents of Joplin, plus the sum of $20. All such permits shall be obtained from the appropriate office of Joplin, which shall collect the connection and inspection fees which are customary for such connections.

d. All Leawood Residents utilizing a Sewage Collection System must be customers of the Missouri-American Water Company.

e. No connection to the Sewer Main may in any way be connected to any septic tank.

6. Maintenance of Sewage Collection System. Maintenance, repair and cleaning of a Sewage Collection System may be performed either by Leawood Residents, to the reasonable

satisfaction of the director of Public Works of Joplin, or, upon request by Leawood Residents, such work may be performed by Joplin. If performed by Joplin, it shall be upon the following conditions:

a. The Leawood Residents shall pay to Joplin a charge equal to the "hourly wage rates" multiplied by the hours of work for personnel performing the maintenance, repair and cleaning, plus thirty-four percent (34%) for supervision and employee fringe benefits. The "hourly wage rates" are defined as the rates adopted by ordinance by the Joplin City Council for employees of Joplin. In addition, the hourly rate for vehicles and equipment used shall be charged to the Leawood Residents, said amount to be separately negotiated upon an annual basis, and such rates shall not exceed those charged for similar equipment to residents of Joplin, and, further, the actual cost of materials furnished and the services performed by subcontractors of Joplin shall not exceed the amount charged to Joplin for such materials or subcontractor services within Joplin.

b. The Leawood Residents connected to each Sewage Collection System shall designate a primary and a secondary representative to coordinated repairs and maintenance to be made, unless such requirement is waived by Joplin. Notwithstanding any such waiver by Joplin, Joplin agrees

that upon request of the Leawood Residents, Joplin will continue to coordinated repairs and maintenance with such designated representative(s).

c. Joplin hereby grants to any resident of Leawood the right to connect to or utilize a Sewage Collection System. No other persons who are not residents of Leawood may connect to or utilize a Sewage Collection System which is connected to the Sewer Main without the express written permission of Joplin being first obtained.

7. Sewage Collection System Rules. As a condition of the connection of any Sewage Collection System to the Sewer Main, Joplin may require that Leawood adopt and enforce rules and regulations for the operation of a Sewage Collection System, such rules and regulations to be subject to approval by Joplin, the appropriate agencies in the State of Missouri, including the Missouri Clean Water Commission, and the appropriate agencies of the United States, including the United States Environmental Protection Agency. Rules and regulations which are substantially in the form of rules and regulations adopted by Joplin for the operation of similar systems shall be deemed satisfactory by Joplin. The provisions of this paragraph shall not apply to the connection to the Sewer Main by any Abutting Owner.

8. Charges for Services. The parties agree that Joplin shall charge, bill and collect monthly sewage treatment charges from Leawood Residents connected to the Sewer Main, in accordance with Exhibit A attached hereto, and as follows:

a. The cost of maintenance, repair and cleaning of any Sewage Collection Systems, if performed by Joplin, shall be billed to the Leawood Residents utilizing such Sewage Collection Systems.

b. The monthly basic service charge by Joplin to a Leawood Resident or, when applicable, to other persons utilizing a Sewage Collection System within Leawood, shall be adjusted annually by Joplin, to reflect the increase or decrease of the cost to Joplin for which the original rate was computed, based upon the Report of Cost for Transporting and Treating Waste Water for the City of Joplin, Missouri, 1992 through 1993, prepared by Allgeier, Martin & Associates, consulting engineers in Joplin, Missouri. Such charge may also include an additional monthly charge which shall represent each Leawood Resident's "proportionate share" of the following:

(i) Depreciation of existing equipment and facilities, including treatment plants, pumping and collection systems and lift stations;

(ii) New facilities expenses;

(iii) The cost of operation and maintenance, and the cost of wastewater treatment;

(iv) Purchase of replacement equipment as needed or required by Unites States Environmental Protection Agency and/or Missouri Department of Natural Resources Grant Application;

(v) Future expansion and growth of the wastewater treatment system of Joplin; and

(vi) A contingency fund for unforeseen expenses and those expenses actually incurred by Joplin in the operation of Joplin's wastewater treatment system, other than set forth above.

c. The term "proportionate share" as used in paragraph (b) above shall mean a pro rata share per Leawood Resident for the expenses listed in paragraph (b) above, which shall be calculated in the same manner as the proportionate share of such expenses paid by residents of Joplin.

d. The cost for monthly service per family dwelling unit, commercial or industrial use shall be established on each anniversary date of this Agreement. In the event that cost studies performed or obtained by Joplin show an increased cost for treatment of sewage due to the utilization of Joplin's system by Abutting Owners or Sewage Collection Systems, Joplin shall notify Leawood and all Leawood Residents utilizing Joplin's system by mailing a copy of said cost study to Leawood and to each Leawood Resident, and beginning the following month, the rates charged by Joplin shall be increased by an amount equal to the cost increase shown by such cost study plus the additional charges described above. Notwithstanding anything set forth herein, at no time during the term of this Agreement shall the charges to Leawood Residents be less than the charges for such services to similar residents or businesses in Joplin, nor shall such charges exceed similar charges to residents or businesses of Joplin by more than fifteen percent (15%).

e. Joplin shall collect all monthly charges from Leawood Residents in accordance with this paragraph 8 and is authorized to collect the same form Leawood Residents by all regular lawful means; provided, however, that if any such Leawood Resident shall fail to pay part of all of such charges for more than thirty (30) days after such

payment shall become delinquent, such Leawood Resident shall pay to Joplin the amount then delinquent plus the late fee required to be paid by Joplin residents. All payments, including payment for maintenance and cleaning, shall be paid by the fifteenth day of the month following the date of billing.

9. Term. This Agreement shall be and remain in full force and effect until December 31, 1998, and shall be automatically renewed thereafter for successive periods of one (1) year each, unless terminated by either party. Either party may terminate this Agreement upon one (1) year prior written notice, specifying the date of termination. Notwithstanding the foregoing, termination of this Agreement shall not affect or diminish the rights of any Leawood Resident then connected to and utilizing the Sewer Main, whether as an Abutting Owner or through a Sewage Collection System, and such Leawood Residents shall be entitled to continue utilizing the wastewater treatment system of Joplin, in accordance with the terms of this Agreement; and provided, further that any such termination shall not effect the right of an Abutting Owner, or any future owner of any portion of the land of an Abutting Owner, to connect to the Sewer Main upon the conditions herein set forth. Any resident or owner of property in Leawood which, at the time of giving of notice of termination by either party, shall have initiated the process described

herein to obtain connection to the Sewer Main, shall have the right to complete such process and connection.

10. Reciprocal Grant by Joplin. Joplin acknowledges and agrees that because of the position of the corporate boundary between Joplin and Leawood, it may be necessary for Leawood to extend sanitary sewer lines through property within the corporate boundaries of Joplin in order to connect certain residents of Leawood to a Sewage Collection System or to other wastewater treatment facilities within Leawood. In recognition of this situation, and in consideration for the rights granted to Joplin herein, Joplin hereby grants to Leawood the right to obtain easements for the construction, operation and maintenance of sanitary sewer lines within the corporate boundaries of Joplin, by purchase or by exercise of the power of eminent domain, which shall be under the same terms and conditions as set forth in paragraph 3 of this Agreement. The parties agree that in the event that Leawood shall elect to exercise such right, the parties will cooperate, in good faith, in obtaining such easement rights for Leawood.

11. Nature of Agreement, Indemnification and Hold Harmless. This Agreement contemplates that Joplin shall undertake the design, construction, and maintenance of the Joplin sewer main or mains within the Village of Leawood. As such, Joplin shall indemnify, defend and hold harmless Leawood, and the Board of

Trustees of Leawood and the members thereof and Leawood's employees from and against any and all claims, liabilities, damages, costs or expenses, including the cost of defense, incurred by or asserted against such parties for injury or damage to person or property arising out of the construction, operation or maintenance of the sewer main or mains by Joplin or the exercise of any other right granted herein to Joplin. In case any such claim shall be asserted against Leawood, Joplin agrees upon notice thereof from Leawood to defend such claim by counsel employed by Joplin.

12. Effective Date. This Agreement shall be in full force and effect on the date that both Joplin and Leawood shall have passed appropriate and ordinances to adopt the terms of this Agreement, and shall have executed this Agreement.

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto as of the dates indicated.

ATTEST:

Mary C. Davis
City Clerk

Approved as to form:

City Attorney

ATTEST:

Clerk

CITY OF JOPLIN

BY: Leonard Wood
City Manager

Date: 9-2-93

VILLAGE OF LEAWOOD, MISSOURI

BY: Patrick T. Doody
Chairman, Board of Trustees

Date: 8/13/93

WP28/LEAW0001.AGREEMENT

3/11/92

PROPOSED OUT OF TOWN SEWER RATES

Based on the preliminary report on anticipated sewerage system costs prepared by Allgeier, Martin and Associates, and dated February, 1992, we propose the following sewer rates for out of town users:

Rates based on 5,600 gallons per month residential; 13,000 gallons per month small commercial; and 50,000 gallons per month large commercial/ industrial.

1) Residential.

a) Calendar Years 1992 and 1993 Rate
$10.08 + 5.6(0.533) + $1(billing) = $14.10/Mo.

b) Calendar Year 1994 Rate
$10.48 + 5.6(0.55) + $1(billing) = $14.60/Mo.

c) Calendar Year 1995 Rate
$10.90 + 5.6(0.58) + $1(billing) = $15.15/Mo.

2) Small Commercial.

a) Calendar Years 1992 and 1993 Rate
$10.08 + 13(0.533) + $1(billing) = $18.00/Mo.

b) Calendar Year 1994 Rate
$10.48 + 13(0.55) + $1(billing) = $18.75/Mo.

c) Calendar Year 1995 Rate
$10.90 + 13(0.58) + $1(billing) = $19.50/Mo.

3) Large Commercial/Industrial (minimum charge).

a) Calendar Years 1992 and 1993 Rate
$10.08 + 50(0.533) + $1(billing) = $37.75/Mo.

b) Calendar Year 1994 Rate
$10.48 + 50(0.55) + $1(billing) = $39.00/Mo.

c) Calendar Year 1995 Rate
$10.90 + 50(0.58) + $1(billing) = $41.00/Mo.

All over 50,000 gallons per month shall be charged the appropriate rate per 1,000 gallons.

AGREEMENT FOR OUT-OF-TOWN SEWER SERVICE

THIS AGREEMENT is made and entered into this _____ day of _____, 20_____ , by and between Cedar Crest Investment, LLC, a Missouri Limited Liability Company (hereinafter referred to as "Grantee"), and the Village of Leawood, Missouri, a Missouri Municipal Corporation (hereinafter referred to as "Leawood"), and the City of Joplin, Missouri, a Missouri Municipal Corporation (hereinafter referred to as "Grantor"). Grantor's mailing address is 602 S. Main St., Joplin, MO 64801.

WHEREAS, Grantee owns certain real estate (hereinafter referred to as "the Property") located inside the present corporate limits of the Village of Leawood, Missouri, and outside the present corporate limits of Grantor, said real estate being described as follows:

ALL OF LOTS NUMBERED SIXTEEN (16) AND SEVENTEEN (17) IN LEAWOOD HEIGHTS SUBDIVISION IN THE VILLAGE OF LEAWOOD, NEWTON COUNTY, MISSOURI. ACCORDING TO THE PLAT THEREOF.

WHEREAS, Leawood does not have the resources to treat the sewage of and from the property; and

WHEREAS, Grantee and Leawood desire that Grantor treat sewage of and from the property upon the terms, conditions, and considerations hereinafter set forth.

NOW THEREFORE, in exchange for valuable consideration each received from the other, the receipt and sufficiency of which is hereby acknowledged, the Parties do hereby agree as follows:

1. Connection to Joplin Public Sewer System. Grantee shall, at its expense, cause its sewage collection system on and from the Property to be connected to the City of Joplin Public Sewer System at such place or places as required by Grantor. Grantee shall, at its expense, obtain any and all necessary easements for connection of its sewage

collection system to the Joplin Public Sewer System. Grantee shall comply with any and all requirements of Ordinance 93-126, attached hereto and incorporated by reference as Exhibit A.

2. Sewage Collection System. Grantee shall, at its expense, provide a sewage collection system on and from the Property, and any City of Joplin Public Sewer System extension required by Grantor, all of which are to be constructed by Grantee in accordance with the following requirements:
    a. Grantee shall submit the plans and specifications for its sewage collection system for review by Grantor. Grantee shall not proceed unless Grantor has approved its plans and specifications.
    b. If Grantee's plans and specifications are approved by Grantor, Grantee shall, at its expense, record with the county recorder of deeds, any and all easements obtained pursuant to paragraph 1 herein. Grantee shall provide Grantor with proof of said recording.
    c. Grantee shall obtain any and all necessary permits for construction of its sewage collection system and connection to the City of Joplin Public Sewer System.
    d. During any and all construction, an engineering firm or engineer registered in Missouri, hereinafter referred to as "engineer," shall inspect and supervise said construction. Engineer shall, upon completion of construction, give approval and recommendation of acceptance of the construction by Grantee with a copy thereof to be given to Grantor. Grantee shall also provide Grantor with drawings of the sewage collection system and connection to the Joplin Public Sewer System as constructed, in the standard format(s) required by Grantor at that time.
    e. Grantee shall obtain any necessary inspections and permits, and pay all necessary fees associated with connecting its sewage collection system to the Joplin Public Sewer System prior to any such connection.
    f. Grantee and Leawood shall comply with the City of Joplin Code of Ordinances at all times.
3. Discharge Requirements. Grantee and Leawood must comply with the discharge requirements of the City of Joplin Code of Ordinances at all times.

4. Maintenance and Repair of the Property's Collection System. Leawood shall, at its expense, maintain and repair the Property's sewage collection system and connection to the City of Joplin Public Sewer System. Maintenance and repair may be performed by Leawood to the reasonable satisfaction of Grantor, or, at the request of Leawood, by Grantor. However, in no event shall Grantor be obligated to perform maintenance or repair. If performed by Grantor, maintenance and repair shall be upon the following terms:
    a. Leawood shall pay Grantor a charge equal to the hourly wage rates multiplied by the hours of work for personal performing the maintenance and repairs, plus 34 percent for supervision and employee fringe benefits. The hourly wage rates are defined as the rates adopted by ordinance by the Joplin City Council for employees of Joplin. In addition, the hourly rate for vehicles and equipment used shall be charged to Leawood, said amount to be separately negotiated upon an annual basis, and such rates shall not exceed those charged for similar equipment in Joplin, and further, the actual cost of materials furnished and services performed by subcontractors of Joplin shall not exceed the amount charged to Joplin for such materials or subcontractor services.
    b. Leawood shall designate a primary and secondary representative to coordinate maintenance and repairs.
5. Rates for Service. Grantee shall be assessed fees for sewer service pursuant to the rates established by Section 118-202 of the City of Joplin Code of Ordinances.
6. Payment Schedule. Grantee and Leawood shall pay Grantor for any fees assessed pursuant to paragraphs 5 or 6 herein within 30 days of invoice.
7. 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.
8. Binding Effect. This agreement shall be binding upon the parties hereto, their heirs, executors, administrators, legal representatives, successors, and assignees, and shall be binding in the event of the death or legal disability of the parties.

9. Compliance with Applicable Laws. Grantee and Leawood shall comply with all laws, including state statutes and municipal ordinances.
10. Entire Agreement. This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein and this agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties.
11. Governing Law. It is mutually understood and agreed that this agreement shall be governed by the laws of the State of Missouri, both as to interpretation and performance.
12. Headings. The headings hereof are intended as guides only and shall not be construed as having any legal effect.
13. Indemnification. Grantee and Leawood hereby assume all risk of, and responsibility for, and agrees to indemnify and save harmless Grantor, from and against any and all claims, demands, suits, actions, recoveries, judgments and costs 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 Grantor, its agents or employees, or Grantee, its agents or employees, or Leawood, 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, this agreement.
14. Severability. The clauses of this agreement are independent and several and should any part or portion of this agreement be adjudicated to be void, this finding shall have no effect upon the remaining body of the agreement, and it shall remain in full force and effect.
15. Waiver. Grantor's rights under this agreement shall not be affected by its prior failure to require the performance by Grante or Leawood, nor shall the waiver by Grantor of a breach of any term hereof constitute a waiver of any succeeding breach of the same or any other term or constitute a waiver of the term itself. A waiver of any right or obligation hereunder must be in writing and signed by the parties to this agreement.

16. Termination. Grantor may terminate this agreement upon the failure of Grantee or Leawood to comply with the terms of this agreement or any amendments thereto after sixty (60) days notice by Grantor to Grantee or Leawood.
17. Effective Date. This agreement shall be in full force and effect after passage of appropriate ordinances by Leawood and Grantor.

IN WITNESS WHEREOF, this Agreement is executed this _____ day of _____ , 202_____.

CITY OF JOPLIN

_____

BY: Nick Edwards
City Manager

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

VILLAGE OF LEAWOOD

_____

BY:
ITS:

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

CEDAR CREST INVESTMENT, LLC

_____

Cedar Crest Investment, LLC

By: TJ Gandhi

Its: Managing Member

STATE OF MISSOURI)

) ss.

COUNTY OF JASPER)

Now on this _____day of _____, 2025 before me, a Notary Public, personally appeared TJ Gandhi, to me personally known, who being by me duly sworn did say that he is the Managing Member of Cedar Crest Investment, LLC, a Missouri Limited Liability Company, and that the seal affixed to the forgoing instrument is the seal of said Limited Liability Company and that said instrument was signed and sealed in behalf of said Limited Liability Company by authority of its Members and said TJ Gandhi acknowledged said instrument to be the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____

Notary Public (Type or Print Name)

My Commission Expires:



CB 2025-114 EXHIBIT MAP

COUNCIL BILL NO. 2025-114 **ORDINANCE NO**

AN ORDINANCE approving an agreement with Cedar Crest Investment, LLC, to provide sanitary sewer to property located at 4500 South Rangeline Road, 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 Cedar Crest Investment, LLC to provide sanitary sewer to property located at 4500 South Rangeline Road, 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 this Council Bill shall have an effective date of April 22, 2025.

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

_____, 2025 by a _____ vote.

_____

ATTEST: Keenan Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-115 Construction Agreement between the City of Joplin and G&G Construction Co. Inc. for construction services on the Turkey Creek Wastewater Treatment Plant (WWTP) Trickling Filter Media Installation project.

MEETING DATE
April 7, 2025

ORIGINATING DEPT
Public Works - Operations

ATTACHMENTS
CB2025-115 Ordinance; Agreement; Bid Summary; Location Map

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 Manager or his designee to enter into an agreement with G&G Construction Co. Inc. in the amount of Two Million Nine Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($2,950,500.00) for construction services on the Turkey Creek WWTP Trickling Filter Media Installation project.

BACKGROUND
Trickling Filter Towers are a vital part of the treatment process at the Turkey Creek Wastewater Treatment Facility. The towers are a fixed film biological process that provides the majority of the biological treatment. Continued discharge of acceptable effluent and compliance with regulatory agencies depends on this process. The filter media currently in use at the Turkey Creek plant was installed in 1985 making it 40 years old. The life expectancy of the PVC filter media is typically 20 years. While still in operation, preventive replacement of this critical infrastructure is necessary. During the Budget process in Fiscal Year 2023-2024 the replacement of the media was approved, and the design was completed. The media has been procured, and delivery will be coordinated with the installation contractor. This agreement consists of the removal and disposal of existing media and installation of new media. In accordance with the City of Joplin's procurement policies, a request for bid proposal was advertised in the Joplin Globe on February 22nd, 2025, and bids were received by the City on March 18th, 2025. One bid was received. That bid was submitted by G&G Construction Co. Inc. The bid was lower than the engineer's estimate. The Notice to Proceed will be issued once signed contract documents have been received and executed.

FUNDING SOURCE
This is included in the FY 2025 Budget in the Sanitary Sewer Fund.

RECOMMENDATION
Staff recommends approval of this Council Bill on first reading,

BID SUMMARY

PROJECT: Turkey Creek WWTP Trickling Filter Media Installation

DATE OF BID OPENING: May 18th, 2025 @ 10:00 am

CONTRACTOR	BID
G&G Construction Co. Inc.	$ 2,950,500.00
Engineer's Estimate	$ 3,000,000.00

AGREEMENT
BETWEEN
CITY OF JOPLIN AND G&G Construction Co. Inc.

CITY		ENGINEER	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: G&G Construction Company, Inc Address: 641 E. Java Street Carthage, MO 64836	
Attention:		Attention: Curtis Garner	
Department:		Phone: 417-358-7898	Fax: 417-358-7699
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: Turkey Creek WWTP Trickling Filter Media Installation	

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:

TURKEY CREEK WWTP TRICKLING FILTER MEDIA INSTALLATION

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 365 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, http://insurance.mo.gov/industry/sovimmunity.php)

As of January 1, 2025, 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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 $2,950,500.00 conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

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

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

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

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

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

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

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

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

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

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

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

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

11. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the 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. Bid Form
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 Two Million Nine Hundred Fifty Thousand Five Hundred DOLLARS ($2,950,500.00), 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 therefor.

_____
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



Drawing1.dwg

CITY OF Joplin

CITY OF JOPLIN, MISSOURI
PUBLIC WORKS DEPARTMENT
DIVISION OF ENGINEERING

ADDRESS: 602 S MAIN ST 64801
PH NO: 417-624-0820 EXT 530
FAX NO: 417-625-4738
E-MAIL: JCRUZ@JOPLINMO.ORG

REV DATE:	REVISION:
03/25	PROJECT CHECK

SVYD BY:
PNT FILE:
SVY DATE:
ENGINEER: CRUZ

ACAD DWG FILE & PATH NAME: STREET\00000000\00000000
SCALES: HORZ: 1" = 200'
VERT: 1" = 20'

DWN BY: STAFF
CKD BY: JOHNSON
APD BY: JOHNSON
DATE: 00/2018

PROJECT
Trickling Filters

PLAN NO: 0000
SHEET
00 of 00

COUNCIL BILL NO. 2025-115 ORDINANCE NO.

AN ORDINANCE approving the City of Joplin to enter into an agreement with G&G Construction Co. Inc. in the amount of Two Million Nine Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($2,950,500.00) for construction services on the Turkey Creek Wastewater Treatment Plant (WWTP) Trickling Filter Media Installation 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 City enter into an agreement with G&G Construction Co. Inc. in the amount of Two Million Nine Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($2,950,500.00) for construction services on the Turkey Creek Wastewater Treatment Plant Trickling Filter Media Installation project, 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 G&G Construction Co. Inc.

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 the effect to the Director of Finance, the contractor shall be paid from the Sanitary Sewer fund.

Section 4. That upon its passage this Council Bill shall have an effective date of April 22nd, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

Council Bill 2025-115

I hereby certify that a sufficient amount is available in the Sanitary Sewer 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:
CB 2024-261 – Rezoning

MEETING DATE:
April 7, 2025

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 007-25: 601 S McKinley Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – American Ramp Company

BACKGROUND:

American Ramp Company is requesting to rezone part of their site that is legally non-conforming (manufacturing use in an R-1 District) to expand their building/site. Any changes are subject to the use standards for outdoor storage, which include screening storage areas from less intensive zoning districts and public spaces.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Hunter stated that the request to rezone was due to American Ramp Company needing to construct a warehouse after being in the same office for around 20 years and needing more space. Mr. Hunter explained that American Ramp Company owns the property to the north and plan to use that area to construct the warehouse, but the property was not zoned correctly for this.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-261
Planning & Zoning Commission recommends approving Case 007-25 (7 in Favor, 0 Opposed)

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

CASE 007-25: REZONING

A request to rezone from District R-1 (Single- Family Residential) to District M-2 (Heavy Industrial)- 601 S McKinley Ave- American Ramp Company

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

John Hunter of 601 S McKinley, Joplin, Missouri represented the American Ramp Company.

Mr. Hunter stated that the request to rezone was due to American Ramp Company needing to construct a warehouse after being in the same office for around 20 years and needing more space. Mr. Hunter explained that American Ramp Company owns the property to the north and plan to use that area to construct the warehouse, but the property was not zoned correctly for this.

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

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

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

DR. ROSENBERG MADE A MOTION TO APPROVE CASE 007-25. THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 007-25 A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial)

LOCATION 601 S McKinley Ave

APPLICANT American Ramp Company

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Manufacturing	Approximately 2 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	C-3	R-1
Land Use	Single-Family Home	Manufacturing	Commercial Retail	Single-Family Residential

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S McKinley Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. Development standards are triggered by the expansion of this site, which promote compatibility with conflicting uses through site design and use standards.

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

R-1 is not a suitable zoning district for the subject property. The existing use is legally non-conforming and is the highest and best use for the property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change of zoning will not be detrimental to nearby property. The existing use is heavy industrial and is not creating a nuisance to surrounding properties. Part of the American Ramp Company facility is zoned M-2 and permits the use by right. Changing the zoning district to match the use allows for the property owner to carry out future improvements to the property. This will in turn trigger non-conforming site conditions to meet current standards, further reducing any potential conflicts between this site, and the homes West of McKinley Ave.

DISCUSSION

American Ramp Company is requesting to rezone part of their site that is legally non-conforming (manufacturing use in an R-1 District) to expand their building/site. Any changes are subject to the use standards for outdoor storage, which include screening storage areas from less intensive zoning districts and public spaces.

City Staff recommends approval of Case 007-25.

ENCLOSURES

- Map of property
- Application

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.: 007-25
Filing Fee: $600.00
Received: 1/8/25
Date Advertised:
Proj. No.: 25-012
Public Hearing Date: 3/10/25

Applicant: John Hunter Phone No.: 417-206-6816

Address: 601 S McKinley, Joplin, MO 64801 Email: john@americanrampcompany.com

Owner: American Ramp Company Phone No.: 417-206-6816

Address: 601 S McKinley, Joplin, MO 64801 Email: john@americanrampcompany.com

Location of Property: Approx 300' south of the SE corner of McKinley and w 4th Street

Present Use of Property: Manufacturing

Proposed Use of Property: Manufacturing / warehouse

Current Zoning: R1 Requested Zoning: M2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land, Residential	M2
South	Commercial	C3
East	S McKinley Avenue / Single Family	Public Right of Way / R1
West	S Oliver Avenue / Manufacturing	Public Right of Way / M2

Character of the Neighborhood: Industrial / Manufacturing area of West 7th Street, the property is currently being used for American Ramp Company operations and storage. A portion of the property is still Zoned R1 from the original Plat circa1960's

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: A new warehouse is being proposed and will span into the R1 zoning We cannot permit M2 development in R1 zoning, and we cannot remove the entire facility that is currently grandfathered into the R1 area.

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: Existing access locations will be used at McKinnley Avenue and Oliver. Oliver Access is a gated access. Not a public entrance.

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

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 facility has was built, from appearances, the 1960's and has been operated by ARC since around 2010. A portion of the property is still zoned R1 and is being cleaned up to match the rest of the property zoning.

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: _____ **Date:** 1-8-2025

Property Location: 601 South McKinley Ave – American Ramp Company

See attached legal descriptions.

Reasoning Statement for Rezone:

The American Ramp Company is proposing to construct a new building within their current site located at 601 South McKinley Avenue. Due to the size, age, and location of the property; a portion of the existing site is still zoned R1 from original subdivision platting. The proposed project will span into the R1 zoning area, as well as M2, which is not legally allowed to be permitted.

We are requesting to rezone the entire property to M2, to match the existing M2 zoning of the site.

The existing traffic patterns will remain, with no adverse impacts to traffic or surrounding roadway network.

P & Z Case 007-25
American Ramp Company
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-261 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, 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 located at 601 S McKinley Ave, Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District R-1 (Single-Family Residential) the following described property and including in District M-2 (Heavy Industrial).

All of Lots Numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6) Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), and Fourteen (14) and that part of Vacated 6th Street adjoining Lots Nine (9) and Ten (10) and all of the Vacated alley adjoining Lots One (1) thru (14) all in Wagon Factory Addition to the City of Joplin, Jasper County, Missouri, being subject to all easements, right-of-ways and reservations of record.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

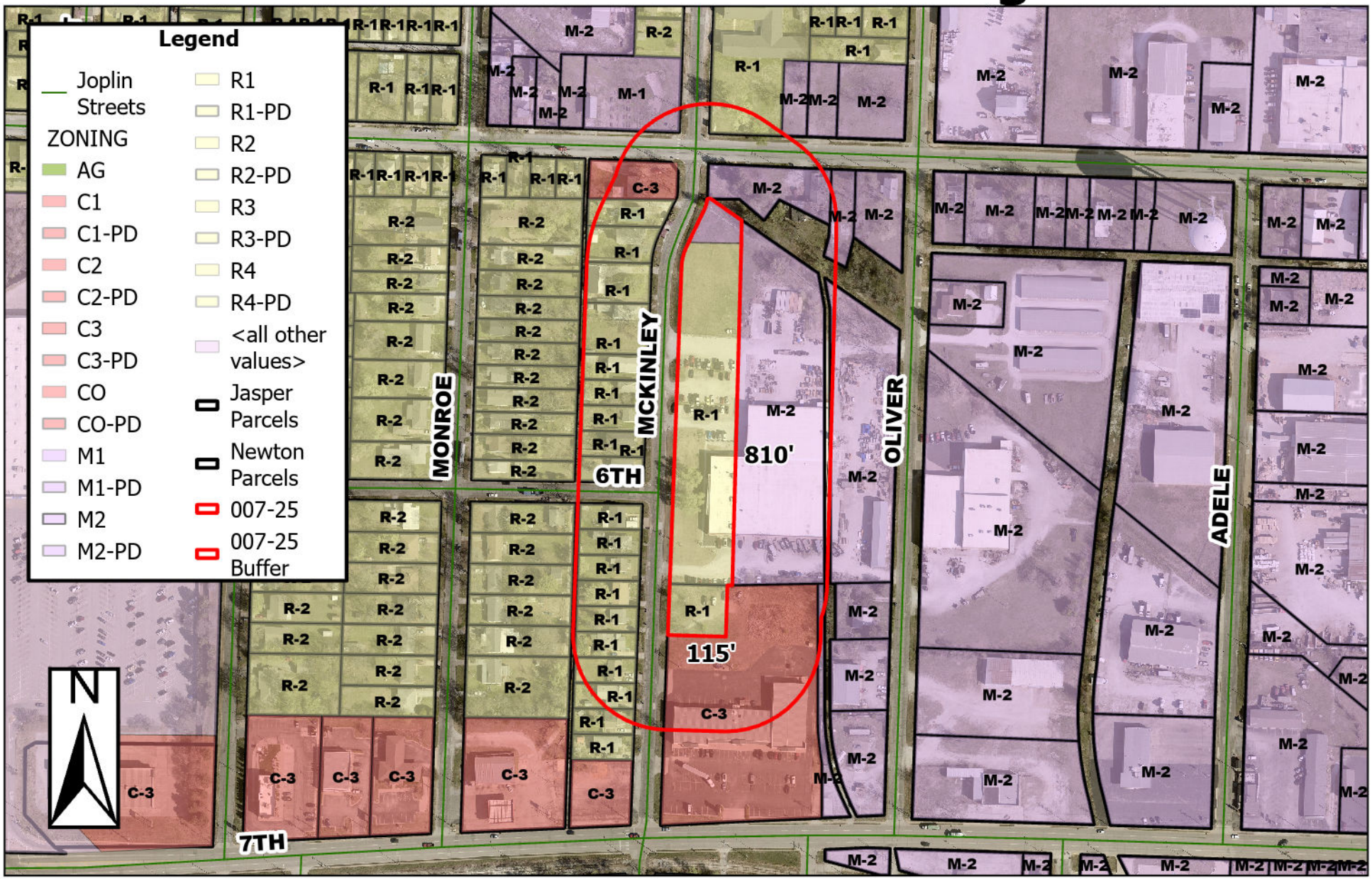
ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Case 007-25: Rezoning



601 S McKinley Ave – Rezoning – A request to rezone from District R-1 (Single-Family Residential) to District M-2 (Heavy Industrial) – American Ramp Company

0 95 190 380 570 760
Feet

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2024-262 – Rezoning

MEETING DATE:
April 7, 2025

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 009-25: 1517 W A St – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – Schuber Mitchell Homes

BACKGROUND:

Schuber Mitchell Homes owns the subject property and wishes to develop a single-family home. The property must be rezoned before they can proceed.

The subject property is too small for Heavy Industrial development. Furthermore, developing this property for a highly intensive use would conflict with the adjacent uses on the block. Everything across the alley from the subject property is zoned R-1, with single-family homes. The property directly north is zoned M-2 but contains a legally non-conforming residential home. The highest and best use for the subject property is R-2.

PLANNING & ZONING COMMISSION TESTIMONY:

Oscar Sarceno of 2340 S Range Line, Joplin, Missouri represented Schuber Mitchell Homes. Mr. Sarceno stated the request to rezone was due to Schuber Mitchell looking to build a single-family home on the property.

Dr. Rosenberg asked if they planned on only building one home on the lot. Mr. Sarceno responded that was correct.

Dr. Rosenberg asked why R-2 was the requested zoning. Mr. Bellairs responded that R-2 is compatible with the surrounding area, and that this neighborhood was platted as smaller lots. The R-2 zoning district allows single-family homes at a higher density.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-262
Planning & Zoning Commission recommends approving Case 009-25 (7 in Favor, 0 Opposed)

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

CASE 009-25: REZONING

A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)- 1517 W A Street- Schuber Mitchell Homes

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Oscar Sarceno of 2340 S Range Line, Joplin, Missouri represented Schuber Mitchell Homes.
Mr. Sarceno stated the request to rezone was due to Schuber Mitchell looking to build a single-family home on the property.

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

Mr. Landis asked Mr. Sarceno what the size of the site would be once developed.
Mr. Sarceno stated that the site would be a single home.

Dr. Rosenberg asked Mr. Sarceno if only one home would be built on the site.
Mr. Sarceno stated that was correct.

Ms. Phillips asked Mr. Sarceno why he was requesting an R-2 zoning if there were plans to only build one home.
Mr. Sarceno stated that the request is due to the lot size only being 50 feet and oddly shaped.
Mr. Bellairs explained that the R-2 zoning is compatible with surrounding zoning due to the lot size only being 50 feet and older neighborhoods having smaller lot sizes, so they are upzoned to allow higher density residential.

Dr. Rosenberg asked Mr. Bellairs why the R-2 was still being requested if the lot was over 50 feet big.
Mr. Bellairs explained that this lot has been platted as 2 separate lots but will be used as a single lot to construct the home. Mr. Bellairs also explained that with the R-2 zoning it makes the lot compatible with other lots in the area.

Dr. Rosenberg asked Mr. Bellairs if the lot is zoned as R-2, could someone bring a case before the Board of Adjustments and ask for a variance to build two homes on the lot.

Mr. Bellairs stated that this could also be done with the R-1 zoning due to how the lots are platted but it is not practical due to the small size of the lots and part of the right-of-way railroad being acquired.

Mr. Kimble asked if there has been any environmental work done due to the lots proximity to Eagle Picher.
Mr. Sarceno stated that there is no lead present and it has been vacated since Shuber Mitchell obtained the property approximately two years prior.

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

Mr. Kimble asked if there was anyone present that would like to speak in opposition to this case.

MR. LANDIS MADE A MOTION TO APPROVE CASE 009-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITON)

Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 009-25 A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential)

LOCATION 1517 W A St

APPLICANT Schuber Mitchell Homes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 0.15 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	R-2	M-2/R-2	R-2
Land Use	Single-Family Home	Single-Family Home	Public Works Center/Utility	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W A St	Local	50′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan.

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

The subject property is too small for Heavy Industrial development. Furthermore, developing this property for a highly intensive use would conflict with the adjacent uses on the block. Everything across the alley from the subject property is zoned R-1, with single-family homes. The property directly north is zoned M-2 but contains a legally non-conforming residential home. The highest and best use for the subject property is R-2.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive and is more compatible with the surrounding neighborhood. There would be no detrimental effect on the nearby property.

DISCUSSION

Schuber Mitchell Homes owns the subject property and wishes to develop a single-family home. The property must be rezoned before they can proceed.

City Staff recommends approval of Case 009-25.

ENCLOSURES

- Map of property
- Application

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.: 009-25
Filing Fee: $600.00
Received: 1/28/25
Date Advertised: _____
Proj. No.: 25-014
Public Hearing Date: 3/10/25 (P+Z)

Applicant: Oscar Sarceno Phone No.: 417-388-4010

Address: 2340 S Rangeline Rd. Joplin, MO 64804 Email: osarceno@schubermitchell.com

Owner: Schuber Mitchell Homes Phone No.: _____

Address: 2340 S Rangeline Rd. Joplin, MO 64804 Email: osarceno@schubermitchell.com

Location of Property: 1517 W. A St. Joplin, MO 64804

Present Use of Property: Vacant lot

Proposed Use of Property: Single-Family Home

Current Zoning: M-2 Requested Zoning: R-2

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Single Family Home	M-2
South	Vacant	M-2
East	Single Family Home	R2
West	Vacant	R-2

Character of the 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: We are proposing to build a single-family home. To do so, zoning would have to switch to R2 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: _____

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: _____

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:

_____

_____

_____

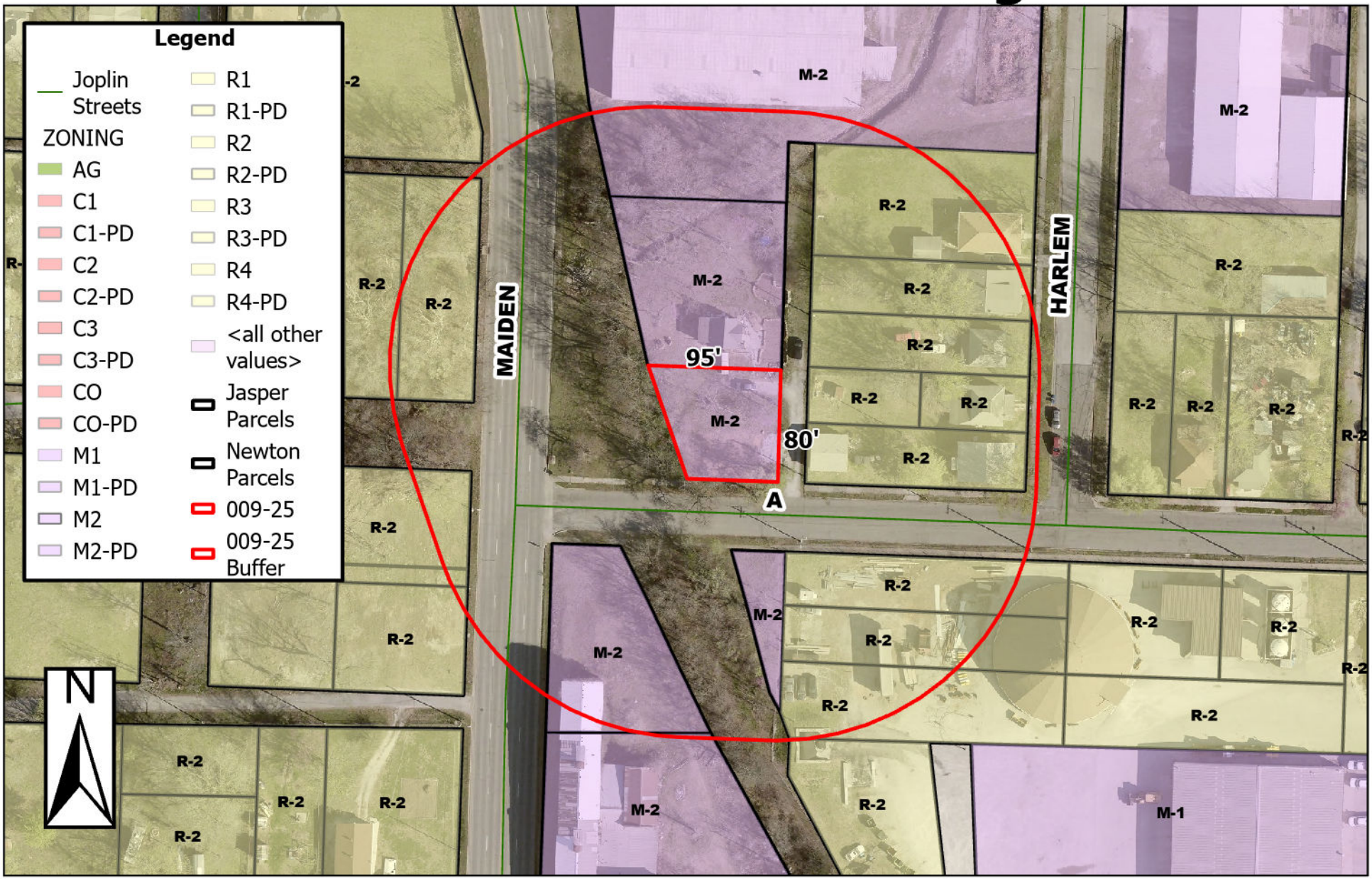
Submission of Documents: The following documents are **required** at time of submission.

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: OSCAR SARCENO **Date:** 1/24/25

Case 009-25: Rezoning



1517 W A St – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District R-2 (Two-Family Residential) – Schuber Mitchell Homes

0 35 70 140 210 280 Feet

P & Z Case 009-25
Schuber Mitchell Homes
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-262 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District R-2 (Two-Family Residential) property as described below and located at 1517 W A St, Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District M-2 (Heavy Industrial) the following described property and including in District R-2 (Two-Family Residential).

ALL THAT PART OF LOTS NUMBERED TWO-HUNDRED AND TWENTY-SIX (226) AND TWO-HUNDRED AND TWENTY-SEVEN (227), LYING EAST OF RAILROAD RIGHT-OF-WAY IN WILSON AND HUTTON REALTY COMPANY'S ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, 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:
CB 2024-263 – Rezoning

MEETING DATE:
April 7, 2025

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 013-25: 707 S Sergeant Ave – Rezoning – A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential) – Kerri Clark

BACKGROUND:

The owner's sale of the home is being delayed because of the legally non-conforming use. The property must be rezoned to match the existing use for the sale to close.

The change in use is less intensive. The proposed rezoning will bring the existing use (Single-Family Home) into conformity with the subject property's zoning classification. This will permit the use by right. The requested zoning (R-3) is compatible with the existing pattern of development on this block. This will not create any detrimental effect (R-3).

PLANNING & ZONING COMMISSION TESTIMONY:

Kerri Clark of 9720 Arch Lane, Joplin, Missouri represented the case for the Estate of Gregory Beeler. Ms. Clark stated that the request to rezone is, so she can sell her father's home, due to it being zoned improperly. Ms. Clark explained that the property is zoned as a commercial property but is a residential property.

Dr. Rosenberg asked why the property is being proposed to be rezoned as R-3 instead of R-1 since it is a single-family home.

Mr. Bellairs explained that the recommendation for the R-3 zoning was due to the zoning of adjacent properties and if the property were to ever be developed in the future the property should be compatible with other adjacent properties.
Mr. Bellairs explained that R-3 still permits single-family residential, but it allows single-family residentials at a higher density. Mr. Bellairs stated that the zoning comes down to the sizing of the lot and it would not be allowed to be platted as an R-1 due to the lots size.

PUBLIC COMMENT;

James Flyshaker of 2402 S Indiana Ave, Joplin, Missouri asked to speak in opposition to this case. Mr. Flyshaker stated that he is in opposition to this case, due to concerns regarding parking for the adjacent properties. Mr. Flyshaker stated that he would be fine if the property was zoned as a single-family residential.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-263
Planning & Zoning Commission recommends amending the requested zoning district to R-1 (Single-Family Residential) and approving Case 013-25 (7 in Favor, 0 Opposed)

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

CASE 013-25: REZONING

A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential)- 707 S Sergeant Ave- Kerri Clark, Executor for the Estate of Gregory Beeler

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Kerri Clark of 9720 Arch Lane, Joplin, Missouri represented the case for the Estate of Gregory Beeler.

Ms. Clark stated that the request to rezone is, so she can sell her father's home, due to it being zoned improperly. Ms. Clark explained that the property is zoned as a commercial property but is a residential property.

Dr. Rosenberg asked why the property is being proposed to be rezoned as R-3 instead of R-1 since it is a single-family home.

Kristi Benefiel of 1739 S Garrison, Carthage, Missouri stated that she had reached out to the City for proper zoning and Mr. Bellairs explained it needed to be zoned R-3, due to the other properties in the area.

Mr. Bellairs explained that the recommendation for the R-3 zoning was due to the zoning of adjacent properties and if the property were to ever be developed in the future the property should be compatible with other adjacent properties. Mr. Bellairs explained that R-3 still permits single-family residential, but it allows single-family residentials at a higher density. Mr. Bellairs stated that the zoning comes down to the sizing of the lot and it would not be allowed to be platted as an R-1 due to the lots size.

Mr. Bellairs stated that the commission can make a recommendation to change the requested zoning.

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

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

James Flyshaker of 2402 S Indiana Ave, Joplin, Missouri asked to speak in opposition to this case.
Mr. Flyshaker stated that he is in opposition to this case, due to concerns regarding parking for the adjacent properties. Mr. Flyshaker stated that he would be fine if the property was zoned as a single- family residential.

Ms. Benefiel asked if, since the property has been zoned as C-3, if that means the property allows multi parking.
Mr. Kimble stated that this was correct.
DR. ROSENBERG MADE A MOTION TO APPROVE CASE 013-25 ON THE STIPULATION THE ZONING BE CHANGED TO R-1 (SINGLE FAMILY RESIDENTIAL). THIS MOTION WAS SECONDED BY MR. LANDIS. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 013-25 A request to rezone from District C-3 (Commercial) to District R-3 (Multi-Family Residential)

LOCATION 707 S Sergeant Ave

APPLICANT Kerri Clark (Executer for the Estate of Gregory Beeler)

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3	Single-Family Home	Approximately .13 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3	C-3	R-3	C-3
Land Use	Single-family home	Vehicle Service	Building Supply Store/Warehousing	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Sergeant Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan. Many of the properties along 7th St were upzoned to support future commercial development. This never occurred here, and the house was existing and the use legally non-conforming. 701 and 707 S Sergeant are still single-family homes.

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

The Zoning Code requires a minimum lot size of 10,000 square feet to support more intensive commercial developments in a C-3 District. On a 50′ x 120′ lot, Commercial is not the highest and best use. It is difficult for many developers to come up with a plan that incorporates all the requirements for non-residential developments on a lot this small. The highest and best use is R-3.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive. The proposed rezoning will bring the existing use (Single-Family Home) into conformity with the subject property's zoning classification. This will permit the use by right. The requested zoning is compatible with the existing pattern of development on this block. This will not create any detrimental effect.

DISCUSSION

The owner's sale of the home is being delayed because of the legally non-conforming use. The property must be rezoned to match the existing use for the sale to close.

City Staff recommends approval of Case 013-25.

ENCLOSURES

- Map of property
- Application

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.: Ø13-25
Filing Fee: $600.00
Received: 2/6/25
Date Advertised:
Proj. No.: 25-18
Public Hearing Date: 3/10/25

Applicant: Kerri Clark Executor of Trust Phone No.: 417-438-8067
Address: 9720 Arch Lane Joplin, MO 64804 Email: Kerriberi1@yahoo.com
Owner: The Estate of Gregory Beeler Sr. Phone No.: 417-438-8067
Address: 9720 Arch Lane Joplin, MO 64804 Email: Kerriberi1@yahoo.com
Location of Property: 707 S. Sergeant Joplin, MO
Present Use of Property: Residential
Proposed Use of Property: Residential
Current Zoning: C-3 Requested Zoning: R-3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Multi family 3 unit apartment	C-3
South	Residence single family	R-3
East	Residence single family	R-3
West	Church	C-3

Character of the Neighborhood: Residential neighborhood w/ commercial located only on corner lots that adjoin to 7th St. This property does not + has not adjoined 7th St. It is a single family residential property.

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: It is a single family residence on a residential street with a lot size of .1291 acre. It is not handicap accessible would not comply w/ ADA for a business. This has only been used as a residence.

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: Sergeant

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☐

Right-of-Way Width: _____

Subdivision Platting: - The Subdivision has been in place for many years.

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 is a single family residence. It has not been used as commercial. In order for this property to be sold as a single family residence, and for the buyer to be funded it needs to be zoned R-3.

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: _____ **Date:** 2-6-25

IN THE CIRCUIT COURT OF JASPER COUNTY, MISSOURI
PROBATE DIVISION AT CARTHAGE

FILED
JAN 08 2025
JASPER COUNTY CIRCUIT COURT
CARTHAGE, MISSOURI

IN THE MATTER OF:

The Gregory Keith Beeler, Sr Revocable Trust) 24AP-PR00498

ORDER APPOINTNING SUCCESSOR TRUSTEE

Now on this day comes this matter for hearing and the Court appoints Karri Lynn Clark as the successor trustee of The Gregory Beeler, Sr Revocable Trust.

1-8-2025
Date

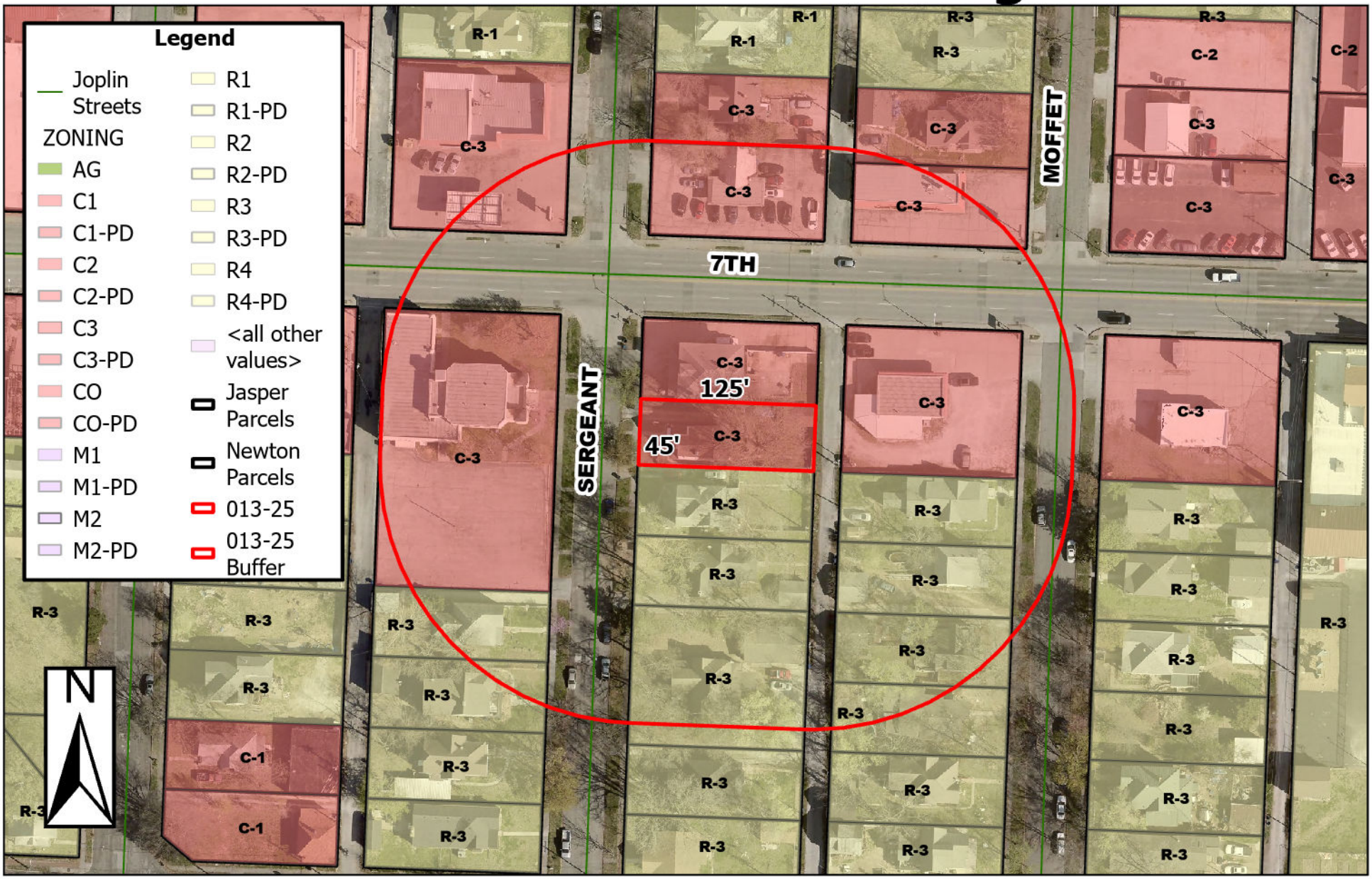
Judge John Nicholas

COURT SEAL OF



JASPER COUNTY

Case 013-25: Rezoning



707 S Sergeant Ave – Rezoning – A request to rezone from C-3 (Commercial) to R-3 (Multi-Family Residential) – Kerri Clark

P & Z Case 013-25
The Estate of Gregory Beeler Sr.
(P & Z Recommended to Amend to District R-1 and Approve)

COUNCIL BILL NO. 2025-263 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) and include in District R-1 (Single-Family Residential) property as described below and located at 707 S Sergeant Ave, Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District C-3 (Commercial) the following described property and including in District R-1 (Single-Family Residential).

ALL OF LOT NUMBERED THIRTY-NINE (39) EXCEPT THE NORTH 5 FEET IN BYERS AND MURPHY'S THIRD ADDITION TO THE CITY OF JOPLIN, JASPER OUNTY, MISSOURI 64801.

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_____, 2025, 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:
CB 2024-265 – Rezoning

MEETING DATE:
April 7, 2025

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 012-25: 1201 S Byers – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – Vita Nova Village

BACKGROUND:

Vita Nova Village is seeking to develop a small home community to assist the homeless. This request is consistent with the Comprehensive Plan, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Troy Dunlap and Rhonda Thompson presented the case. Commission asked about ADA accessibility, security, the vetting process for tenants, and the amount of rent the tenants would be required to pay.

Mr. Bellairs explained that development regulations for the MP district would not allow for trailer parks that look like what is currently in the City. There are specific design requirements that any new MP development would need to meet.

PUBLIC COMMENT;

Jason Latleen and Robert Counts spoke in opposition to the case. They stated that they did not receive notice of the rezoning and were worried about vandals. Ms. Phillips explained that they were not within the protest area to receive letters. Mr. Bellairs added that the notice was posted in the Joplin Globe.

Mr. Nangle spoke on this case. He was concerned about the railroad and school located nearby but was not necessarily for or against the case.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-265
Planning & Zoning Commission recommends approving Case 012-25 (7 in Favor, 0 Opposed)

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

CASE 012-25: REZONING
A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park and Small Format Home District)- 1201 S Byers- Vita Nova Village

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

Troy Dunlap of 1302 S Main Street, Joplin, Missouri represented Vita Nova Village.

Mr. Dunlap stated the request to rezone is due to wanting to construct a tiny home village for the homeless community in the area. Mr. Dunlap stated that the homes would work as transitional housing, not permanent housing with a strict set of rules for the participants to follow. Mr. Dunlap also explained that the tiny home village would be gated.

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

Mrs. Klue- Michael asked Mr. Dunlap if any of the tiny homes constructed would be ADA accessible.
Mr. Dunlap stated all homes would be constructed ADA ready so with minor adjustments the home would be handicapped accessible.

Ms. Phillips asked Mr. Dunlap about the safety of water in the area and if the land was donated.
Mr. Dunlap stated that the property was bought from the City surplus auction last year.

Mr. Kimble asked if the occupants would be renting the tiny homes from Vita Nova Village and what the average amount of time an occupant would be allowed to stay in the tiny home.
Mr. Dunlap stated that they expect the occupant to occupy the tiny home for six months to two years, but there was no hard rule regarding this.

Mrs. Klue-Michael asked Mr. Dunlap how it will be determined for the amount of rent the occupant with be required to pay.

Mr. Dunlap stated that there has not been a set of hard numbers yet but hopes to be in the range of four to five hundred dollars.

Mr. Kimble asked Mr. Dunlap if they had received any feedback from adjacent property owners.

Rhonda Thompson of 407 Islington Place, Joplin, Missouri stated that she and a group of volunteers with Vita Nova Village around four to five months ago, obtained a list of property owners in the recommended area, and went to speak with them. Ms. Thompson stated the list contained few residential addresses and was mainly business. Ms. Thompson stated they also mailed letters with their contact information, due to not being able to talk to several property owners. Ms. Thompson stated the property owners they did speak with seemed concerned at first, but after explaining the project they were more open to the project due to the condition of the area.

Mr. Kimble asked about the use of security cameras for the project area.
Mr. Dunlap stated that the intent use of the security cameras would be to monitor the coming and going of occupants. Mr. Dunlap also stated that with the community being gated, they plan to have cameras along the fence also.

Mr. Bellairs stated for the record that there are building codes that restrict how a manufactured home park is constructed along with specific design requirements such as having a secure foundation and having a patio to create a courtyard pattern. Mr. Bellairs also stated that there must be communal improvements such as internal streets and community areas.

Mr. Landis asked Mr. Dunlap what the process for vetting of occupants is.
Mr. Dunlap explained that there is not a written process yet, but they require the applicant's history, who they are, where they have been, what their goals are, and it must be compatible with the village's vision. Mr. Dunlap stated that drug use will not be allowed, and occupants would be required to be sober to stay in the community. Mr. Dunlap also stated that if an occupant is found to be under the influence of drugs, they would be required to complete a treatment plan or they would be evicted from the village.

Mr. Kimble asked if the commission had any further questions for the applicant.

Dr. Rosenberg asked to make a statement. Dr. Rosenberg stated "Tyler has already explained to us, that there can't be mobile homes put on this property, or I will personally hang him, if I live long enough. Our job is not to decide how fancy a project is going to be, but whether this is an appropriate use for the piece of property. Not to say they can't change their minds and do what they want with the City Council's permission. Personally, after I've gone by this property several times, I don't think you could hurt it. And I admire and hope they can fulfill their goals and have a viable project like they've shown us on the plans. So, I'm happy."

Mr. Bellairs explained that the term mobile home is an outdated term, and HUD classifies them as manufactured homes. Any manufactured or modular homes would have to meet the development regulations of the district, and it would not look anything like the existing mobile home parks in Joplin when finished.

Mr. Kimble asked Mr. Dunlap if there would be street parking or if more parking spaces are planned to be installed.
Mr. Dunlap explained that there will be a few handicap accessible and regular parking spaces, but they plan for the majority of their occupants to not have a vehicle. Mr. Dunlap also explained that for events or meetings held, there will be off-street parking available.

Mr. Kimble asked Mr. Dunlap if the majority of occupants do not have vehicles, what modes of transportation are being recommended for the village.
Mr. Dunlap stated that occupants will be encouraged to walk, bike, use ride shares and would like to speak to the city about adding a bus stop.

Ms. Phillips asked about the parking standards for the village.
Mr. Bellairs stated the intent for this project is intended to cater to a certain demographic of the community, and certain developments may have certain needs that the commission and council may deviate from the code if it meets the intent and the code, through a planned development.

Mr. Landis stated that the homes are smaller than a standard manufactured home and are constructed completely differently.

Mr. Dunlap stated that this is correct, and the homes would not be the same large size as a manufactured home. Mr. Dunlap also explained that they are looking to have the tiny homes built on a foundation and a regular stick frame. Mr. Dunlap explained the homes would be around four hundred square feet.

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

Kyle Denham of 111 W 3rd Street, Joplin, Missouri asked to speak in favor of this case.
Mr. Denham stated that he is a member of the Board of Appeals and the properties they most often look at are homes that have been subject to fires, where the homes were vacant and broken into and someone was trying to keep warm. Mr. Denham stated that he believes this project will help with the homeless community in the area.

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

Robert Counts of 1124 S Moffet, Joplin, Missouri asked to speak in opposition to this case.
Mr. Counts stated he is in opposition to this case due to his shed being burnt down and his property being stolen.

Ms. Phillips asked Mr. Bellairs if he had received any Petitions of Protest regarding this case.
Mr. Bellairs stated that he had not received any Protest Petitions, but he believed that Mr. Counts would like to fill one out after the meeting. Mr. Bellairs explained that he doesn't believe Mr. Counts lives within the radius for the petition to count towards the percentage in this case. Mr. Bellairs stated there are no protest percentages within the one hundred- and eighty-five-foot radius.

Jason Latleen of 1122 S Moffet asked to speak in opposition to this case.

Mr. Kimble stated that since Mr. Latleen testified on the previous case, he only shares new information with the commission.

Mr. Latleen stated that he did not receive notice of this project or commission meeting.
Ms. Phillips explained that this is due to not being in the one hundred- and eighty-five-foot radius that is legally required to be given notice. Mr. Bellairs also explained that the notice of the meeting was posted in the Joplin Globe.

Mr. Latleen stated he is opposed to this project due to vandalization of his property. Mr. Latleen asked the commission what the next steps would be if this were to be passed by the commission.
Ms. Phillips explained that Mr. Latleen would be able to address the City Council since they have final approval.
Mr. Bellairs stated, Ms. Phillips was correct and further explained that the Planning and Zoning Commission is strictly a recommending body and then this case will go in front of the City Council April 7th for final approval, even if the commission decides not to approve the recommendation of this case.

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

Scott Nangle of 313 W 13th Street, Joplin, Missouri asked to speak about this case.

Mr. Nangle stated that when the property was placed on the market for sale, he recalled there being a stipulation that the property was required to be developed within a certain period, or it reverted back to the City. Mr. Nangle asked if the zoning was changed and if the property reverted to the city, would the new owner be required to rezone the property.
Mr. Bellairs stated that zoning carries with ownership and if the proposed usage changes in the future, the property owner will be required to rezone the property.

Mr. Nangle stated concerns over the railroad and the school located near the property, but he was not necessarily for or against the project.

Mr. Dunlap stated that there was a stipulation when they purchased the property from the City that it had to be developed within three years.

Ms. Phillips asked Mr. Dunlap when the property was purchased.
Mr. Bellairs stated that it was declared as surplus property around September of last year.
Mr. Dunlap stated that he believes they obtained the property around October or November of last year.

Mr. Kimble asked if there was anyone else in the audience that would like to speak in opposition to this case.

MR. LANDIS MADE A MOTION TO APPROVE CASE 012-25. THIS MOTION WAS SECONDED BY MS. WARREN. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

Z&P Meeting: March 10, 2025
City Council Meeting: April 7, 2025

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 012-25 A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District)

LOCATION 1201 S Byers Ave

APPLICANT Vita Nova Village

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 1.7 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	M-2	M-2
Land Use	Warehouse/Manufacturing	Warehouse	Building Supply Store/Warehousing	Vacant

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Byers Ave	Local	60′

UTILITIES

Utilities in place.

FLOOD PLAIN

The property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

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

Much of the Industrial zoning in this neighborhood is left over from before the City possessed industrial parks. Heavy Industrial does not integrate well with Moderate-Density Residential. The pattern of development becomes Moderate-Density Residential, South of Junge and West of Byers.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive. The proposed use will require the utilization of strategies that the Comprehensive Plan identifies as a means to integrating Mixed-Use areas.

DISCUSSION

Vita Nova Village is seeking to develop a small home community to assist the homeless.

City Staff recommends approval of Case 012-25.

ENCLOSURES

- Map of property
- Application

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.: 012-25
Filing Fee: $600.00
Received: 2/5/25
Date Advertised:
Proj. No.: 25-17
Public Hearing Date: 3/10/25

Applicant: Vita Nova Village / Troy Dunlap, Pres. Phone No.: 417-631-9165

Address: 315 S Pearl Ave, Joplin Email: troy@vitanovavillage.org

Owner: Vita Nova Village / Rhonda Thompson, E.D. Phone No.: 417-622-2850

Address: 315 S Pearl Ave, Joplin Email: rhonda@vitanovavillage.org

Location of Property: 1201 Byers Ave

Present Use of Property: Vacant

Proposed Use of Property: Tiny Home Village

Current Zoning: M-2 Requested Zoning: MP

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant	M-2
South	Railroad R/W, then Warehouse	M-2
East	Vacant & Old VFW Building	M-2
West	Byers R/W, then Vacant	M-2

Character of the Neighborhood: Quiet, but unkept.

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: Restrictions on residential use.

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: Byers Ave

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☒

Right-of-Way Width: 60'

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: Liberty does not have easments for Electric Lines, but we have met the required setback from the lines for safety.

Unique Characteristic of Property and/or Additional Comment:
The property is currently experiencing frequent use by homeless individuals for camping and loitering, which has raised concerns about safety, sanitation, and the overall condition of the area. This unauthorized activity has resulted in the accumulation of debris and an increased need for cleanup efforts. By developing Vita Nova Village on this site, we aim to transform the property into a productive and secure space, providing a structured environment where individuals experiencing homelessness can access housing, resources, and support to achieve self-sufficiency, while also addressing current issues affecting the surrounding community.ÿ

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: Troy Dunlap **Date:** 2/5/25

Rezoning Statement
Vita Nova Village
1201 Byers Ave
January 24, 2025

Vita Nova Village requests to change the zoning for 1201 Byers from M-2 to MP.

Vita Nova Village intends to build a tiny home village to provide transitional housing for those who are homeless in the Joplin community.

The anticipated impact of the proposed project will involve revitalizing and developing an underutilized vacant property to establish a small, walkable neighborhood, that will provide housing for the communities homeless and enhance the area's appeal and usability.

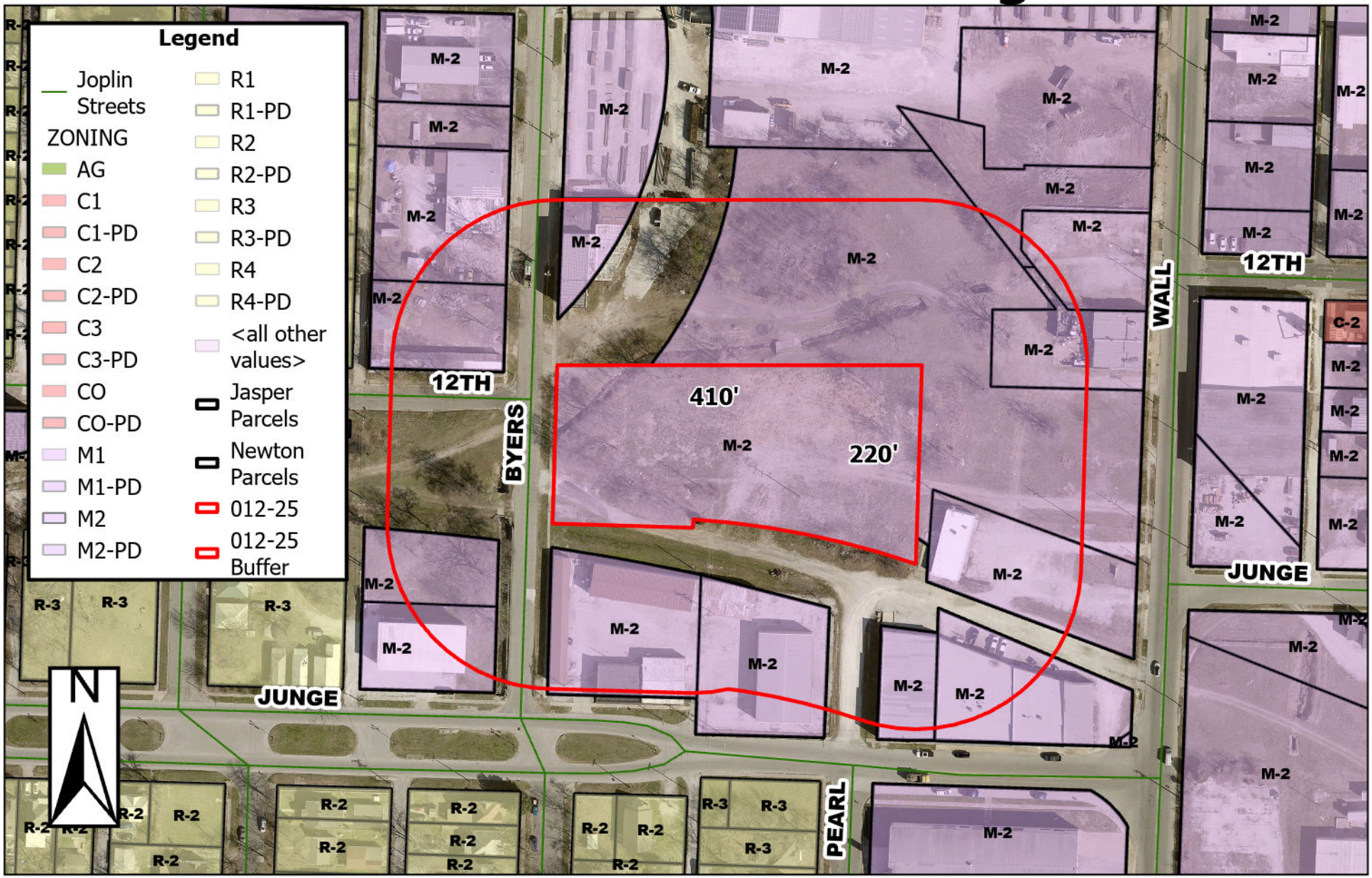
We don't expect any large variations in traffic patterns.

We do not foresee any fire hazards.

The village will create a clean and welcoming impact on the neighborhood and surrounding properties.

Joplin will greatly benefit from the establishment of Vita Nova Village. This development is designed to reduce homelessness in our community by offering affordable transitional housing alongside education and support services that empower individuals to achieve self-sufficiency and long-term housing stability. Vita Nova Village will collaborate with local agencies to provide career training, life skills development, and counseling, fostering a holistic approach to addressing homelessness and enhancing community well-being.

Case 012-25: Rezoning



1201 S Byers – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – Vita Nova Village

P & Z Case 012-25
Vita Nova Village
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-265 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and located at 1201 S Byers Ave, Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District M-2 (Heavy Industrial) the following described property and including in District MP (Manufactured Home Park & Small Format Home District).

THE PORTION OF THE FOLLOWING TRACT LYING WEST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI, A PART OF MISCELLANEOUS TRACT NUMBERED FORTY-EIGHT (48) IN SECTION 10, TOWNSHIP 27, RANGE 33, AND A PART OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN CARTER'S FIRST ADDITION, AND THAT PART OF VACATED PEARK STREET IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 59'40" EAST 440.0 FEET, THENCE SOUTH 212.5 FEET MORE OR LESS TO A POINT BEING 25.0 FEET AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD TO THE EAST LINE OF BYERS AVENUE, THENCE NORTH 144.0 FEET TO THE POINT OF BEGINNIG, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD PURPOSES. AND THE PORTION OF THE FOLLOWING TRACT LYING EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTON 10, TOWNSHIP 27, RANGE 33, IN JASPER COUNTY, MISSOURI, A PART OF MISCELLANEOUS TRACT NUMBERED FORTY-EIGHT (48) IN SECTION 10, TOWNSHIP 27, RANGE 32, AND A PART OF LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18) IN CARTER'S FIRST ADDITION, AND A PART OF VACATED PEARK STREET IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 FEET NORTH OF THE POINT WHERE THE NORTHLINE, IF 12TH STREET WAS EXTENDED, INTERSECTS THE EAST LINE OF BYERS AVENUE IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, THENCE SOUTH 89 DEGREES 59'40" EAST 404.0 FEET, THENCE SOUTH 212.5 FEET MORE OF LESS TO A POINT BEING 25.0 FEET NORTH OF THE CENTERLINE OF MAIN BURLINGTON NORTHERN

RAILROAD TRACK, THENCE ON A CHORD NORTH 80 DEGREES 25'10" WEST 409.92 FEET AND PARALLEL WITH THE CENTERLINE OF SAID RAILROAD TO THE EAST LINE OF BYERS AVENUE, THENCE NORTH 144.0 FEET TO THE POINT OF BEGINNING, EXCEPT AN PART TAKEN OR DEEDED FOR ROAD PURPOSES.

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_____, 2025, 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
Council Bill 2025-610– Vehicle Lease Agreement.

MEETING DATE
April 7, 2025

ORIGINATING DEPT
Police Department

ATTACHMENTS
A. Roper KIA Agreement*, **B**. 2025-RFP-11, **C**. Council Bill 2025-610 **D**. KIA Bid Proposal Response

REVIEWED BY
Dept. Head: Police Chief Richard Pearson; Director of Finance: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves the agreement between Roper KIA and the City of Joplin to provide lease vehicles for the purpose of criminal investigation operations .

BACKGROUND
This allows for leasing of undercover vehicles that was approved in the normal budgetary process by Ordinance 2024-151 on October 21, 2024. This agreement is for a period of three years, at a total cost of $44, 836.20, which amounts to $14,945.33 per year.

*Vehicle make and model redacted on Lease Agreement to maintain anonymity in operations.

FUNDING SOURCE
These payments are included in the FY 2024-25 Police Budget approved by the Council.

RECOMMENDATION
Staff recommends adoption of this Council Bill on 2nd and 3rd reading.

KIA Finance

DEAL# 536919
CUST# 6031

ARKANSAS / MISSOURI MOTOR VEHICLE LEASE AGREEMENT

Lease Date: 03/27/2025

Call us toll-free at (866) 331-5632

1. PARTIES AND VEHICLE DESCRIPTIONS

LESSEE:

Lessee: CITY OF JOPLIN
Billing Address: 602 S MAIN ST (Address)
JOPLIN (City) MO (State) (County) 64801-2316 (Zip)

CO-LESSEE:

Co-Lessee: N/A
Address: ☐ Check box if same as Lessee
N/A (Address)
N/A (City) N/A (State) N/A (County) N/A (Zip)

LEASED VEHICLE:

☒ New ☐ Used
[redacted] (Year) [redacted] (Make) [redacted] (Model)
[redacted] (Odometer) [redacted] (VIN:)

☐ If checked, the Vehicle's primary intended use is for a Business, Commercial or Agricultural purpose.

LESSOR (Dealer):

Dealer: ROPER KIA
Address: 320 NORTH HODGDON RD (Street Address)
JOPLIN (City) MO (State) (County) 64801 (Zip)

GARAGING ADDRESS:

☐ Check box if same as Lessee's Billing Address
☐ Check box if same as Co-Lessee's Address
N/A (Street Address – No P.O. Boxes)
N/A (City) N/A (State) N/A (County) N/A (Zip)

DESCRIPTION OF TRADE-IN VEHICLE

N/A (Year) N/A (Make) N/A (Model)

Gross Agreed Upon Trade-in Allowance ..... $ N/A
Outstanding Prior Credit or Lease Balance (To Be Paid by Dealer/Lessor) ..... $ N/A
Net Trade-in Allowance (if less than 0, then enter 0) ..... $ N/A

Lessee and Co-Lessee ("you," "your" and together the "Lessee") each agree to lease the Leased Vehicle described above, including all equipment, parts and accessories (the "Vehicle") from Lessor ("we," "us" and "our") according to the terms and conditions of this Motor Vehicle Lease Agreement ("Lease"). Each of you who executes this Lease will be individually liable to us for all Lease obligations and for the entire amount owing under this Lease. After you sign this Lease, we will assign it to Hyundai Lease Titling Trust ("HLTT") and the terms "Assignee," "we," "us" and our" will refer to HLTT and its agents or to any subsequent assignee.

Single Payment Lease ☐ (check if applicable)

FEDERAL CONSUMER LEASING ACT DISCLOSURES

2. AMOUNT DUE AT LEASE SIGNING OR DELIVERY (Itemized below)*

$ 2473.57

3. MONTHLY PAYMENTS or SINGLE PAYMENT

A. Your first Monthly Payment of $ 430.96 is due on 03/27/2025 followed by 35 payments of $ 430.96 due on the 26th of each month, beginning on 04/26/2025.

B. The Total of your Monthly Payments is $ 15514.56.

C. Your Single Payment of $ N/A is due on N/A.

4. OTHER CHARGES (Not part of your Monthly Payment or Single Payment)

A. Turn-in Fee (if you do not purchase the Vehicle) .... $ 400.00

B. N/A ..... $ N/A

C. Total ..... $ 400.00

5. TOTAL OF PAYMENTS (The amount you will have paid by the end of the Lease)

$ 17957.17

6. *ITEMIZATION OF AMOUNT DUE AT LEASE SIGNING OR DELIVERY

A. Amount Due at Lease Signing or Delivery:

(1)	Capitalized Cost Reduction	$ 2000.00
(2)	Sales/Use Tax on Capitalized Cost Reduction	$ N/A
(3)	First Monthly Payment	$ 430.96
(4)	Single Payment	$ N/A
(5)	Refundable Security Deposit	$ N/A
(6)	Acquisition Fee	$ N/A
(7)	Initial License, Title and Registration Fees	$ 42.61
(8)	Sales/Use Tax	$ N/A
(9)	N/A	$ N/A
(10)	N/A	$ N/A
(11)	N/A	$ N/A
(12)	TOTAL	$ 2473.57

B. How the Amount Due at Lease Signing or Delivery will Be Paid:

(1)	Net Trade-in Allowance	$ N/A
(2)	Rebates and Noncash Credits	$ 2000.00
(3)	Amount to Be Paid in Cash	$ 473.57
(4)	N/A	$ N/A
(5)	TOTAL	$ 2473.57

KIA Finance

DEAL# 536925
CUST# 6031

ARKANSAS / MISSOURI MOTOR VEHICLE LEASE AGREEMENT

Lease Date: 03/27/2025

Call us toll-free at (866) 331-5632

1. PARTIES AND VEHICLE DESCRIPTIONS

LESSEE:

Lessee: CITY OF JOPLIN

Billing Address: 602 S MAIN ST (Address)

JOPLIN (City) MO (State) (County) 64801-2316 (Zip)

CO-LESSEE:

Co-Lessee: N/A

Address: ☐ Check box if same as Lessee

N/A (Address)

N/A (City) N/A (State) N/A (County) N/A (Zip)

LEASED VEHICLE:

☒ New ☐ Used

[redacted] (Year) [redacted] (Make) [redacted] (Model)

00 (Odometer) [redacted] (VIN)

☐ If checked, the Vehicle's primary intended use is for a Business, Commercial or Agricultural purpose.

LESSOR (Dealer):

Dealer: ROPER KIA

Address: 320 NORTH HODGDON RD (Street Address)

JOPLIN (City) MO (State) (County) 64801 (Zip)

GARAGING ADDRESS:

☐ Check box if same as Lessee's Billing Address

☐ Check box if same as Co-Lessee's Address

N/A (Street Address – No P.O. Boxes)

N/A (City) N/A (State) N/A (County) N/A (Zip)

DESCRIPTION OF TRADE-IN VEHICLE

N/A (Year) N/A (Make) N/A (Model)

Gross Agreed Upon Trade-in Allowance ..... $ N/A

Outstanding Prior Credit or Lease Balance (To Be Paid by Dealer/Lessor) ..... $ N/A

Net Trade-in Allowance (if less than 0, then enter 0) ..... $ N/A

Lessee and Co-Lessee ("you," "your" and together the "Lessee") each agree to lease the Leased Vehicle described above, including all equipment, parts and accessories (the "Vehicle") from Lessor ("we," "us" and "our") according to the terms and conditions of this Motor Vehicle Lease Agreement ("Lease"). Each of you who executes this Lease will be individually liable to us for all Lease obligations and for the entire amount owing under this Lease. After you sign this Lease, we will assign it to Hyundai Lease Titling Trust ("HLTT") and the terms "Assignee," "we," "us" and our" will refer to HLTT and its agents or to any subsequent assignee.

Single Payment Lease ☐ (check if applicable)

FEDERAL CONSUMER LEASING ACT DISCLOSURES

2. AMOUNT DUE AT LEASE SIGNING OR DELIVERY (Itemized below)*

$ 1491.40

3. MONTHLY PAYMENTS or SINGLE PAYMENT

A. Your first Monthly Payment of $ 398.79 is due on 03/27/2025 followed by 35 payments of $ 398.79 due on the 26th of each month, beginning on 04/26/2025.

B. The Total of your Monthly Payments is $ 14356.44.

C. Your Single Payment of $ N/A is due on N/A.

4. OTHER CHARGES (Not part of your Monthly Payment or Single Payment)

A. Turn-in Fee (if you do not purchase the Vehicle) .... $ 400.00

B. N/A ..... $ N/A

C. Total ..... $ 400.00

5. TOTAL OF PAYMENTS (The amount you will have paid by the end of the Lease)

$ 15849.05

6. *ITEMIZATION OF AMOUNT DUE AT LEASE SIGNING OR DELIVERY

A. Amount Due at Lease Signing or Delivery:

(1)	Capitalized Cost Reduction	$ 1050.00
(2)	Sales/Use Tax on Capitalized Cost Reduction	$ N/A
(3)	First Monthly Payment	$ 398.79
(4)	Single Payment	$ N/A
(5)	Refundable Security Deposit	$ N/A
(6)	Acquisition Fee	$ N/A
(7)	Initial License, Title and Registration Fees	$ 42.61
(8)	Sales/Use Tax	$ N/A
(9)	N/A	$ N/A
(10)	N/A	$ N/A
(11)	N/A	$ N/A
(12)	TOTAL	$ 1491.40

B. How the Amount Due at Lease Signing or Delivery will Be Paid:

(1)	Net Trade-in Allowance	$ N/A
(2)	Rebates and Noncash Credits	$ 1050.00
(3)	Amount to Be Paid in Cash	$ 441.40
(4)	N/A	$ N/A
(5)	TOTAL	$ 1491.40

KIA Finance

DEAL# 536924
CUST# 6031

ARKANSAS / MISSOURI MOTOR VEHICLE LEASE AGREEMENT

Lease Date: 03/27/2025

Call us toll-free at (866) 331-5632

1. PARTIES AND VEHICLE DESCRIPTIONS

LESSEE:

Lessee: CITY OF JOPLIN

Billing Address: 602 S MAIN ST (Address)

JOPLIN (City) MO (State) (County) 64801-2316 (Zip)

CO-LESSEE:

Co-Lessee: N/A

Address: ☐ Check box if same as Lessee

N/A (Address)

N/A (City) N/A (State) N/A (County) N/A (Zip)

LEASED VEHICLE:

☒ New ☐ Used

[redacted] (Year) [redacted] (Make) [redacted] (Model)

11 (Odometer) [redacted] (VIN)

☐ If checked, the Vehicle's primary intended use is for a Business, Commercial or Agricultural purpose.

LESSOR (Dealer):

Dealer: ROPER KIA

Address: 320 NORTH HODGDON RD (Street Address)

JOPLIN (City) MO (State) (County) 64801 (Zip)

GARAGING ADDRESS:

☐ Check box if same as Lessee's Billing Address

☐ Check box if same as Co-Lessee's Address

N/A (Street Address – No P.O. Boxes)

N/A (City) N/A (State) N/A (County) N/A (Zip)

DESCRIPTION OF TRADE-IN VEHICLE

N/A (Year) N/A (Make) N/A (Model)

Gross Agreed Upon Trade-in Allowance ..... $ N/A

Outstanding Prior Credit or Lease Balance (To Be Paid by Dealer/Lessor) ..... $ N/A

Net Trade-in Allowance (if less than 0, then enter 0) ..... $ N/A

Lessee and Co-Lessee ("you," "your" and together the "Lessee") each agree to lease the Leased Vehicle described above, including all equipment, parts and accessories (the "Vehicle") from Lessor ("we," "us" and "our") according to the terms and conditions of this Motor Vehicle Lease Agreement ("Lease"). Each of you who executes this Lease will be individually liable to us for all Lease obligations and for the entire amount owing under this Lease. After you sign this Lease, we will assign it to Hyundai Lease Titling Trust ("HLTT") and the terms "Assignee," "we," "us" and our" will refer to HLTT and its agents or to any subsequent assignee.

Single Payment Lease ☐ (check if applicable)

FEDERAL CONSUMER LEASING ACT DISCLOSURES

2. AMOUNT DUE AT LEASE SIGNING OR DELIVERY (Itemized below)*

$ 1642.49

3. MONTHLY PAYMENTS or SINGLE PAYMENT

A. Your first Monthly Payment of $ 449.88 is due on 03/27/2025 followed by 35 payments of $ 449.88 due on the 26th of each month, beginning on 04/26/2025.

B. The Total of your Monthly Payments is $ 16195.68.

C. Your Single Payment of $ N/A is due on N/A.

4. OTHER CHARGES (Not part of your Monthly Payment or Single Payment)

A. Turn-in Fee (if you do not purchase the Vehicle) .... $ 400.00

B. N/A ..... $ N/A

C. Total ..... $ 400.00

5. TOTAL OF PAYMENTS (The amount you will have paid by the end of the Lease)

$ 17788.29

6. *ITEMIZATION OF AMOUNT DUE AT LEASE SIGNING OR DELIVERY

A. Amount Due at Lease Signing or Delivery:

(1)	Capitalized Cost Reduction	$ 1150.00
(2)	Sales/Use Tax on Capitalized Cost Reduction	$ N/A
(3)	First Monthly Payment	$ 449.88
(4)	Single Payment	$ N/A
(5)	Refundable Security Deposit	$ N/A
(6)	Acquisition Fee	$ N/A
(7)	Initial License, Title and Registration Fees	$ 42.61
(8)	Sales/Use Tax	$ N/A
(9)	N/A	$ N/A
(10)	N/A	$ N/A
(11)	N/A	$ N/A
(12)	TOTAL	$ 1642.49

B. How the Amount Due at Lease Signing or Delivery will Be Paid:

(1)	Net Trade-in Allowance	$ N/A
(2)	Rebates and Noncash Credits	$ 1150.00
(3)	Amount to Be Paid in Cash	$ 492.49
(4)	N/A	$ N/A
(5)	TOTAL	$ 1642.49

NOTICE OF REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL NO. 2025-RFP-11

Vehicle Leasing Program for the Joplin Police Department

RFP Due Date: 08:00 A.M. March 11th, 2025

Location: City of Joplin
Police Department
303 E. 3rd Street
Joplin, MO 64801

Staff: Captain William Davis
Email: wdavis@joplinmo.org

Phone: 417-623-3131 EXT: 1446

Proposals will be received by the Joplin Police Department at the specified location until the time and date cited above. Only proposals received by the correct time and date will be recorded.

Proposals must be submitted in an envelope with the Request for Proposal number and the Vendor's name and address clearly indicated on the envelope. All proposals must be completed in ink or typewritten and submitted by the time and date above.

Consultants are strongly encouraged to carefully read the entire Request for Proposals.

February 14th, 2025
Issue Date

NOTICE TO BIDDERS

The City of Joplin, Missouri will accept sealed bids until **8:00 A.M., Tuesday, March 11th, 2025,** at the Joplin Police Department located at 303 E. 3rd Street, Joplin, Missouri 64801 to PURCHASE the following:

Three (3) Vehicle under a Vehicle Leasing Program for the Joplin Police Department

- The Joplin Police Department lease vehicle program is intended for use is undercover investigations and surveillance.
- Joplin Police Department will require a wide selection of vehicles from which to choose.
- The vehicles must be reliable and in good condition free of mechanical or other defects.
- The supplied vehicles shall not be of the same color, make or model.
- Lease program that provides (3) vehicles that will allow personnel to exchange or replace vehicles at upon proper notice and reasoning.
- Due to the nature of the investigative and undercover work involved, the utmost discretion is required of the awarded contract.
- Vehicle repairs will be the responsibility of the awarded contractor with the exception of damage or repair needs caused by Joplin Police Department Personnel.
- Vehicle maintenance will be the responsibility of Joplin Police Department.
- Lease contract to be signed for a minimum (12) months, with extended lease term options being considered.

As a part of these specifications, the supplier shall deliver to the City of Joplin, Joplin Police Department, 303 E 3rd Street, Joplin, Missouri.

Questions regarding specifications and bid forms are available from **Captain William Davis, by calling (417) 623-3131 Ext 1446** or by writing to the address:

Joplin Police Department
ATTN: Captain William Davis
303 E. 3rd Street
Joplin, MO 64801.

Any bids received after the specified deadline will not be considered.

The City reserves the right to evaluate all bids, to reject any or all bids and re-bid at a later date. The City may waive any irregularities in the bid or negotiate variances from specifications, and make awards that are in the best interests of the City. The City will have final decision in all matters regarding acceptance of bids and issuance of awards.

The city encourages minority and female owned businesses to submit bids on all City purchases.

Finance Director
Leslie Haase

Publication Date: ***Friday, February 14th, 2025***

INSTRUCTIONS TO BIDDERS

The City of Joplin, Missouri proposes to **PURCHASE** the following:

Three (3) Vehicles under a Vehicle Leasing Program for the Joplin Police Department

All bids shall have firm-fixed F.O.B. Joplin, Missouri price and shall be honored for a minimum of ninety (90) days following the bid opening.

All bids shall be exclusive of Federal, State, and City taxes.

It is the intent of the specifications included with this bid document to generally describe the item(s) desired in sufficient detail as to secure bids on comparable items. All parts not specifically mentioned which are necessary in order for the item(s) to perform as intended shall be included. The strength, quality of workmanship, and material shall be in accordance with the best trade practices.

Specification variances, manufacturer's literature and additional information should be attached to the bid form. All blanks on the attached bid specifications shall be filled in completely and accurately. Any bid not meeting this requirement may be considered non-responsive.

Any protest or grievance must be issued in writing and delivered to the office of the Director of Finance within five (5) working days following the bid opening. Any protest filed after this time period has elapsed will not be considered.

The City encourages selection of products manufactured, assembled and/or produced in the United States, as long as the quality and price are comparable with other items bid.

Businesses which are located within the city limits of Joplin may be given preference in the awarding of a bid, providing the bid from the local business does not exceed the lowest bid by more than 3% or $2,500, whichever is less.

The City may give preference to vendors handling products that contain post-consumer recovered materials, providing the bid does not to exceed the lowest bid by more than 5% or $2,500, whichever is less.

Once the bids are reviewed and evaluated, the successful vendor will be notified, in writing, and will receive an authorized City of Joplin purchase order. Verbal acknowledgments will not be considered as official notification and will not obligate the City in any way. Delivery or performance should not be completed without the receipt of an authorized purchase order.

Minimum information to be submitted with each bid shall consist of the following:

1. Verification of Bid Specifications (with variances noted)
2. Bid Form

MARK BID ENVELOPES: "BID #2025-RFP-11; Vehicle Leasing Program for the Joplin Police Department, 08:00 A.M., Tuesday, March 11th, 2025"

Questions concerning the specifications and bidding procedures should be directed to **Captain William Davis (417) 623-3131 Ext 1446.**

SPECIFICATIONS

SPECIFICATION DETAIL VARIANCE

1. Supplier shall deliver to the City of Joplin.

2. Vehicle(s) shall be fully serviced and ready to operate at time of delivery.

3. The awarding bid will be based on the total grand price.

CITY OF JOPLIN, MISSOURI
BID PROPOSAL RESPONSE FORM

Three (3) Vehicles under a Vehicle Leasing Program for the Joplin Police Department

Vehicle 1- Year, Make, Model, Color, Current Mileage:_____

_____

Vehicle 2- Year, Make, Model, Color, Current Mileage:_____
_____

_____

Vehicle 3- Year, Make, Model, Color, Current Mileage:_____
_____

_____

Total BID PRICE: $_____

Estimated Completion Time following receipt of purchase order: _____ days

COMPANY NAME:_____

ADDRESS:_____

_____

Police Department Addresses:
Joplin Police Department
ATTN: Captain William Davis
303 E 3rd ST.
JOPLIN MO. 64801

MARK BID ENVELOPES: "BID #2025-RFP-11; Vehicle Leasing Program for the Joplin Police Department, 08:00 A.M., Tuesday, March 11th, 2025"

CITY OF JOPLIN, MISSOURI
BID PROPOSAL RESPONSE FORM

Three (3) Vehicles under a Vehicle Leasing Program for the Joplin Police Department

Vehicle 1- Year, Make, Model, Color, Current Mileage: 150

[redacted] 36 payments of 431.14

Vehicle 2- Year, Make, Model, Color, Current Mileage: 158

[redacted] 36 payments of 379.19

Vehicle 3- Year, Make, Model, Color, Current Mileage: 150

[redacted] 36 payments of 435.12

Total BID PRICE: $ 44,836.20 lease for 3 cars For 3 years

Estimated Completion Time following receipt of purchase order: 10 days

COMPANY NAME: Roper KIA

ADDRESS: 320 N Hodgon Rd Joplin MO 64801

Police Department Addresses:
Joplin Police Department
ATTN: Captain William Davis
303 E 3rd ST.
JOPLIN MO. 64801

MARK BID ENVELOPES: "BID #2025-RFP-11; Vehicle Leasing Program for the Joplin Police Department, 08:00 A.M., Tuesday, March 11th, 2025"

Total Bid price is based on 10K mil-s a year lease
Amount is total payments for all three combined For 3years of leasing

With approved credit leasing through kia Motors Finance

COUNCIL BILL NO. 2025-610 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin to enter into a lease agreement with Roper KIA in the amount of Fourteen Thousand Nine Hundred Forty-Five Dollars and Thirty-Three Cents ($14,945.33) for the purpose of leasing three (3) vehicles; authorizing the City Manager to execute the same by and on behalf of the City of Joplin and setting an effective date.

WHEREAS, Roper KIA submitted the winning bid for three (3) leased vehicles in response to RFP number 2025-RFP-11; and,

WHEREAS, in the FY 2024-2025 budget process, the Council approved and budgeted funds to procure three (3) lease vehicles for the purpose of criminal investigation operations by Ordinance 2024-151 on October 21, 2024.

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

Section 1. That the Lease Agreement between the City of Joplin and Roper KIA, for the lease of three (3) vehicles, a true and accurate copy of said Lease Agreement being attached hereto and incorporated herein by reference as Exhibit "A", be, and the same is, hereby approved.

Section 2. That the City Manager, or his designee, is hereby authorized and directed to execute said Lease Agreement by and on behalf of the City of Joplin, Missouri.

Section 3. That this ordinance shall become effective on April 22, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of

_____, 2025, by a vote of _____.

_____
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 Resolution 2025-006 – 2025 to 2029 Consolidated Plan & 2025 Action Plan.

MEETING DATE
April 21, 2025

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 – Nick Edwards

SUMMARY
The following is a resolution that authorizes the submittal of the Consolidated Plan and a One Year Action Plan with the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block grant & the Joplin HOME Consortium's Home Investment Partnership (HOME) Program for program years 2025 to 2029.

BACKGROUND
The five year Consolidated Plan is a guiding document, conducting a needs assessment and program identification for the governed five year period. The process of developing the Consolidated Plan included Two public meetings (December 19, 2024 and February 10, 2025 at Minnie Hackney Community Center & the Homeless Coalition); Two 30-day public comment periods (December 20, 2024 – January 19, 2025 and February 11 – March 13, 2025);

The One Year Action Plan describes the activities and how funds will be spent as proposed in the attached document for the initial 2025 program year. Expected PY2025 allocations are $542,295.00 CDBG funds and $529,632.39.00 HOME funds based on the previous fiscal year final allocation.

RECOMMENDATION
Members of the Joplin HOME Consortium recommend adoption of this Resolution.

ATTACHMENTS
2025 Action Plan Quick Glance
Attachment A – Consolidated Plan
Resolution No. 2025-06

FY2025 ACTION PLAN QUICK GLANCE

AVAILABLE RESOURCES

COMMUNITY DEVELOPMENT BLOCK GRANT:	**$542,295.00**
HOME INVESTMENT PARTNERSHIP:	**$529,632.00**

ANNUAL GOALS AND OBJECTIVES

PROVIDE SAFE, DECENT, AND AFFORDABLE HOUSING

HOMEOWNER HOUSING UNITS ADDED (NEW CONSTRUCTION)	**4+ UNITS**
HOMEOWNER HOUSING REHABILITATED	**5-8 UNITS**

IMPROVE INFRASTRUCTURE AND ENCOURAGE ECONOMIC DEVELOPMENT

INFRASTRUCTURE IMPROVEMENTS IN THE EASTOWN AREA ($331,529 IN INFRASTRUCTURE IMPROVEMENTS)

ECONOMIC DEVELOPMENT INCENTIVE PROJECT

IMPROVE LIVELIHOOD THROUGH PUBLIC SERVICE GRANTS

HOMELESSNESS REPORTING AND PREVENTION	**200 PEOPLE**

PROJECTS

CDBG PROGRAM	**$542,295.00**
INFRASTRUCTURE IMPROVEMENTS IN NID IV	**$365,836.00**

Funding to improve infrastructure conditions in the Eastown Neighborhood. The primary focus of this year's funding will be on sidewalk projects to improve connectivity to neighborhood

amenities, however stormwater and sanitary sewer improvements may also be identified by Public Works.

COORDINADED ENTRY PROGRAM	**$ 50,000.00**

Coordinated Entry is a point of contact assessment of the homeless or those in danger of becoming homeless. Clients are referred to the appropriate services through the Homeless Coalition.

HOMELESS COALITION HMIS FUNDING	**$ 17,000.00**

Funding provided to the Homeless Coalition for use of HMIS, a homelessness database required by the Department of Housing and Urban Development

ADMINISTRATION AND PLANNING	**$ 108,459.00**

Pro-rata share of salary and benefits of Planning/ Community Development staff plus overhead including supplies, rent, etc. Also includes $2,500 of funding for the Community Housing Resource Board.

HOME INVESTMENT PARTNERSHIPS PROGRAM $529,632.39

CHDO ACTIVITIES	**$476,669.15**

A Community Housing Development Organization will act as the owner and developer of properties to be newly constructed or rehabilitated for homebuyers.

PROGRAM ADMINISTRATION ACTIVITIES	**$ 52,963.20**

Pro-rata share of Planning/ Community Development staff and overhead.



City of Joplin, Missouri
Community Development Block Grant
And HOME Partnership
Investment Program

2025 – 2029 Consolidated Plan

&

FY2025 ACTION PLAN

OMB Control No: 2506-0117 (exp. 09/30/2021)

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2025-2029 Consolidated Plan for the City of Joplin, Missouri develops the goals and needs that will guide the City over the course of the next five years. Through needs and market analyses and strategic and action planning, the City developed these needs and goals and also created the FY2025 Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan templates the City of Joplin vision and sets the goals for the next five years. Through analysis of data provided by the Department of Housing and Urban Development three major needs were identified. These are as follows:

- Provide safe, decent affordable housing
- Improve Infrastructure and Encourage Economic Development
- Improve Livelihood through Public Service Activities

All of the programs we fund or activities we develop with CDBG and HOME assistance relate to these three goals. The activities to achieve the goals are explained in further detail below, which is the one year Action Plan. The primary objective of the 2025-2029 Consolidated Plan are consistent with the previous Consolidated Plan as needs relating to these objective are still significant since the formulation and adoption of the 2020 – 2024 Consolidated Plan.

3. Evaluation of past performance

All programs funded with CDBG and HOME are monitored by City staff and by HUD to ensure compliance. Since the last Consolidated Plan the Entitlement Program has been monitored twice by HUD and reviewed by the City Audit three out of five years with no findings. Problems identified in the Consolidated Annual Performance Evaluation Report have been addressed, and the Entitlement Program of Community Development Division is working to incorporate improvements identified by FHEO with respect to limited English proficiency speakers. The city's past programs have focused on community needs that continue to exist including aging housing and infrastructure, neighborhood and public improvements. Since the period of the last Consolidated Plan the City has made significant progress to expand Community Housing Development Organization (CHDO) capacity, improved public service grant delivery, and continues to formulate a long-term neighborhood plan approach for target areas, particularly multi-year planning for infrastructure projects in target neighborhood.

4. Summary of citizen participation process and consultation process

- Two public meetings (December 19, 2024 at The Minnie Hackney Community Center, February 10th at the virtual meeting of the Homeless Coalition (CoC) with in person attendance option provided at City Hall.
- Two 30 day public comment periods December 20th, 2014 – January 19th, 2025 and February 11th – March 13th, 2025.
- Community Housing Resource Board, September 10th, 2024;
- Homeless Coalition (CoC) – February 10, 2025
- Joplin HOME Consortium Meeting – May 21st, 2024
- City Council – April 21, 2025 – Approval Resolution

5. Summary of public comments

Public comments received expressed the need for more affordable housing and a concurrence with the planned allocation of funds.

6. Summary of comments or views not accepted and the reasons for not accepting them

None

7. Summary

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	JOPLIN	Planning, Development and Neighborhood Services
HOME Administrator	JOPLIN	Planning, Development and Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The City of Joplin's Planning Development and Neighborhood Services Department is responsible for preparing the Consolidated Plan. The City of Joplin's entitlement funding consists of the Community Development Block Grant (CDBG), which is administered by the Planning Development and Neighborhood Services Department. All CDBG programs are administered by the department director and managed by the Community Development Planner. The Joplin HOME Consortium consists of 10 members and the City of Joplin is the Participating Jurisdiction.

Consolidated Plan Public Contact Information

Mr. Troy Bolander
Director of Planning Development and Neighborhood Services
602 S Main Street
Joplin, MO 64804
(417) 624-0820
tbolande@joplinmo.org

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Consultation on the development of the plan began in May of 2024 with the Consortium members as part of the Consortium renewal. Online consultation is needed component that the program has been working on implementing and Spanish language translation is being implemented to reach the largest group of limited English proficiency. Tradition consultation was achieved through a variety of strategies, including public hearings, direct correspondence and meetings with stakeholders, including special needs providers through the Homeless Coalition and One Joplin. Efforts were made to contact appropriate parties and obtain thorough input. These consultations, anticipated funding and in conjunction with participation from citizens, provided the plan direction and scope**.**

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As part of a recently completed Homelessness Strategic Plan, The City has identified the need, and funded an outside position for a Homelessness Program Director. The intent of this position is specifically to enhance coordination between providers and enhance delivery of the system of care. A system of care team of the plan working group identified specific targets the program director may help facilitate, and be most impactful. Some of these goals are a maintain inventory of available housing, either developed locally or through online resources such as padmission.com, a landlord incentive program, better information share and service coordination through centralized information systems, exploring new program implementation such as coordinated discharge form health providers, a special needs court and a community dashboard to better inform the community on ongoing program implementation. Further the City does coordinate with the Joplin's Public Housing Authority is a separate entity who develops their own plans and receives their own funding. However, the City does utilize the Housing Authority as a valuable resource in developing plans and identifying at-need populations. Targeted coordination is implemented through means of enhancing institutional structure though coalitions and systems of referral.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

As part of a recently completed Homelessness Strategic Plan, the City is exploring expanding HMIS implementation among more agencies and other information platforms. The City of Joplin already assists the area's Homeless Coalition with the administration of their HMIS system through

reimbursement through an annual public service grant. There is currently an insufficiently resourced strategy for unaccompanied youth, and it is a goal to develop a strategy during the period of this plan. In the development of the Consolidated Plan, we met with Homeless Coalition members to discuss the homeless needs of the area. The Homeless Coalition provides regular reports to the City of Joplin. The by-name list for veterans is handled through Housing Connect (Coordinated Entry).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Joplin serves as an environmental oversight body for all of the Continuum of Care Organizations Operating in our area; the City does not have any control over the allocation of ESG funds but does participate in the formulation of policy and procedure for ESG. The City does provide CDBG funds towards the reimbursement of the Homeless Coalition's HMIS usage. The system allows the Coalition to identify the shortfalls in our service of homeless populations. The homeless coalition did recently update the MOA with the HMIS lead to better define roles and responsibilities with respect to HMIS, and set targets for additional HMIS support if funding can be secured.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	ECONOMIC SECURITY CORPORATION OF THE SOUTHWEST AREA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Publicly Funded Institution/System of Care Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Economic Security Corporation of the Southwest Area provides a number of services to the Joplin Consortium Area. They preside over the area's Homeless Coalition, are a CHDO, and they provide a number of other services to low-income individuals. ESC was consulted throughout the process in order to develop a better plan in regards to housing and homelessness strategies.
2	**Agency/Group/Organization**	JOPLIN AREA HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Joplin Area Habitat for Humanity is a valuable housing resource for the City of Joplin; the City has partnered with them numerous times in the past to provide housing opportunities for low-moderate income families. With their housing expertise, JAHFH was consulted in regards to housing needs of the area specifically. They provided guidance on housing and market needs.
3	**Agency/Group/Organization**	One Joplin
	Agency/Group/Organization Type	Regional organization Planning organization Coalition

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One Joplin is a coalition, collaborative effort to bring together service agencies from across the Joplin Area. The effort currently has three work groups, which focus on health, human services, and poverty. The City has representatives on all three teams, but the Community Development Division works primarily with the Poverty work team. The Poverty team has afforded the opportunity to discuss and design methods to "move the needle" on poverty. The group has provided input on the proposed Action Plan, and will continue to help guide program resources where they are needed.
4	**Agency/Group/Organization**	Community Housing Resource Board
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Housing Resource Board serves as a Fair Housing outreach and advocacy group within the City of Joplin. Their input is valuable in identifying housing need areas and needed policy changes. The group will be especially important as the City begins the Assessment of Fair Housing Process in the 2017 Program Year.

5	**Agency/Group/Organization**	Legal Aid of Western Missouri - Joplin Office
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Service-Fair Housing Regional organization LMI Legal Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Legal Aid of Western Missouri has entered into agreement to provide legal services to non-profit housing organizations to further affordable housing. Legal Aid also is working with One Joplin and the City on Landlord/Tenant education.
6	**Agency/Group/Organization**	US Ignite, INC
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Joplin is a member of US Ignite as part of the Smart Cities resiliency program. Currently the City is conducting a broadband gap analysis as part of this partnership. Link to surveys are on the Joplin Website https://www.joplinmo.org/1124/Smarter-Joplin. Smarter Joplin is also part of the resiliency component of the Disaster Recovery Program.
7	**Agency/Group/Organization**	Joplin Economic Housing Development Initiative
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Service-Fair Housing Regional organization Community Housing Development Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Currently the most active CHDO in the Consortium and was key to planning to meet expenditure needs for the Consortium.
8	**Agency/Group/Organization**	Missouri State Public Defender's Office
	Agency/Group/Organization Type	Regional organization LMI Legal Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency attended the CoC meeting to coordinate services with the CoC and provide a presentation
9	**Agency/Group/Organization**	Missouri Department of Mental Health
	Agency/Group/Organization Type	Housing Services - Housing Services-Behavioral Heath Services-Elderly Persons Service-Veterans Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Homeless Coalition and primary provider of shelter care+

10	**Agency/Group/Organization**	Veterans Administration
	Agency/Group/Organization Type	Housing Services - Housing Services-Veterans Services-Elderly Persons Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CoC meeting
11	**Agency/Group/Organization**	Ozark Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ozark Center provides a key role in the CoC providing healthcare including behavioral health.

12	**Agency/Group/Organization**	Catholic Charities
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Service-Fair Housing Services- Homelessness
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CoC meeting
13	**Agency/Group/Organization**	Souls Harbor
	Agency/Group/Organization Type	Homeless Shelter
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CoC meeting
14	**Agency/Group/Organization**	Children's Haven
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CoC meeting
15	**Agency/Group/Organization**	Joplin Schools
	Agency/Group/Organization Type	Educational institution
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended CoC meeting and participated in system of care sub-team of Homelessness Strategic Plan
16	**Agency/Group/Organization**	Jasper County PHA
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-homeless Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jasper county PHA regularly attends CoC meetings, is a member of CHRB (Fair Housing Organization)
	Agency/Group/Organization	Salvation Army

17	**Agency/Group/Organization Type**	Services - Housing Services-Children Services-homelessness
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Salvation Army attends the CoC meetings
18	**Agency/Group/Organization**	Institute for Community Alliances
	Agency/Group/Organization Type	Services-homelessness
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is the HMIS Lead for the CoC and attended the meeting, as well as provided data for the consolidated plan
19	**Agency/Group/Organization**	Vita Nova Village
	Agency/Group/Organization Type	Services - Housing Services-Job Training Service-Homelessness
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CoC meeting
	Agency/Group/Organization	Access Family Care

20	**Agency/Group/Organization Type**	Services - Healthcare Services-Veterans Services-Elderly Persons Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Plan Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attended the CoC meeting
21	**Agency/Group/Organization**	Joplin Job Center
	Agency/Group/Organization Type	Services – Job Training Services-Youth
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The principle provider of LMI job training in the area, hope to coordinate in the future
22	**Agency/Group/Organization**	Mercy Hospital
	Agency/Group/Organization Type	Services – Healthcare
	What section of the Plan was addressed by Consultation?	Market Analysis Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	One of two primary healthcare provider networks, and attended the CoC meeting

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Agencies such as Jasper County are not explicitly listed but are still represented and consulted through participation in the HOME Consortium and meeting.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Jasper/Newton County Continuum of Care	Economic Security Corporation of SW Area – Collaborative Applicant	Consistent
Joplin 2012 Comprehensive Plan	The City of Joplin	Consistent
Joplin Preservation Plan	The City of Joplin	Consistent
2024 Homelessness Strategic Plan	The City of Joplin	Consistent

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Coordination and cooperation with local jurisdictions are primarily through the Joplin HOME Consortium. Recently Consortium members have assisted in site selection for HOME funded housing within their jurisdictions. The Consortium met in the formulation of this plan to recertify the Consortium for the next three years and review progress.

Narrative

The City of Joplin Engineering department is responsible for floodplain management with the Director of Engineering being the designated floodplain manager. Currently the department has completed a multi-year flood plain FIRM update in coordination with MO DNR and has identified eight flood control projects to be completed in the next 10 years.

Further the Emergency Management Department of the City of Joplin is responsible for response and resiliency to disasters. Feedback and regional consultation is regularly conducted through partnerships and committees such and the Local Emergency Planning Committee, the

Jasper/Newton County Emergency Healthcare Coalition, the Community Organizations Active in Disaster Coalition, and the Four Corners Emergency management group form all four states in this region. Public education and training are provided by the department to improve local resiliency to disasters and are regularly located in LMI areas. https://www.joplinmo.org/221/Plan-Prepare

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Currently the City of Joplin solicits feedback from the public in accordance with the Citizen Participation plan including two public meetings, two comment periods, Council meetings, newspaper adds and internet outreach. Further stakeholder engagement is held with discussion with current participant and subrecipients in the program reviewing program performance. Community Development activities funded by Housing and Urban Development are also included in the framework for discussion for any activities taking place in target areas identified in current action plans. For example, Historic Preservation efforts such as nomination of National Register Districts in LMI neighborhoods involve public engagement with respect to ongoing Community Development efforts and not solely those related to Historic Preservation.

In the intent that public meetings might have a more targeted minority outreach, the Minnie Hackney Community Service Center was selected as a location for the first public meeting. This meeting was held prior to Executive Order 141773.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper	Non-targeted	Advertisement to encourage public attendance at public meetings. Resulted in no attendance other than participating non-profits	none		http://www.joplinglobe.com/
2	Internet Outreach	Non-Targeted				https://www.joplinmo.org/992/HUD-Documents-and-Program-Applications
2	Public meeting	Targeted/Homelessness Providers/Minority Populations		Concurrence with allocations and need for housing		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the City of Joplin Consolidated Plan provides information on the housing needs and problems of residents of various income levels in the consortium area. This section also addresses the needs of those who are homeless; residents with special needs and non-housing community development needs. What activities are to be funded will be determined through needs identified and eligibility of activities.

The Needs Assessment used data that was prepopulated in IDIS by HUD; however due to missing data substantial updates were completed by Community Development using census data. The Community Housing Assessment Survey is a required dataset for baseline comparisons as part of the Consolidated Plan process.

Rental Tenure - Supply/Rent Asked Dynamic Chart					
Rent Asked	2010 Percent of units	Rent Asked Percent Change 2010 - 2020	2020 Percent of units	Rent Asked Percent Change 2020 - 2023	2023 Percent of Units
Less than $100	1%	-100%	0%	0%	0%
$100 to $149	2%	-100%	0%	0%	5%
$150 to $199	2%	-100%	0%	0%	0%
$200 to $249	1%	133%	2%	-67%	1%
$250 to $299	22%	-97%	1%	358%	6%
$300 to $349	17%	-95%	2%	331%	8%
$350 to $399	9%	6%	16%	-23%	14%
$400 to $449	12%	-70%	6%	75%	12%
$450 to $499	16%	-68%	8%	-56%	4%
$500 to $549	7%	-43%	7%	-49%	4%
$550 to $599	5%	107%	18%	-60%	8%
$600 to $649	0%	0%	8%	-51%	5%
$650 to $699	0%	0%	0%	0%	13%
$700 to $749	0%	0%	0%	820%	5%
$750 to $799	2%	550%	20%	-69%	7%
$800 to $899	1%	-100%	0%	0%	3%
$900 to $999	1%	-100%	0%	0%	3%
$1,000 to $1,249	0%	0%	3%	-100%	0%
$1,250 to $1,499	2%	-100%	0%	0%	3%
$1,500 to $1,999	0%	0%	3%	-100%	0%
$2,000 to $2,499	none	0%	5%	-100%	0%
$2,500 to $2,999	none	0%	0%	0%	0%
$3,000 to $3,499	none	0%	0%	0%	0%
$3,500 or more	none	0%	none	0%	0%

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The 2021 Comprehensive Housing Study accurately projected population and housing needs based on 2023 data. Current housing analysis was conducted using the most recently available data. *CHAS Data is a multi-source sample used to calculate certain metrics such as housing conditions. It should not be confused as a census of housing condition, and instead a trend indicator when compared to base year.

Joplin, MO MSA	2010	2020	2023	% Change 2010 - 2020	% Change 2020 - 2023
Population	175518	181409	204787	3%	13%
Households	66336	68584	83470	3%	22%
Median income	$ 30,613.00	$ 50,244.00	$ 57,887.00	64%	15%
Median income/inflation adjusted	$ 42,265.99	$ 58,268.17	$ 57,887.00	38%	-1%
Mean income	$ 51,813.00	$ 67,373.00	$ 84,081.00	30%	25%
Mean income/inflation adjusted	$ 71,535.88	$ 78,132.74	$ 84,081.00	9%	8%

Joplin Only	2010	2020	2023	% Change 2010 - 2020	% Change 2020 - 2023
Population	50150	51762	52218	3%	1%
Households	20339	21012	22153	3%	5%
Median income	$ 36,884.00	$ 45,091.00	$ 51,154.00	22%	13%
Median income/inflation adjusted	$ 50,924.08	$ 52,292.21	$ 51,154.00	3%	-2%
Mean income	$ 51,417.00	$ 63,460.00	$ 70,545.00	23%	11%
Mean income/inflation adjusted	$ 70,989.14	$ 73,594.82	$ 70,545.00	4%	-4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS, (Most Recent base Year) 2023 ACS, BLS CPI-U adjusted

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,326	5,350	7,986	5,109	23,765
Small Family Households	1,443	1,327	2,889	2,155	12,308
Large Family Households	313	569	541	501	1,972
Household contains at least one person 62-74 years of age	1,164	1,012	1,763	1,270	4,878
Household contains at least one person age 75 or older	593	1,462	1,388	471	2,314
Households with one or more children 6 years old or younger	772	1,083	1,567	688	3,272

Table 6 - Total Households Table. Data Source 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	139	99	29	277	39	49	150	0	238
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	30	0	45	100	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	44	410	35	79	568	15	24	35	88	162
Housing cost burden greater than 50% of income (and none of the above problems)	2,036	752	170	4	2,962	862	265	122	65	1,314

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	410	1,138	1,431	198	3,177	299	524	807	267	1,897
Zero/negative Income (and none of the above problems)	309	0	0	0	309	275	0	0	0	275

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,111	1,338	304	159	3,912	917	339	307	157	1,720
Having none of four housing problems	1,518	1,652	3,385	1,565	8,120	767	2,024	4,007	3,230	10,028
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	881	880	527	2,288	303	264	379	946
Large Related	210	385	169	764	63	30	38	131
Elderly	451	543	528	1,522	561	420	377	1,358
Other	970	586	493	2,049	258	112	226	596
Total need by income	2,512	2,394	1,717	6,623	1,185	826	1,020	3,031

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	328	328	198	49	0	247
Large Related	0	0	85	85	59	15	0	74
Elderly	277	270	80	627	433	179	64	676
Other	0	881	278	1,159	199	0	0	199
Total need by income	277	1,151	771	2,199	889	243	64	1,196

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	54	405	35	114	608	15	24	35	77	151
Multiple, unrelated family households	0	35	0	10	45	0	0	0	15	15
Other, non-family households	15	0	0	0	15	0	0	0	0	0
Total need by income	69	440	35	124	668	15	24	35	92	166

Table 11 – Crowding Information

Data Source: 2016-2020 CHAS

Describe the number and type of single person households in need of housing assistance.

Need for affordable single room occupancy housing is high based on crowding data, cost burden, and input by the CoC in available units for placement. Further, single bedroom or studio apartments are identified as having the shortest supply based on the analysis of the existing housing stock, but has improved since the last consolidated plan. A large amount of multi-family units have been in production since the time of the most recent data. Improvement in crowding may be a result in future comparisons. Two thirds of housing in cost burden are renters and highest crowding is single person households with incomes under 50% AMI.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Under the HUD Final Rule Implementing the VAWA Reauthorization Act of 2013, MO-602 CoC adopted policies to include provisions for protection of victims of domestic violence, dating violence, sexual assault, sexual battery or stalking, regardless of sex, gender identity, gender expression or actual or perceived sexual orientation.

These policies and procedures apply to CoC-funded Rapid Re-Housing (RRH) and Permanent Supportive Housing (PSH) programs. ESG-funded programs are subject to VAWA policies issued by the

administrator of ESG funds. As a part of these policies and procedures, the CoC has put in place a policy for emergency transfers.

In such cases, the following will occur:

- Immediate referral to DV-specific resources
- Participant information will not be automatically entered into HMIS
- Households may choose to complete an assessment and receive services via the CES
- Households will be added to the prioritization list using a unique unidentifiable code protecting safety and confidentiality Lafayette House is the only provider of domestic violence shelter and related services for the city of Joplin and the surrounding 7 counties in Southwest Missouri. They collect data using a comparable data base called Apricot. They share de-identified aggregate data from Apricot with The Homeless Coalition as well as other data from a variety of sources. The CoC uses a variety of data when assessing the scope of needs related to domestic violence, dating violence, sexual assault, and stalking.

Based on the sample of the PHA waitlist disabled persons are highest need for housing especially for single person households. The need is twice that of the elderly.

What are the most common housing problems?

The most common housing problems for households in the Joplin area continue to be housing cost burdens. Of the 47,500 families in the CHAS sample, 11,748 or 25% had housing conditions across all income levels including both owner and rental tenure. Of all households, 5070 or 11% are under housing cost burden indicating that 10% of households are in housing cost within their income at the tradeoff of substandard condition. Further, in the CHAS sample, 7% are in extreme cost burden or in other words, of all household in housing cost burden, 67% are in extreme housing cost burden. Issues with burden and condition are twice the occurrence in rental tenure, but housing conditions are higher than typically healthy in owner tenure. These conditions being incomplete kitchen/pluming, crowding and cost burden. *reminder- CHAS data set is 2016 – 2020. The 2021 Comprehensive Housing Study does not included datasets to asses housing condition, however is more accurate with resect to housing cost burden. It further validates that cost burden is the most sever housing problem with 47.5% of renter household are cost burdened at the time of the study.

Are any populations/household types more affected than others by these problems?

The greatest proportion of households affected are small household (single person households) and elderly populations. Substantial overrepresentations occur for elderly in cost burden indicators and overcrowding in single person households.

families affected by one or more of the four housing problems were those who had a household income between 0-50% AMI. According to the data retrieved from the 2011-2016 CHAS, of the 6345 families

who have one or more the HUD housing problems, 6,070 were at the 50% or below AMI level; this amounts to approximately 80%.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The CoC employs several strategies to rapidly rehouse households that are homeless. All designated homeless housing providers and other social service organizations act as the front door of the coordinated entry process for our CoC. They provide diversion to prevent households from entering the homeless system and triage to assess basic eligibility for coordinated entry as well. Literally homeless families who want to access homeless housing resources are referred to Housing Connect, The Homeless Coalition's coordinated entry process. Families are assessed and prioritized for housing with the most vulnerable persons with the longest length of time being homeless being served first. All housing agencies receiving referrals from Housing Connect follow a housing first approach and begin working with families immediately to get them into housing within 30 days. All funded homeless housing programs do their own housing development which includes landlord recruitment and engagement strategies. These strategies include regularly communicating with local landlords, and maintaining rental lists and housing applications. All funded homeless housing programs provide some type of case management services to assist families in finding housing quickly. Services could include transportation assistance, application fees, and advocacy. Once housed families are provided service to help them stabilize in their housing and case management services is one strategy. Case Managers assist families in setting realistic goals and a plan to begin working towards achieving those goals. Typical goals include obtaining employment, finding a better job, increasing household income or increasing their education. Families are also given referrals that include but are not limited to: mainstream resources, food pantries and health care services. The Homeless Coalition is responsible for overseeing the CoC's strategy to rapidly rehouse individuals and families experiencing homelessness. The primary challenge since the last Consolidated Plan is the lack in number of vouchers. At the time of this report the waitlist is 18 months long.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Jasper and Newton CoC Housing Connect is designed to not screen people out because of perceived or actual barriers related to housing or services. Instead follows a Low Barrier/Housing First Procedure. Such barriers include, but are not limited to:

- little or no income;

- active substance use or a history of substance use;
- domestic violence history;
- resistance to receiving services;
- the type or extent of disability-related services or supports that are needed;
- history of evictions or poor credit;
- lease violations or history of not being a leaseholder; or

Criminal record--with exceptions for state or local restrictions that prevent certain projects from serving people with certain convictions.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The characteristics are listed as the barriers in the above section.

Discussion

In the following sections, additional detail is given to housing problems at specific income levels. The data shows that there is a large number of housing problems at all income levels for residents in the City of Joplin. The most excessive and widespread of these tends to be cost burdensome housing. There are clearly a lack of supply for housing at 50% or below AMI. For populations at 30% AMI, it is difficult to construct units with low enough rents for those income and vouchers are needed. Constraints on the number of voucher further exacerbate the problem.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,511	575	461
White	2,841	570	461
Black / African American	95	4	0
Asian	119	0	0
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	309	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,506	1,651	0
White	2,742	1,492	0
Black / African American	45	40	0
Asian	30	0	0
American Indian, Alaska Native	77	14	0
Pacific Islander	0	0	0
Hispanic	473	50	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,123	4,364	0
White	2,757	3,924	0
Black / African American	149	40	0
Asian	0	45	0
American Indian, Alaska Native	80	119	0
Pacific Islander	0	0	0
Hispanic	65	158	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	861	4,334	0
White	751	3,629	0
Black / African American	8	125	0
Asian	0	18	0
American Indian, Alaska Native	19	108	0
Pacific Islander	0	0	0
Hispanic	65	275	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

This section describes the number of respondents of various ethnic and economic groups that are living in a home with one or more of four housing problems. The housing problems are as follows: home lacks complete kitchen facilities, the home lacks complete plumbing facilities, there is more than one person per room, or the cost burden is greater than 30%.

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

No racial category had a disproportionate representation is housing conditions indicating housing conditions more strongly correlate with income rather than race. However, the data above does not examine income with respect to race.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section, disproportionately greater need exists when the percentage of persons in a category of need - who are members of a particular racial or ethnic group - is at least 10 percentage points higher than the percentage of persons in a category as a whole. A summary of these findings is at the end of this section.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,991	1,097	461
White	2,410	1,002	461
Black / African American	80	19	0
Asian	119	0	0
American Indian, Alaska Native	55	10	0
Pacific Islander	0	0	0
Hispanic	264	45	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,742	3,411	0
White	1,351	2,861	0
Black / African American	10	75	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	25	10	0
American Indian, Alaska Native	34	57	0
Pacific Islander	0	0	0
Hispanic	233	290	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	487	6,972	0
White	379	6,287	0
Black / African American	44	150	0
Asian	0	45	0
American Indian, Alaska Native	55	140	0
Pacific Islander	0	0	0
Hispanic	10	218	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	277	4,912	0
White	213	4,162	0
Black / African American	4	129	0
Asian	0	18	0
American Indian, Alaska Native	0	127	0
Pacific Islander	0	0	0
Hispanic	55	280	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

This section describes the number of respondents of various ethnic and economic groups that are living in a home with one or more of four severe housing problems. The housing problems are as follows: home lacks complete kitchen facilities, the home lacks complete plumbing facilities, there is more than 1.5 persons per room, or the cost burden is greater than 50%.

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

At the 0-30% AMI level, Hispanic populations just barely had a disproportionate need meeting the 10% threshold compared to the total population demographics. This is the first time this racial demographic has met this threshold in any previous analysis, as previously Hispanic only met the threshold at 50% AMI. And finally, at the 80-100% AMI level, no racial category had a disproportionate need meeting the 10% threshold compared to the total population demographics. At each level, however, whites and Hispanics were the largest portion of the total population with housing problems, with the exception of Native Americans at the 50-80% level.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In this section, disproportionately greater need exists when the percentage of people in an ethnic group with a housing cost burden is more than 10 percentage points greater than the percentage of people in the population as a whole with the same housing problem. A summary of these findings will follow this section.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	34,910	6,572	5,016	488
White	31,488	5,639	4,070	476
Black / African American	443	164	124	0
Asian	288	10	149	0
American Indian, Alaska Native	490	101	144	0
Pacific Islander	50	0	0	0
Hispanic	1,395	425	403	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

If they have needs not identified above, what are those needs?

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	168	453	0	435	14	0	0

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,508	10,406	0	10,358	12,118	0
Average length of stay	0	0	3	4	0	4	0	0
Average Household size	0	0	1	1	0	1	2	0
# Homeless at admission	0	0	0	12	0	9	3	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	111	93	0	93	0	0
# of Disabled Families	0	0	30	231	0	219	9	0
# of Families requesting accessibility features	0	0	168	453	0	435	14	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	161	412	0	397	11	0	0
Black/African American	0	0	5	34	0	31	3	0	0
Asian	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	2	6	0	6	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	2	6	0	6	0	0	0
Not Hispanic	0	0	166	447	0	429	14	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Waiting List Recap by Bedroom Size

Size	0BR	1BR	2BR	3BR	4BR	5BR	6+BR	No BR	TOTAL
Elderly	1	122	20	1	0	0	0	0	144
Near Elderly	0	125	18	7	0	1	1	0	152
Handi/Disabled	1	224	33	10	1	2	1	0	272
Single Fed Disp	0	0	0	0	0	0	0	0	0
Family	1	72	75	75	24	2	2	0	251
Hispanic	0	11	4	9	1	0	1	0	26
White	1	347	106	63	18	1	1	0	537
Black	1	26	13	12	4	1	0	0	57
Indian/Alaskan	0	7	3	1	0	1	0	0	12
Asian	0	0	0	0	0	0	1	0	1
Pacific Islander	0	0	1	4	2	0	0	0	7
Mixed	0	5	2	5	1	0	0	0	13
Other	0	1	1	3	0	1	1	0	7

Income Limit Breakdown

High:	0
Low:	52
Very Low:	120
ExtLow:	443

The PHA waitlist currently has in need for accessible units 272 households for all bedroom sizes, with the highest need for one bedroom.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The greatest need is for families and extremely low-income persons as well as notably disabled persons. The PHA has difficulty finding enough one-bedroom homes for seniors and disabled clients. This is a consistent finding in previous plans and studies, as there have never been any accessibility unit minimums until the adoption of the 2018 IBC, and even then only if a complex is providing over 20 units. While the City has seen a record number of multifamily starts in the last few years, they are nearly all market rate, and this recent production would be the first required “generation” of housing stock to be quired to have a mandatory accessibility percentage. The PHA is our primary disabled housing provider.

How do these needs compare to the housing needs of the population at large

This need is consistent with the housing analysis as part of this plan for the population at large.

Discussion

As part of the last Con Plan and will continue with this Con Plan, all housing will produced with funds governed by this plan will be required to have at grade entry on the ground floor and either be accessible, or in the instance of singe family homes, have no structural design that would prevent cost effective conversion to universal design.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The 2025 PIT is not yet available, the most recent available is the 2024 PIT.

Homelessness data for the City of Joplin were primarily drawn from data collected by the Economic Security Corporation of the Southwest Area using HMIS and a 2023 Missouri Statewide Homelessness Study, published by the University of Missouri-St. Louis. The studies looked specifically at the homelessness rates for various demographic groups in the Joplin CoC. This data is summarized in the tables below and then subsequently explained and analyzed. It is important to note, the data may not be reflective of the total amount of assistance being delivered as some shelters in the area do not use the HMIS reporting system, however progress has been made in the previous years with one of the primary shelters being trained to use HMIS.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

2024 PIT Data

Adult & Child (at least one adult and one child) | Child Only | Adult Only (without children) | Totals

Total Households and Persons	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of HouseHolds	84	49	0	123	256
Total Number of Persons	98	65	0	129	292
Number of Persons (under age 18)	15	14	0	5	34
Number of Persons (18 - 24)	7	5	0	1	13
Number of Persons (25 - 34)	11	6	0	22	39
Number of Persons (35 - 44)	21	16	0	36	73
Number of Persons (45 - 54)	17	8	0	28	53
Number of Persons (55 - 64)	22	15	0	29	66
Number of Persons (65 and older)	5	1	0	8	14

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Adult & Child (at least one adult and one child) | Child Only | Adult Only (without children) | Totals

Persons in households with at least one adult and one child	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	5	9	5	19
Total Number of Persons (Adults & Children)	19	25	11	55
Number of Persons (under age 18)	14	14	5	33
Number of Persons (18 - 24)	1	0	0	1
Number of Persons (25 - 34)	2	2	3	7
Number of Persons (35 - 44)	2	7	2	11
Number of Persons (45 - 54)	0	1	0	1
Number of Persons (55 - 64)	0	1	1	2
Number of Persons (65 and older)	0	0	0	0

Adult & Child Veteran Households (at least one adult and one child) | Adult Only Veteran Households (without children) | Veteran Totals

Total Households and Persons	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	16	19	0	6	41
Total Number of Persons	16	21	0	6	43
Total Number of Veterans	16	20	0	6	42

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

Race	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
American Indian, Alaska Native, or Indigenous (only)	3	1	0	6	10
American Indian, Alaska Native, or Indigenous & Hispanic/Latina/e/o	0	1	0	0	1
Asian or Asian American (only)	0	0	0	1	1
Asian or Asian American & Hispanic/Latina/e/o	0	0	0	0	0
Black, African American, or African (only)	5	8	0	6	19
Black, African American, or African & Hispanic/Latina/e/o	0	0	0	0	0
Hispanic/Latina/e/o (only)	1	0	0	0	1
Middle Eastern or North African (only)	0	0	0	0	0
Middle Eastern or North African & Hispanic/Latina/e/o	0	0	0	0	0
Native Hawaiian or Pacific Islander (only)	2	0	0	1	3
Native Hawaiian or Pacific Islander & Hispanic/Latina/e/o	0	0	0	0	0
White (only)	78	48	0	112	238
White & Hispanic/Latina/e/o	0	3	0	3	6
Multi-Racial & Hispanic/Latina/e/o	0	0	0	0	0
Multi-Racial (all other)	9	4	0	0	13

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the point in time count from January 2024, of the estimated total homeless population of 292 individuals in 256 households, 129 were unsheltered. It should be noted that this is the highest unsheltered count every recorded, but as part of the development of the Homelessness Strategic Plan, the PIT was conducted with the highest level of coordination, number of volunteers and new tools such as a webmap tool provided by the city to street outreach team that tracks the location of camps. The frequency and number of camps was higher than expected, and the count for unsheltered was high as a result. It is not believed a spike of homelessness occurred between 2023 and 2024 like what occurred in 2020 where 313 were reported, just better reporting. It is difficult to accurately examine the most recent years, when data collection has significantly improved, but there is certainly a downward trend since the high in 2020. Street outreach is now conducted weekly instead of monthly. They locate individuals who are experiencing homelessness who are living unsheltered with the goal of engaging them in services, providing resource information, assisting with verifying their living situation and referring them to Housing Connect, the CoC's coordinated entry. The Homeless Coalition also hosts two Project Homeless Connect events each year. (January and July) These one stop shop events draw together social services agencies and resources in one place thus making it easier for people experiencing homelessness to access services.

Discussion:

The 2024 Homelessness Strategic Plan identified the increase in homelessness nearly correlated perfectly with change in rents. This is consistent with the findings of this consolidated plans housing market analysis, where a large number of renters of low income are under high cost burden, or unstably housed any increase in rents would effectively price them out of the market.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

Special needs populations occur at high levels in homeless populations as their conditions hamper their earning power, and they are often the first to become homeless when markets fluctuate. There is inadequate services available for special needs populations, specifically metal illness.

Describe the characteristics of special needs populations in your community:

Additional Populations

Date of PIT Count: January 24, 2024

Type of Count Conducted This Year: Both sheltered and unsheltered

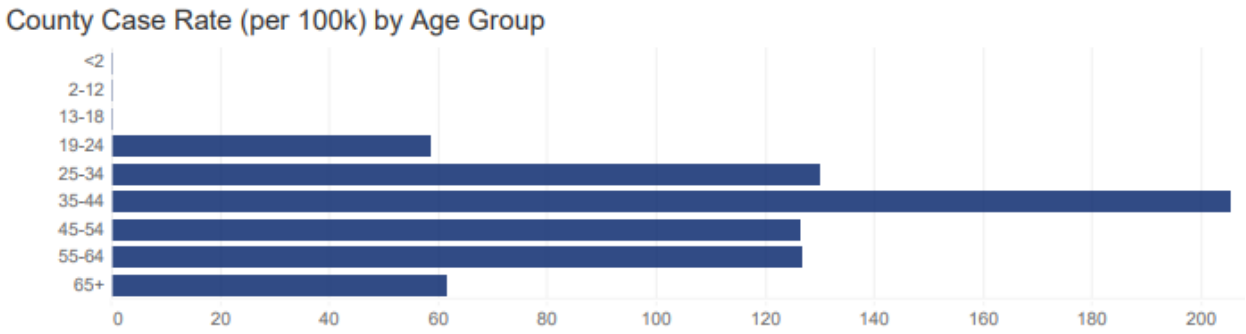
Additional Homeless Populations	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Adults with a Serious Mental Illness	27	7	0	56	90
Adults with a Substance Use Disorder	33	23	0	19	75
Adults with HIV/AIDS	0	0	0	0	0
Adult Survivors of Domestic Violence (optional)	7	6	0	6	19

What are the housing and supportive service needs of these populations and how are these needs determined?

Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They will also help to coordinate services that they do not provide, such as mental health or substance abuse programs and services. The centralized assessment program, especially for housing is Coordinated Entry. The 2024 Homelessness Strategic Plan identified there were not adequate number of case managers, and no mental health facilities such a safe haven shelters with the ability to prescribe medication on a 24-hour basis.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

https://health.mo.gov/data/hivstdaids/dashboard-hiv-viral-hep.php



The population count for the entire region was 705. According to the Homeless Coalition last available point in time count, no one reported being diagnosed with HIV/AIDS among the assessed homeless population.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The PJ Will not establish a preference

Discussion:

A coalition of organizations comprise the CoC and proved the capacity and experience to address the needs of the population. The City of Joplin can best assist through provision of resources for the coordination of those service providers through departmental cooperation, provision of information and financial support of informational software/databases and the Coordinated Entry Program.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Areas within the City of Joplin have identified public facility needs, and some of those are best met through a city capital improvement program, general funding or other public allocation. Some of the needs, however, are found in low to moderate income neighborhoods outside the scope of these other public facility planning efforts, and may include neighborhood centers, recreation facilities, or accessibility modifications in public facilities. Some of the major needs of the area are services for the elderly and to serve the homeless. Access can be improved through implementation of the active transportation plan, making it easier for pedestrians and bicyclists to reach public facilities, as transportation is often a reported problem.

How were these needs determined?

Public facility needs were determined through consultations with the City's Public Works Department, outside stakeholders, previous plans, and citizen input.

Describe the jurisdiction's need for Public Improvements:

Public improvement needs exist citywide. Like the public facilities, some improvements will be accomplished using other funding streams that are not part of this consolidated planning process. However, some of the included needs are infrastructure improvements such as sidewalks, curb & gutter, water/sewer and bridges, "way finding" signs, greenways, rehabilitation to existing neighborhood centers. CDBG funds will be specifically targeted towards low-moderate income census tracts.

How were these needs determined?

Public facility needs were determined through consultations with the City's Public Works Department, outside stakeholders, previous Comprehensive Plans, and citizen input. Public work has completed sidewalk assessments and infrastructure needs reports since the last consolidated plan.

Describe the jurisdiction's need for Public Services:

There are many public service needs, including transportation, programs for job searches and training, programs for seniors, food pantry services, and services for the homelessness. The recently completed Homelessness strategic plan identified a number of services that would be a benefit to the entire system of care but are yet unfunded such as:

- Maintained inventory of available housing https://www.padmission.com/
- CDFI formulation (underway)
- Dedicated CoC administration staff (underway)

- Evaluation of the possibility of a centralized special needs court that would serve people experiencing homelessness, domestic violence, and mental health.
- Land/lord tenant training (Rent Smart Curriculum has been written)

How were these needs determined?

Public services needs were determined through public input, agency and stakeholder consultation, and staff recommendation.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The following section provides data on the City of Joplin's housing inventory. Data in the next sections is based off a combination of the 2016-202 CHAS and data provided from the American Community Survey. Some of the key factors noted are the lack of affordable 1 and 2-bedroom units and the large percentage of homes that could pose lead-based paint risks.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

According to the CHAS data, a large portion of housing in the Joplin Area are 1-unit structures. Of the total 52,905 structures in the area, 75% were 1-unit detached structures, a two point improvement since the last Con Plan. Additionally, roughly 80% of owned units consisted of three bedrooms or more, while 79% of rented units consisted of two or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	39,840	75%
1-unit, attached structure	1,298	2%
2-4 units	4,008	8%
5-19 units	2,677	5%
20 or more units	1,980	4%
Mobile Home, boat, RV, van, etc	3,102	6%
Total	***52,905***	***100%***

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	**0**	**0**	**0**
1 bedroom	**33**	**.3**	**363**	**4**
2 bedrooms	**40**	**.3**	**399**	**5**
3 or more bedrooms	**12090**	**99.4**	**8087**	**91**

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Joplin Public Housing Authority oversees 275 families in public housing in addition to an additional 582 families who utilize Section 8 vouchers. The families served are majority the bottom 30 percent of the area median income. The largest groups served are families with seniors and families with seniors. The target income for Consortium homeowner new construction is half 80% AMI and 50% AMI, and the target income for rental construction being implemented is 50% AMI and below.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City of Joplin's independent Public Housing Authority, rarely are Section 8 contracts allowed to expire. Their wait list is so large and the demand for public housing are so high that loss of inventory is rarely an issue. One issue that the City has had in recent years, though, is an inability for developers to construct homes using LIHTC. A few of the LIHTC developments have reached the affordability period and are converted to market. The most new construction LIHTC received was Memorial Hills II a few years ago. However, Messenger Towers has received tax credits to be rehabilitated, which is needed to preserved senior housing and address a large number of housing conditions in the development.

Does the availability of housing units meet the needs of the population?

No. The PHA waitlist for person with disabilities is the same number of accessible units they supervise. The PHA total waitlist is larger than all the units and the vouchers the PHA manages. While waitlists for LIHTC units fluctuate, they tend to be a minimum of six months long. For home owners, the housing stock is not compatible for aging in place. The 2021 Housing Study identified production of senior friendly housing as a high priority.

Describe the need for specific types of housing:

The need for single bedroom units has been demonstrated to be high, especially among the lowest incomes. However, the 2021 Housing Study also demonstrated a lack of diversity of type of structures. 98.5% of housing in the area was single unit structures, including a majority of rentals being single unit homes. This is the least efficient price per square foot to produce rental production or often homeowner units. Lack of townhomes, rowhouses, multi-unit houses or small apartments provide opportunity to diversify hosing stock by type of construction and provide more affordable options.

Discussion

According to the data provided by the ACS, and the most recent analysis by the City of Joplin the City has made progress with a shortfall when it comes to single-family housing in supply but not housing type. This supply will likely improve even more once 2024 ACS data is available as the building department reported a high number of starts, and multi-family development has continued to be relatively strong compared to the development in previous decades.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing cost. In the situation where the household expends greater than 30% of its income on housing cost, the household is considered cost burdened. Cost burdened households have less financial resources to meet basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure and are at greater risk for foreclosure or eviction.

*Note: the following data is questionable due to survey size in all years. For example, 41 rents are reported between $150 - $199, but the margin of error is 65. Industry information gathered by online listings list the median rent for Joplin between $950 to $1,100, but online listings tend to be higher than non-online listed rents.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2023	% Change
Median Home Value	97,400	159,700	39%
Median Contract Rent	746	675	10%

Table 27 – Cost of Housing

Rent Paid	Number	%
Less than $500	**413**	**45**
$500-999	**445**	**49**
$1,000-1,499	**26**	**3**
$1,500-1,999	**23**	**3**
$2,000 or more	**0**	**0**

Table 28 - Rent Paid

Data Source: 2023 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	30	No Data
50% HAMFI	390	115
80% HAMFI	330	30
100% HAMFI	No Data	25

Table 29 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	722	741	923	1177	1268
High HOME Rent	722	741	923	1177	1268
Low HOME Rent	642	688	953	953	1063

Table 30 – Monthly Rent

Data Source: 2024 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2023 ACS the median gross rent in Joplin was $889 monthly. Similarly, the median monthly owner cost is $1,154. Based on the HUD standards that a household should not pay more than 30% of its gross income for a housing unit to be considered an affordable unit, a household would need to earn $35,560 per year to affordably rent in the City of Joplin. Similarly, a homeowner would need to make $63,880 annually for median home price to not be more than 2.5 times their annual income, which is higher than the median income of the community.

The 2023 ACS estimates that 16% of homeowners spend more than 30% of income on housing with 21% of those making less than $20,000 annually. Similarly 48% of renters spend more than 30% of income on housing with 81% of those in burden making less than $35,000, and 47% make less than $20,000. Given that the median income is $51,154 there is a sever mismatch between housing cost supply and income demand, and a clear kurtosis and acute income skew. Housing production price seems to be correlating with the mean and therefore creating an affordability “shelf” higher than it typical if the industry was building in line with income demand. In, short, housing developers are competing for a small but higher return market share, rather than supplying a lower return but much larger latent demand in the market.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values and rents are no correlating with change in income. For example, from 2020 - 2023, median income has decreased, but median housing costs have increased. Affordability is decreasing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Area Median Rent in the City of Joplin of $889 is not as significantly high compared to high HOME Rents and Fair Market Rent as in the past. Due to how HOME rents are calculated, the fair market rents compared to median rents demonstrate the price shelf creating rent burden. HOME funds or deeper subsidy can address the gap, if sufficient funding were to be available.

Discussion

The City has recently funded a ARPA funded homebuyer assistance program at 300% of federal poverty income qualification, which is higher than 80% AMI. Demand for the program was high which further demonstrates the need for housing assistance.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The need for rehabilitation has already been discussed in previous sections. Many units in the Joplin area are older than 1999, thus needing repair to provide safe, decent, and affordable housing. Poor-conditioned units typically have one of the following problems: 1. lacks complete kitchen facilities 2. lacks complete plumbing facilities, 3. more than one person per room, 4. cost burden greater than 30%. According to the 2018 ACS, 16% of owner occupied and 48% of renter occupied housing structures in the Joplin area have one or more of the selected housing conditions.

For broad band needs please reference the MA-60.

For resiliency please reference the MA-65.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Joplin has adopted the 2018 International Property Maintenance Code. This code is much more suited than the previous BOCA code for the maintenance and rehabilitation of homes. Housing condition surveys are currently being completed.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1280	10.35	3420	37.73
With two selected Conditions	285	2.3	279	3.08
With three selected Conditions	120	.97	261	2.88
With four selected Conditions	55	.44	290	3.20
No selected Conditions	10630	85.9	4815	53.12
Total	12370	100	9065	100

Table 31 - Condition of Units

Data Source: 2017-2021 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15811	37.4	7942	33.4
1980-1999	13112	31.0	4622	19.4
1950-1979	13193	31.2	4602	19.4
Before 1950	8021	18.9	4622	19.4
Total	42,247	100	23713	100

Table 32 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	18,324	43.3	11,149	47.0
Housing units built before 1980 with children present	No data	No data	No data	No data

Table 33 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

According to the most recently available CHAS data, the number of owner and rental properties that have housing conditions have slightly decreased since the 2020 Consolidated Plan, but still occur in a high frequency.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Using percent of households by tenure living in home constructed prior to 1978, and percent of households under housing cost burden as an indicators as the number of low to moderate percentage of families by tenure living in lead based paint hazard, there are an estimated 4,360 owner occupied and 5,660 renter occupied housing units. Renter units are higher despite owner occupied housing stock being older in total units.

These estimates are for the Joplin Consortium area as required.

Discussion

The average age of existing housing stock has lowered since the last Con Plan. Previously over 55% of units were constructed before 1980 prior to the 2011 tornado and 53.6% as of the 2018 ACS, and approximately 45% as of the 2023 ACS. This represents a rather drastic change as a result of recent housing production and has likely gained a point or two more in the two most recent years not included in the survey. However, a significant portion of the housing is still constructed prior to 1980 and likely has lead hazards that need to be addressed. The soon to be implemented lead abatement program should address some, but is far from enough in scale to move the number of at risk untis by more than a few percentage points. Given that the rental condition data, this could be indicative that this might be a time to consider a rental inspection program to improve the condition of rental stock without creating high displacement, especially since a large proportion of the City of Joplin rental stock is converted single family housing in relatively poor condition.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The City of Joplin does not manage or oversee the Public Housing Authority. The Authority submits its own reports and requests for HUD funding.

The 504 Needs Assessment as part of the 5 Year PHA was recently updated and a RAD conversion has been underway to improve maintenance viability. Attached is a copy of the current PHA waitlist which demonstrates that over a third of those on the waitlist are in need of housing to accommodate a disability. This percentage has increased since the last plan as well as the total number of persons on the PHA waitlist.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			275	532			147	0	0
# of accessible units			275	347			72	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 34 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Currently there is no planned PHA production. The City partnered with and unsuccessfully applied for a Choice Neighborhood Grant to replace the most aging of the PHA housing, but will need to reapply in the future.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Public Housing Authority operates five complexes as well as a scattered site program. Murphy Manor is most in need of replacement but is still in fair condition. The complex is a tower construction of single bedroom units, requiring elevator maintenance.

Public Housing Condition

Public Housing Development	Average Inspection Score
BARTLETT HILL/GOLDEN OAKS/PARR HILL	96
MURPHY MANOR /LEONARD ESTATES	88

Table 35 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

While still serviceable for many years, Murphy Manor needs replacement eventually. In order to keep it up to HUD standards, there will be the need for millions in rehab costs, more than it received from HUD over the next 15 years.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority has initiated a process to convert Public Housing homes to the Rental Assistance Demonstration and Section 18 programs, to take advantage of financial and regulatory opportunities that will benefit the agency and the community. The Housing Authority has already received two Commitments to enter into Housing Assistance Payments (CHAPs) approving their applications.

The goal of the Public Housing Authority is to provide improved living conditions for very low and low income families while maintaining their rent payments at an affordable level. To operate a socially and financially sound public housing agency that provides decent, safe and sanitary housing within a drug free, suitable living environment for tenants and their families. To avoid concentration of economically and socially deprived families in any one or all of the PHA's public housing developments.

The Authority continues to offer low income families affordable housing. It works closely with local police to keep the neighborhoods drug free and to avoid crime in the area. The Authority tries to attract a variety of families of various socio-economic backgrounds to each of its public housing developments. The Housing Authority's most recent strategic plan specified the elderly, the disabled, and racial or ethnic groups with disproportionate housing needs as their primary areas of need.

Discussion:

The City of Joplin does not manage or oversee funds of the Joplin Public Housing Authority. The questions in this section have been answered using information gained from the Housing Authority and verified by City of Joplin staff.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The City of Joplin contains a Homeless Coalition that seeks to track and remedy needs and problems of the homeless in the Consortium area. There are over 30 members of the Coalition, and between them and all of their programs, they provide a total of 589 year round beds to serve the homeless population.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	51		12		
Households with Only Adults	202		32		
Chronically Homeless Households	151		12	93	12
Veterans	138		25	98	
Unaccompanied Youth	36		8		

Table 36 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

The City of Joplin provides public service grants on an annual basis that are aimed towards improving the general livelihood of Joplin residents. The services provided help to supplement otherwise low incomes and prevent homelessness. In addition, the City reimburses the Homeless Coalition for the use of their HMIS system and partially funds the Coordinated Entry Program.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Joplin takes part in the area's Homeless Coalition, an organization aimed towards preventing and stopping homelessness. The Coalition is comprised of Carthage Crisis Center, Children's Haven of Southwest Missouri, Economic Security Corporation, Lafayette House, Missouri Department of Mental Health, Neosho Crosslines, Soul's Harbor, The H.O.U.S.E. Inc., VA, Catholic Charities, MO Department of Mental Health, Restoration Life Center, Salvation Army, and Watered Gardens. In combination, these organizations provide a total of 520 year round beds through their programming. They seek to assist homeless persons in the Joplin area. Each collaboratively specialize in emergency shelter, transitional housing and rapid rehousing for needed groups to be targeted through a referral system.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are a variety of service providers in Joplin. These providers coordinate amongst themselves to ensure that they are meeting the needs of the community to the best of their abilities, but recently a regional approach to enhance the system of care has begun to be implemented to enhance delivery.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

According to the U.S. Census 2023 American Community Survey there are 15,549 people (15.6% of the total population) in the Joplin area with a disability (civilian, non-institutionalized). The 65 and over category has the largest percentage of disabled population, and the 18 to 64 category has the largest number of disabled persons. Data indicates the need for specialized housing for disabled persons, particularly given the high prevalence of disabilities in the older population groups. The need for specialized housing is dependent on the type of disability. Such housing may be specialized in terms of physical modifications, sleeping accommodations, organizational structure, security monitoring, and staffing with applicable supportive services.

Most home features needed to allow independent living by persons with physical mobility disabilities can be incorporated into new construction without substantially altering the standard unit floor plan. Retrofitting an existing unit is a more expensive, and therefore less cost-effective alternative, but necessary for those disabled households which would like to comfortably "age in place" and not have to move from their long-time homes due to developing physical mobility limitations.

This was a key finding of the 2021 Housing Study and an advantage Joplin has in the region as appropriate housing for seniors can be more easily located close to amenities in Joplin as compared to the surrounding communities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The state of Missouri Department of Mental Health offers on housing assistance options such as rental assistance, home purchasing program, home repair/weatherization assistance, home access modifications. The independent living resource center in Joplin offers programs that provide people with the tools to learn how to live independently including cooking, budgeting, reading and finding employment. They also offer disability assistance for improvements on homes for people with disabilities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Through public service grants, the City of Joplin plans to assist the needs of special needs populations by offering grants to the organizations that serve them. Next year, reimbursement to the Homeless Coalition and Community Housing Resource Board will attempt to serve that need.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Through public service grants, the City of Joplin plans to assist the needs of special needs populations by offering grants to the organizations that serve them. Next year, reimbursement to the Homeless Coalition and Community Housing Resource Board will attempt to serve that need. Partnership with local organizations and participation through Coalition collaboration will hopefully provide assistance to those who need it.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The newly adopted 2022 development code allows for more options for higher density development, but does not offer any specific incentives with respect to zoning flexibilities if affordability is incorporated (reducing of minimums standards for example).

Currently the City does not operate a rental inspection program. Converted single family homes, especially in aging neighborhoods, are a significant contributor to the affordable rental housing supply. The supply is concentrated in low to moderate income neighborhoods and according to the most recent CHAS data, rentals with housing condition has persisted since the last Consolidated Plan.

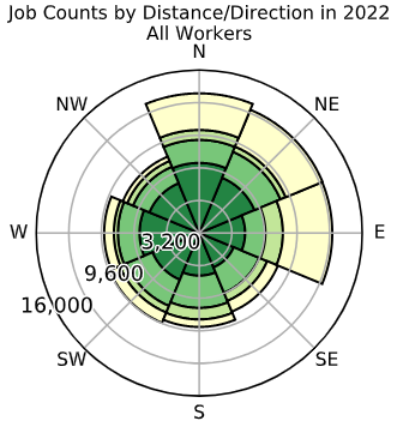
While measures need to be taken to maintain affordable units, measured enforcement through rental inspections would increase investment into maintaining the quality of housing stock, and encourage affordable rental development through reducing turn key supply of already deteriorated stock. In other words, multifamily development can take two years to create quality housing, while converting existing single family housing to rentals occurs on a much shorter timeframe without the incentive to maintain the property at the same standards as larger licensed developments without an inspection program. Inspections and enforcement will have to be measured to not create a sudden disruption in the affordable housing market.

More equitably enforcing the residential maintenance code through an inspection program should encourage quality and relatively affordable multi-family development by creating latent demand. Currently multi-family developments only consist of 6% of the rental stock and price per square foot is at or above the affordable range. The economy of scale of multi-family developments assists in affordability and the same price range in the housing stock is currently being supplied in single family conversion, many times multiple units added to a single unit structure.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

The City of Joplin and the Joplin Metro are demonstrating the traditional patterns of change when transitioning into a regional economy, including become a workforce provider over a jobs provider while traditional sectors remain strong such as manufacturing and healthcare/education.



Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1303	819	1.5	1.0	-0.5
Arts, Entertainment, Accommodations	8364	7967	9.5	9.4	-0.1
Construction	5786	4136	6.6	4.9	-1.7
Education and Health Care Services	19739	19785	22.5	23.4	0.9
Finance, Insurance, and Real Estate	3795	2516	4.3	3.0	-1.3
Information	1333	748	1.5	0.9	-0.6
Manufacturing	14261	14807	16.2	17.5	1.3
Other Services	5156	2380	5.9	2.8	-3.1
Professional, Scientific, Management Services	6407	7300	7.3	7.1	-0.2
Public Administration	2712	1978	3.1	2.3	-.08
Retail Trade	10704	10499	12.2	12.4	0.2
Transportation & Warehousing	6011	7762	6.8	9.2	2.4
Wholesale Trade	2331	3729	2.7	4.4	1.7
Grand Total	87902	84426	100	100	

Table 37 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

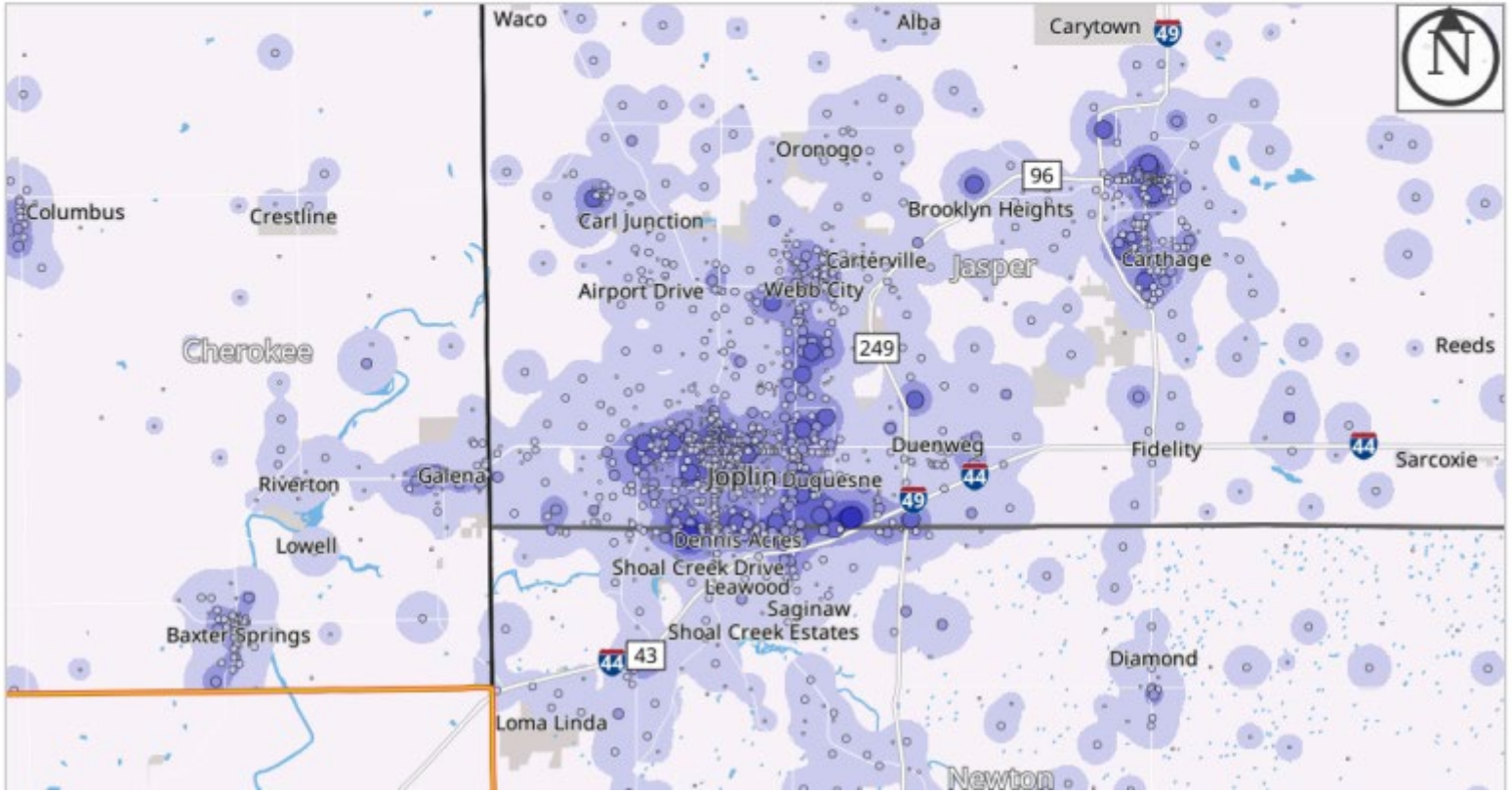
Work Area Profile Analysis

Workers: *Employed in Joplin, MO-KS*
Showing: *Employment locations*

Created by the U.S. Census Bureau's OnTheMap `https://onthemap.ces.census.gov` on 04/13/2025

Counts and Density of All Jobs in Work Selection Area in 2022

All Workers



Labor Force

Total Population in the Civilian Labor Force	91,604
Civilian Employed Population 16 years and over	87,902
Unemployment Rate	2.5
Unemployment Rate for Ages 16-24	9.8
Unemployment Rate for Ages 25-65	2.4

Table 38 - Labor Force

Data Source: 2022 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes		79.1
30-59 Minutes		17.2
60 or More Minutes		3.7
Total		100

Table 39 - Travel Time

Data Source: 2022 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	9011	4935	4503
High school graduate (includes equivalency)	32776	22785	8955
Some college or Associate's degree	20944	100	5066
Bachelor's degree or higher	19642	308	2362

Table 40 - Educational Attainment by Employment Status

Data Source: 2022 ACS

Educational Attainment by Age

AGE BY EDUCATIONAL ATTAINMENT			Joplin, MO Metro Area								
	Total		Total		Total		Total		Total		Total
Population 18 to 24 years	16,939	25 years and over	122,726	Population 25 to 34	23,790	Population 35 to 44 years	22,968	Population 45 to 64 years	44,385	Population 65 and over	31,583
Less than high school	14.40%	Less than high school	10%	Less than high school	10.40%	Less than high school	11.00%	Less than high school	11.00%	Less than high school	8.40%
High school graduate or equivalency	37.10%	High school graduate or equivalency	36.40%	High school graduate	89.60%	High school graduate or higher	89.00%	High school graduate or higher	89.00%	High school graduate or higher	91.60%
Some college	41.10%	Some college	21.10%	Bachelor's degree or higher	24.30%	Bachelor's degree or higher	30.80%	Bachelor's degree or higher	21.30%	Bachelor's degree or higher	25.80%
Bachelor's degree	7.40%	Bachelor's degree	16.70%								

Table 41 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,989
High school graduate (includes equivalency)	32,038
Some college or Associate's degree	41,925
Bachelor's degree	44,526
Graduate or professional degree	56,604

Table 42 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three largest employment sectors in the Joplin Area are education and health care (22.5% share of employment), manufacturing (16.2% share of employment) and retail trade (12.2% share of employment). Qualitatively, this makes sense, as the jurisdiction contains two regional hospitals, a major school district, several large manufacturing plants, and the Joplin metro is a retail trade hub. Combined, these three sectors make up 52% of the area's employment. Also of note, are the arts, entertainment, and accommodation and transportation industries which made up 9.8% and 6.8% of the sector's employment profile, respectively. A few points decrease for the arts and half a point increase for the transportation sector since the last Con Plan.

Describe the workforce and infrastructure needs of the business community:

With large manufacturing and health care industries, it is important that the City of Joplin workforce is properly trained and businesses have their infrastructure needs met. Two main goals of the community

moving forward is to achieve both of these outcomes. Increased and improved infrastructure is one desire we have heard from our manufacturing sector, and infrastructure improvements for the industrial sectors are underway at the time of this plan formulation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Joplin has a regional comparative advantage for warehousing and distribution. A focus of economic development plans are to support this sector. Downtown revitalization has been and will continue to be a focus for local business development, and the desire is to further expand a similar revitalization along the Broadway Ave corridor in Eastown.

Census tract 101, and LMI area, has been designated an Opportunity Zone and it is hoped that will spur investment in that area which includes a part of Downtown and Eastown, and new mechanism for job creation and retention are being explored such as the potential access to New Market Tax Credits.

Given the educational attainment and relatively low incomes in the area, one area that needs improvement is job training.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

One need identified is the lack of workforce development sites. For all of the area's manufacturing plants (and additional companies with expressed interest) it is important that the workforce attains the proper training to work in the capacity expected. A large percentage of those currently in the City's workforce have received at least a high school degree. This is promising as it shows that workers in the area are receiving the minimum educational requirement for many entry-level jobs in the area. It is important moving forward that the workforce has the necessary background or educational profile to attract potential business to the area. Any avenue to increase technical training should be pursued, and there is often a clear economic return from such investment as evidenced by the medical and dental school.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There has been an expansion of two year degree education options with the addition of a crowder college campus in Joplin. The Joplin MO Jobs Center has been successful in receiving funding for additional training such as obtaining a CDL, but could benefit form more dedicated funding.

In addition, the new Medical School (University of Kansas City) has attracted highly educated individuals to the area to receive additional medical school training. With an aging population and two regional hospitals, there is a high likelihood for students of this medical school to elect to remain employed in the area. The school is bringing development to the area and provide training to future health care providers of the area, and in addition, a dental school has been added since the last Con Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

No, the Comprehensive Economic Development Strategy is managed by Harry S. Truman Coordinating Council.

Discussion

The City of Joplin has a very large and diverse economy with a lot of opportunity. Through workforce development, infrastructure improvements and the development of comprehensive strategies, the City of Joplin area could easily become a much larger and highly developed economy. Especially as our economy matures, recognizing our changing regional comparative advantage can enhance the metro workforce as a whole, as Joplin can provide a more technical workforce, as the surrounding communities begin to scale workforce development in the more traditional sectors that have been the focus of Joplin. This capacity will be enhanced by the addition of fiber internet, which the infrastructure is being constructed at the time of the formulation of this plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Census Blocks 101, 106.01, 108, and 110 (located in the center of the City) have a number of the housing problems notated in the needs section of this plan.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

East Joplin traditionally had a larger concentration of minority populations. In addition, the low-moderate income census tracts listed above have higher concentrations than the rest of the City. The only census tract with any concentration of a racial minority greater than 10% is African Americans in Census Tract 110.

*Note: This section includes analysis of racial demographic conducted prior to Executive Order 141773. Racial demographic are not being used as a metric to allocate funding or prioritize projects and is in compliance with the EO.

What are the characteristics of the market in these areas/neighborhoods?

These are the traditional neighborhoods with the oldest housing stock, although there are many neighborhoods are of similar age, but are in census tracts that do not meet the LMI threshold. Desirability of the neighborhoods remain high due to affordability.

Are there any community assets in these areas/neighborhoods?

These areas include a number of resources that are used by a large share of the City's citizens. Examples include the Boys and Girls Club, Downtown Joplin, schools including North Middle School, the City of Joplin's Public Works and Recycling Centers, Landreth and Ewert Park. These areas are also focuses of many of the future plans process such as the active transportation plan, as the traditional design favors walkability.

Are there other strategic opportunities in any of these areas?

The Census Tracts identified above contain historic properties and historic value. The Murphysburg District, which was placed on the Historic Register is located in these areas. These are currently the location for many neighborhood revitalization activities. Through coordination with local non-profits and other groups, the City of Joplin Staff, and local businesses the hope is to improve the livability and stability of these neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

As part of the 2020 Broadband Study, nearly 1/3 of the city did not have access to high speed internet or lack proper connectivity all together. This became apparent during the pandemic when the school district moved to online education for a time, and later hybrid at home/in school days. Students without proper internet access has limited access to a proper education as a result.

Since that time the City has begun an fiber internet infrastructure citywide deployment with Allo Fiber, and is a member of US Ignite as part of a smart cities initiative and for consultation regarding need of smart cities implementation.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The need is high for the City currently only has one residential broadband provider. While the service meets the definition for broadband provider the level of service is not comparable to other services available in other jurisdictions and would be enhanced with greater competition. Once the infrastructure is completed, last leg providers will have the ability to connect their respective customers on a competitive basis.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The principal increased natural hazards due to climate change are tornadoes and flooding. The likelihood of more frequent and intense storms generating tornadoes is higher under most climate change models. The City has adopted the most recent building codes for wind resistant construction. The City has also been experiencing more annual rain, but in fewer events, leading to flood risks and drought conditions almost annually. The City has begun reevaluating the flood insurance rate maps (FIRMs) in the areas of the City where the FIRMs indicate floodplains in neighborhoods and has eight significant stormwater upgrades underway.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The LMI neighborhoods are largely located outside of areas of potential flooding. They tend to be older neighborhoods built on high elevations compared to much of the City, however, their construction predates the adoption of the ICC to reduce their vulnerability from high winds.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the City of Joplin's allocation of HOME and Community Development Block Grant funding during the 2025-2029 planning period.

The City of Joplin's goals for the 2025-2029 period focus on a number of identified high priority needs and has targeted available resources toward several specific goals that are designed to address those needs. These needs include housing assistance for low income persons, the elderly, homeless, and special needs persons, public improvements and facilities for low and moderate income persons.

These goals primarily focus on helping residents maintain and improve their quality of life in the City of Joplin. To this end, the City of Joplin will continue to build on successful projects and programs that meet the needs of low and moderate income residents. Utilizing a variety of resources, the City will focus its efforts towards neighborhood-level development. Projects selected for funding in the five year period will be managed as efficiently as possible in order to address a wide range of issues that exist in the City of Joplin.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

This section contains the Strategic Plan for Housing and Community Development that will guide the City of Joplin's allocation of HOME and Community Development Block Grant funding during the 2020-2024 planning period.

The City of Joplin's goals for the 2020-2024 period focus on a number of identified high priority needs and has targeted available resources toward several specific goals that are designed to address those needs. These needs include housing assistance for low income persons, the elderly, homeless, and special needs persons, public improvements and facilities for low and moderate income persons.

These goals primarily focus on helping residents maintain and improve their quality of life in the City of Joplin. To this end, the City of Joplin will continue to build on successful projects and programs that meet the needs of low and moderate income residents. Utilizing a variety of resources, the City will focus its efforts towards neighborhood-level development. Projects selected for funding in the five year period will be managed as efficiently as possible in order to address a wide range of issues that exist in the City of Joplin.

1	**Area Name:**	Census Tract 101
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	Citywide
	Area Type:	Local Target area

	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	**Area Name:**	SUNSHINE LAMP DISTRICT
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Commercial
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

Table 43 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Target districts were selected based on LMI Census Tracts and historic preservation areas. The four major Qualified Census Tracts in the City of Joplin are Census Tracts 101, 108, 106.01, and 110. These four tracts have been the target of a number of housing projects in the past with HOME, NSP and CDBG funds. However, the City will focus on more concentrated "neighborhood" approaches in the future. In focusing our efforts, we can make a bigger impact in the lives of individuals.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	Safe Decent Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Elderly Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Provide Safe, decent affordable housing
	Description	The Needs Assessment conducted during the Consolidated Planning process identified a number of areas in which affordable housing inventory could be improved. These included: the construction of housing for the disabled and individuals or families with children, rehabilitation of existing owner-occupied inventory, and acquisition and rehabilitation of blighted properties.
	Basis for Relative Priority	
2	**Priority Need Name**	Public Infrastructure and Facility Improvements
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Census Tract 101
	Associated Goals	Improve infrastructure and Encourage economic Dev
	Description	Infrastructure improvements including but not limited to sidewalks, streets, water and sewer replacement. The City will specifically tailor these improvements to identified Improvement Districts based on previous plans and citizen input.
	Basis for Relative Priority	

3	**Priority Need Name**	Public Services for Low income and Special Needs
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Improve livelihood through Public Service Activity

	Description	Up to 15% of CDBG annual funding may be used towards public assistance. For this purpose, the City of Joplin will provide funding to local non-profit entities serving the Joplin City limits. Activities related to public services include but not limited to: ï¿· • basic social services to the homeless and low-to-moderate income persons; ï¿· • food and nutrition services for low-to-moderate income persons; ï¿· • domestic violence prevention and counseling services; ï¿· • job training and employment services for low-to-moderate income persons; ï¿· • health care and substance abuse services for low-to-moderate income persons; • childcare for low-to-moderate income persons; • services for senior citizens (62 and over exclusively); ï¿· • services for disabled persons; ï¿· services for homeless person; ï¿· • education programs for low-to-moderate income persons; ï¿· • crime prevention and dispute resolution programs; and ï¿· fair housing counseling. CDBG funds may be used to pay for labor, supplies and materials as well to operate and/or maintain the portion of a facility in which the public service is located. This includes the lease of a facility, equipment, and other property needed for the public service. To utilize CDBG funds for a public service, the service must be either a) a new service or b) a quantifiable increase in the level of an existing service which has been provided in the 12 months preceding the submission of the Consolidated Plan.
	Basis for Relative Priority	Meetings with local non-profits and stakeholders have identified homeless and other low-income populations needing public services to make life more decent and affordable. With the success of previous public service programs the City has offered, public services remain a high priority and important part of the Consolidated Plan.

Table 44 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance could be a useful program to implement in the City of Joplin due to the abundance of cost-burdened households. However, available annual allocation funding would not allow for the implementation of such a program. In other words, there are not enough funds available for TBRA and production will have a more long-term impact.
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance could be a useful program to implement in the City of Joplin due to the abundance of cost-burdened households. In the case of non-homeless special needs populations, Public Service Grants will help to fill the gap left by the absence of a macro-level TBRA program.
New Unit Production	The City has made improvements in the gap of affordable single-family housing within the City of Joplin and the Consortium. However, many of the HOME consortium members remain housing poor. The City of Joplin does have a gap in affordable rental production specifically for single individuals.
Rehabilitation	Despite the new housing constructed since the 2011 tornado, there are indicators that the housing condition on the whole has decreased and the need for rehabilitation has grown. A large percentage of the city's housing stock could be at risk of lead-based paint. Therefore, it is important to have an effective rehabilitation program to improve existing stock and provide safer living conditions for residents. Currently the HOME program regulations make housing partner participation tenuous, but the City has recently funded a large rehab program through ARPA, and is starting a lead program, through HUD Health Homes.
Acquisition, including preservation	Acquisition rehabilitation could serve a similar need for the City as owner-occupied rehab does. Due to the condition of the existing housing stock acquisition rehabilitation should be considered, however, there are few sub-recipients that currently operate a program.

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Add Narrative

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	542,295	0	0	542,295	2,500,000	On average, the City of Joplin receives an approximate $500,000 CDBG allocation annually. These funds will be used to improve infrastructure, encourage economic development, and provide needed public services to residents.
HOME	public - federal	Multifamily rental new construction Multifamily rental rehab New construction for ownership	529,632	0	0	529,632	2,500,000	On average, the City of Joplin receives a $500,000 annual HOME allocation. These funds will be used to provide safe, decent, and affordable housing through New Construction.
Other	public - federal	Public Improvements Other	3,100,000	0	0	3,100,000	3,100,000	the CDBG-DR program. Program to be closed out during the period of this plan, spent on sidewalks.

Table 46 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Joplin's CDBG and HOME allocations compliment a number of other federal, state and local resources. There is the potential for layering and coordinating with local non-profits in order to do more impactful projects. Examples might include revitalizing neighborhoods with the help of our CHDO who could also do projects with MHDC funds. The CHDO is already partnering with for-profits on LIHTC projects. Other examples are assisting Public Works infrastructure projects, incentivizing the prioritization of neighborhood infrastructure and scaling the size of the same project compared to it just being funded with entitlement funds. The City currently has a balance of HOME match. To maintain the balance the City regular waives permit fees for HOME eligible projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Community Development has previously funded clean title activities for housing agencies. The division also coordinates the identification of Jasper County Trust properties for housing partners.

Discussion

Using the City's annual allocations over the course of the next five years, the City's goal will be to develop and revitalize the low-moderate income areas of the community. The final phases East Town Neighborhood infrastructure will occur under this plan.

The City of Joplin HOME program largely benefits the Low/Moderate and low-income household. Extremely low-income household are difficult to quality for homeownership. When an extremely low-income household applies to the homeowner new construction program, they heavily subsidized if the household is determined to have the minimum incomes to sustain the maintenance of the property. Most extremely low-income household benefit is achieved through the CDBG public service activities, specifically homelessness prevention. In an average year, approximately 200 households are served through coordinated entry and through the Housing Connect program are sheltered or permanently housed.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
JOPLIN	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
One Joplin	Other	Homelessness Non-homeless special needs Planning Rental public services	Region
JOPLIN AREA HABITAT FOR HUMANITY	Subrecipient	Ownership	Region
ECONOMIC SECURITY CORPORATION OF THE SOUTHWEST AREA	Subrecipient	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental public services	Region
Joplin Economic Housing Development Initiative	CHDO	Ownership Rental	Region

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The activities that will be carried out in the consolidated plan will primarily be completed by the City of Joplin. The City uses non-profit organizations like Economic Security Corporation, Habitat for Humanity and the Joplin Economic Housing Development Initiative as developers. In other words, the City assumes the role as responsible entity and uses these non-profit organizations to identify and serve low-moderate income families using the HUD allocation. Coalitions act to greatly enhance the institutional structure. Organizations such as One Joplin and the Homeless Coalition act to enhance coordination and collaboration creating projects end enhancing program delivery with or without funds provided through this plan, as well as piloting new programs that once are successfully implemented can be expanded through potential funding through CDBG and HOME funding though coalition member sub-recipients. The CDBG-CV program was utilized to provide services in a manner to alter services to be provide in a new manner to be adapted to the pandemic such as providing a mobile clinic. Other avenues of similar adaptation can be explored in the future.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City recently completed a Homelessness Strategic Plan. This plan identified many avenues the system of care either needs to be enhanced or services it does not provide. The CoC does not provide sufficient mental health services and is insufficiently capitalized to do so, as well as does not have a comprehensive unaccompanied youth. Further, service delivery can be greatly enhance through better information resources, which are also difficult to provide as they are under capitalized.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As mentioned previously there is serious gaps in mental heath services and program for unaccompanied youth. However, the Coordinated Entry program effectively acts as a centralized referral system and is funded by the CDBG program.

As demonstrated in the "Availability of services targeted to homeless persons and persons with HIV and mainstream services" table in the SP-40 the only completely absent service for providers is mortgage assistance targeted to homeless, which is not needed in this housing market for we do not have a high frequency of full employment homeless as other markets do of extreme housing in affordability. A mobile clinic has been added since the last Con Plan funded by CDBG-CV.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Currently the strategy to address the gaps in the system of care is the hiring of a dedicated staff person to oversee implementation for the CoC and homeless Coalition at large. There are many strategies identified to improve the system of care, but no person with dedicated time to implement. This new hire will be to implement the Homelessness Strategic Plan.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe, decent affordable housing	2025	2029	Affordable Housing	Census Tract 101 Citywide	Safe Decent Affordable Housing		Homeowner Housing Added: 20 Household Housing Unit Multifamily developments: 2
2	Improve infrastructure and Encourage economic Dev	2025	2029	Non-Housing Community Development	SUNSHINE LAMP DISTRICT Census Tract 101	Public Infrastructure and Facility Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Facade treatment/business building rehabilitation: 2 Business
3	Improve livelihood through Public Service Activity	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services for Low income and Special Needs		Tenant-based rental assistance / Rapid Rehousing: 400 Households Assisted Homeless Person Overnight Shelter: 800 Persons Assisted

Table 49 – Goals Summary

Goal Descriptions

1	**Goal Name**	Provide Safe, decent affordable housing
	Goal Description	Provide assistance to low to moderate income households with the ability to afford decent housing
2	**Goal Name**	Improve infrastructure and Encourage economic Dev
	Goal Description	Funding and projects will focus on preserving and improving area neighborhoods and districts that are of at least 51% low to moderate income.
3	**Goal Name**	Improve livelihood through Public Service Activity
	Goal Description	Provide up to 15% of the City's annual CDBG funding for public assistance. The activity must either be a new service or continuation of a necessary one. Previous activities have included the funding of the Homeless Coalition's HMIS system or Coordinated Entry

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Joplin will assist extremely low-income, low-income and moderate income families who meet the existing HUD income restrictions with programs such as new construction, acquisition, and rehab programs for homeowners. It is estimated that the district will serve more than 40 households during the five-year (2025-2029) period.

There are no homebuyer programs targeted to the homeless and homeless persons rental housing is assisted through funding of the Housing Connect program through Coordinated Entry.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There is no Section 504 Voluntary Compliance Agreement, and the Joplin Housing Authority has always complied with the necessity of providing above the minimum number of accessible units in all developments.

Activities to Increase Resident Involvements

All residents are notified via direct mail of any and all public hearings required for any proposed activity as required by HUD for consultation with tenants, as well as other matters affecting their tenancy. The City has also utilized the media (through press releases) to communicate upcoming public meetings and events.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable since the housing authority is not designated as troubled.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Currently the City does not operate a rental inspection program. Converted single family homes, especially in aging neighborhoods, are a significant contributor to the affordable rental housing supply. The supply is concentrated in low to moderate income neighborhoods and according to the most recent CHAS data, rentals with housing condition has persisted since the last Consolidated Plan. A rental inspection program has been developed and can be implemented in the future.

While measures need to be taken to maintain affordable units, measured enforcement through rental inspections would increase investment into maintaining the quality of housing stock, and encourage affordable rental development through reducing turn key supply of already deteriorated stock. In other words, multifamily development can take two years to create quality housing, while converting existing single family housing to rentals occurs on a much shorter timeframe without the incentive to maintain the property at the same standards as larger licensed developments without an inspection program. Inspections and enforcement will have to be measured to not create a sudden disruption in the affordable housing market.

More equitably enforcing the residential maintenance code through an inspection program should encourage quality and relatively affordable multi-family development by creating latent demand. Currently multi-family developments only consist of 9% of the rental stock and price per square foot is at or above the affordable range. The economy of scale of multi-family developments assists in affordability and the same price range in the housing stock is currently being supplied in single family conversion, many times multiple units added to a single unit structure.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will also continue its new construction program. This program utilizes HOME funds to provide an income-eligible applicant with a safe, affordable home. The City is normally able to construct between three to five new homes through this type of activity. Through CHDO involvement, the City can enhance rental supply for the needs discussed above.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

While the City of Joplin does not directly administer or monitor the Homeless Coalition or its members, the City does cooperate with them in the assessment of homeless needs and the development of future strategies. The Homeless Coalition uses substantial street outreach as part of their strategy and the City funds Coordinated Entry which is used to asses individuals and refer based on need.

Addressing the emergency and transitional housing needs of homeless persons

By placing a focus on the improvement on individual's lives through public service activities, we can hope to improve the emergency shelter and transitional housing needs of those who are homeless. Through our annual contribution to the Homeless Coalition's invoice for their HMIS System, we can help to collect more accurate data on area homeless needs. The City has also provided unfunded support to organization working to enhance the supply of emergency and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The goal of safe decent affordable housing aims to assist those who may not be able to afford or upkeep their home. The City's annual housing projects may help to assist those who are looking for a place to live or are at risk of becoming homeless. Through our annual contribution to the Homeless Coalition's invoice for their HMIS System and funding Coordinated Entry, we can help to collect more accurate data on area homeless needs. The City is also soon to be finally implementing the HOME-ARP funded development which will hopefully drastically reduce time unhoused due to added units.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Economic Security Corporation, acting as leas entity for the Homeless Coalition, acts as the referral agency for system of care for publicly funded Institutions. Coordinated entry is operated by Economic

Security as part of the Homeless Coalition. One of the strategic priorities of the new Homelessness Director position is to formulate a coordinated discharge policy for hospitals and jails.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City is currently implementing a Health Home Lead Reduction Program aimed at reducing lead-based paint hazards includes the following activities:

- The evaluation and potential reduction of lead-based paint hazards will be conducted prioritizing homes with children under 6. These homes will be abated using the Healthy Homes Funding.
- A parallel EPA program will be utilized to abate the yard of the homes at the same time.
- All pre-1978 homeowners will be provided the EPA pamphlet “Protect Your Family from Lead in Your Home” regarding potential lead-based paint hazards.
- The Jasper County Health Department and the Joplin City Health Department provides blood lead testing for children between the ages of 6 and 72 months and for pregnant or nursing mothers screening is done through the Women, Infants, and Children (WIC) program and by request.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of Joplin has a high degree of home constructed prior to 1978, and soils contaminated due to lead mining. These programs will address these hazards directly.

How are the actions listed above integrated into housing policies and procedures?

The City utilizes HUD's LBP policies and procedures into our own policies for all housing projects. On all rehabilitation projects (both housing and commercial) on structures built before 1978, regulations are carefully followed to ensure the safety of the applicant and any workers taking part in the project.

All of the information listed above is located within the Policy and Procedures manuals and/or must be addressed in applications for funding. Tier II environmental reviews will identify whether or not there is potential for lead based paint hazards.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

There are many antipoverty programs offered by local agencies in Joplin area. The antipoverty goals and strategies are to help individuals and families rise above the poverty level, become self-sufficient, and eliminate barriers to success. Local non-profit organizations may be able to apply for funds for new services or quantifiable increase to existing services. The City collaborates though organizations such as the One Joplin Coalition for program delivery. The Once Joplin Poverty Team actively and collaboratively works on projects to meet the goals of eliminating homelessness, reducing area evictions, and enhancing affordable housing supply. Current projects include coordinating street outreach, a landlord/Tenant education program, and a micro-housing pilot program.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Affordable housing needs are regularly reassessed, and funding adjusted to areas of highest demand. However, providing housing alone cannot address the goal of reducing poverty. Therefore, coordinating with social service providers, education and outreach are the needed components to address poverty and enhance self-sufficiency. This is accomplished through coordination with Coalition partners and sub-recipients to adjust programs to the needs being identified by local non-profits and their clients.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Planning, Development, and Neighborhood Services staff shall monitor all Subrecipients to ensure program and regulation compliance. Staff will utilize both desk and on-site monitoring to assess the quality of program performance and subrecipient compliance. Monitoring of Subrecipients shall concentrate on program, financial, and regulatory performance of the subrecipients. In conducting a monitoring review, staff will reference and utilize materials provided by HUD in their Subrecipient Compliance trainings. Staff may also consider relevant information pertaining to a recipient's performance gained from other sources.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds		Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
				Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	542,295	0	0	0	2,500,000	On average, the City of Joplin receives an approximate $500,000 CDBG allocation annually. These funds will be used to improve infrastructure, encourage economic development, and provide needed public services to residents.	
HOME	public - federal	Multifamily rental new construction Multifamily rental rehab New construction for ownership	529,632	0	0	0	2,500,000	On average, the City of Joplin receives a $500,000 annual HOME allocation. These funds will be used to provide safe, decent, and affordable housing through New Construction and Rehabilitation Activities.	

Program	Source of Funds	Uses of Funds		Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
				Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - federal	Public Improvements Other	3,100,000	0	0	3,100,000	3,100,000	Include remainder of awarded funds and program income from the CDBG-DR program. Program to be closed out during the period of this plan.	

Table 50 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The most recent Housing Study identified potential avenues to increase the funds leveraged. Currently there are existing financing options through State agencies such as MHDC that are not currently utilized at a high rate. Such financing could be utilized if lenders and homebuyers are made more aware of their availability. The City intends to encourage use of private financing with HOME funds in the mix to increase the provision of affordable housing. More program options in offering CHDO homebuyer assistance, in addition to subsidizing construction, can help incentivize homebuilders to adjust to program changes and help difficult to qualify homebuyers. Partial subsidy of construction and homebuyer assistance will spare more funds for other projects, while simultaneously improving a significant difficulty of program participants by qualifying homebuyers. The City is also pusuing the creation of a CDFI using City Use Tax funds. The intent is to drastically increase the ability to leverage dollars through the New Market Tax Credit Program and the Capitol Magnet Fund.

Following the Joplin Tornado, there was a large amount of non-federal assistance in the form of donated dollars to area housing non-profits. Non-profits that work with the Joplin HOME program used these dollars produce a number of HOME eligible projects that were claimed as HOME match. Currently the City of Joplin has a large match credit balance of over $1.5 million. The City continues to earn a limited amount of HOME match through waived permits and parts of HOME projects that are not Federally funded, but relies on match credit to ensure that the program meets match requirements. HOME match was again waived following the pandemic and has allowed the HOME match balance to grow once again. The City has implementing a Use Tax and ARPA funded homeowner rehab program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is coordinating with the County to convey lots in the County Trust to affordable housing providers.

Discussion

Using the City's annual allocations over the course of the next year, the City's goal will be to develop and revitalize the low-moderate income areas of the community. The primary area of focus for the Action Plan reporting period is the East Town Neighborhood.

The City of Joplin HOME program largely benefits the Low/Moderate and low-income household. Extremely low-income household are difficult to quality for homeownership and very few if any of the homeowner rehab applicants fall into the extremely low-income category. When an extremely low-income household applies to the homeowner rehab program, they are prioritized based on need. Most extremely low-income household benefit is achieved through the CDBG public service activities, specifically homelessness prevention. In an average year, approximately 200 households are served through coordinated entry and through the Housing Connect program are sheltered or permanently housed.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Safe, decent affordable housing	2020	2024	Affordable Housing	Citywide	Safe Decent Affordable Housing	HOME: $529,632	Homeowner Housing Added: 6 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit
2	Improve infrastructure and Encourage economic Dev	2020	2024	Non-Housing Community Development	SUNSHINE LAMP DISTRICT Census Tract 101	Public Infrastructure and Facility Improvements	CDBG: $475,295	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted Facade treatment/business building rehabilitation: 2 Business
3	Improve livelihood through Public Service Activity	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services for Low income and Special Needs	CDBG: $67,000	Homeless Person Overnight Shelter: 200 Persons Assisted

Table 51 – Goals Summary

Goal Descriptions

1	**Goal Name**	Provide Safe, decent affordable housing
	Goal Description	New Construction to be completed through coordination with local non-profit organizations such as the principle CHDO, Joplin Economic Housing Development Initiative. Due to the low property values of the area and low area median income, homeownership is difficult to qualify for any but low-income households. Due to marked conditions the Consortium is expanding programing into multi-family development.
2	**Goal Name**	Improve infrastructure and Encourage economic Dev
	Goal Description	Providing for the repair and rehabilitation of infrastructure in the East Town Neighborhood. These infrastructure projects will seek to add sidewalks, improve road conditions, and repair and add sanitary sewer systems. Furthermore, there is a potential economic development activity this action plan to create/retain jobs, including a designed small business loan program.
3	**Goal Name**	Improve livelihood through Public Service Activity
	Goal Description	Assisting the goals of the Homeless Coalition with the purpose of reducing homelessness though reimbursement for the use of their HMIS system and opening dialogues through reimbursement of the Community Housing Resource Board. In addition, funding will be provided to the Homeless Coalition for the Continuance of their Coordinated Entry Program and neighborhood clean-up will receive an allocation to maintain that activity.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Projects for the 2025 Action Plan include administration, public service grants, infrastructure, housing and blighted commercial rehabilitation

#	Project Name
1	CDBG Planning and Admin
2	HOME Planning and Admin
3	Public Service Activities
4	Infrastructure
6	CHDO New Construction

Table 52 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Coordinated Entry program continues to assist the Homeless Coalition provide services to current needs. Funding will remain at current levels while the observed increase in demand of services is observed. Neighborhood feedback has continued to be in support of neighborhood infrastructure improvements specifically sidewalks north of Broadway in the neighborhood of East Town. HOME funds have been allocated based on past performance and production has increased significantly as a form homebuyer new construction. This year homeowner rehab is unfunded due to the availability of alternative funds. Lack of funding is the most significant obstacle to serving underserved needs. Slum and Blight funds have been expended. The new target area for slum and blight renewal is still in the Sunshine lamp District, however further south than before, one the area received designation. If the area does not received designation, the plan will be amended to move the funds into infrastructure.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Planning and Admin
	Target Area	SUNSHINE LAMP DISTRICT Census Tract 101 Citywide
	Goals Supported	Provide Safe, decent affordable housing Improve infrastructure and Encourage economic Dev Improve livelihood through Public Service Activity
	Needs Addressed	Safe Decent Affordable Housing Public Infrastructure and Facility Improvements Public Services for Low income and Special Needs
	Funding	CDBG: $108,459
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	**Project Name**	HOME Planning and Admin
	Target Area	SUNSHINE LAMP DISTRICT Census Tract 101 Citywide

	Goals Supported	Provide Safe, decent affordable housing Improve infrastructure and Encourage economic Dev Improve livelihood through Public Service Activity
	Needs Addressed	Safe Decent Affordable Housing Public Infrastructure and Facility Improvements Public Services for Low income and Special Needs
	Funding	HOME: $52,963
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	**Project Name**	Public Service Activities
	Target Area	Citywide
	Goals Supported	Improve livelihood through Public Service Activity
	Needs Addressed	Safe Decent Affordable Housing Public Services for Low income and Special Needs
	Funding	CDBG: $67,000
	Description	Includes activities such as HMIS and Coordinated Entry
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Primary activities to assist extremely low individuals. Mostly single individuals and approximately 200.
	Location Description	Activities will be conducted at all locations of the Homeless Coalition

	Planned Activities	
4	**Project Name**	Infrastructure
	Target Area	Census Tract 101
	Goals Supported	Improve infrastructure and Encourage economic Dev
	Needs Addressed	Public Infrastructure and Facility Improvements
	Funding	CDBG: $356,836
	Description	Public Infrastructure improvements in low to moderate income neighborhoods
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	**Project Name**	CHDO New Construction
	Target Area	Citywide
	Goals Supported	Provide Safe, decent affordable housing
	Needs Addressed	Safe Decent Affordable Housing
	Funding	HOME: $476,669
	Description	Project specific funded activities by a designated CHDO
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 6 household of low to moderate income
	Location Description	Throughout the Consortium

	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Infrastructure improvements will be concentrated in the East Town neighborhood located in census tract 101, traditionally an African American neighborhood but not longer the highest concentration.

Geographic Distribution

Target Area	Percentage of Funds
SUNSHINE LAMP DISTRICT	
Census Tract 101	60
Citywide	40

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Many of the programs as part of this plan are citywide and household application initiated. Therefore, the remainder of the funds that can be geographically directed are being focused in the target areas of Main Street and Census Tract 101.

Discussion

Census tract 101 encompasses the LMI neighborhood of East Town. This neighborhood is relatively large and has been the focus of Community Development in past plans. The City will continue to focus infrastructure improvements in this neighborhood until infrastructure is satisfactory and indicators in increased investment are measured.

Similarly, the revitalization of the Mainstreet Target area has seen relative success. To progress, funding is allocated in the areas not yet reached to further promote the downtown.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	200
Non-Homeless	12
Special-Needs	
Total	212

Table 54 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	12
Rehab of Existing Units	
Acquisition of Existing Units	
Total	12

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

The first year goal of this five year plan is to break ground on the first rental production of the Consortium.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Joplin Public Housing Authority currently manages 275 public housing units and oversees 582 Section 8 Vouchers. The Housing Authority upkeeps their units to an exceptional standard and ensures Section 8 landlord's compliance. The City of Joplin does not directly oversee or manage the Housing Authority.

Actions planned during the next year to address the needs to public housing

The Joplin Public Housing Authority has identified the following goals during the upcoming year: expand the supply of affordable housing; reduce public housing vacancies; leverage private or other public funds to create additional housing opportunities; improve the quality of affordable housing; increase customer satisfaction; conduct outreach efforts to potential voucher landlords; continue to implement voucher homeownership program; promotion of self-sufficiency of residents. Further, the PHA is currently in the process of implementing a Rental Assistance Demonstration to create greater flexibility and cost efficiency in program delivery.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

First, the Housing Authority of Joplin regularly has resident representation on the governing Board. One of the major goals of the housing authority is the promotion of self-sufficiency for their residents. While there are no formal programs for home ownership or assistance within the housing authority, residents do have resources available to them through the City or other area non-profits. The Housing Authority and the Community Development division hope to refer one to two Housing Authority residents to become homeowners through CHDO activities within the next reporting period. This intention to provide CR homebuyer assistance as part of CHDO activity underwriting should help qualify least-well off public housing residents that are determined to be good candidates for homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority is not designated as troubled.

Discussion

The Joplin Public Housing Authority Director meets quarterly with the Community Development Office to inform both organization on ongoing operations. This is achieved through both the Community Development Planner and the Public Housing Director serving on the Community Housing Resource Board.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Following the Homelessness Strategic Plan, there is a new framework being implemented in the region to enhance the system of care. A regional commission of homelessness has been formed and the CoC will now have dedicated administrative staff.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Homeless Coalition, which is composed of Joplin area homeless shelter providers, requested funds through the public service grant process to provide assistance with the maintenance of the Homeless Management Information System (HMIS). The system is required by HUD to receive ESG assistance. Through use of the system, the coalition was successful in obtaining funding from ESG program in the previous years. The subcommittee decided that due to the importance of this system, it should be funded on an annual basis, rather than making the coalition re-apply through the public service competition each year. The Coordinated Entry Program is the point of contact with the homeless in assessing need. Due to the importance of this service, the program is also to be funded annually.

Recently, the Coalition street outreach team has quadrupled street outreach from one a month to every week. The City has also recently completed a Homelessness strategic plan. Parallel to the finalization of the pan the City of Joplin Police Department has hired social workers as part of the department to conduct outreach with the homeless at the recommendation of the Chief of Police. This response unit has already greatly enhanced contact with homeless populations.

The Homeless Coalition provided the following information regarding their services:

Prevention

Emergency Shelter

Transitional Housing

Rapid Re-Housing

Permanent Subsidized Supportive Housing

Permeant Housing – Rental and Homeownership

Coordinated Entry assesses homeless need and refers homeless or at risk homeless to appropriate

service providers.

Notes: The Homeless Coalition's outreach efforts will include a variety of strategies to reach people who are living unsheltered. One method will be to host two Project Homeless Connect events per year. (January and July) The events will be advertised through local social service agencies and meal sites. They are set up as a one stop shop event offering information, resources, giveaways, and services on site. All people attending Project Homeless Connect events will be surveyed. The survey collects information about length of homelessness, reasons for homelessness, and tracks a number of indicators.

Outreach also happens once per year when the Point-In-Time count is conducted. (January) Teams of volunteers divide up the communities and known locations in search of people living unsheltered. Volunteers survey people they encounter and offer resource information.

Addressing the emergency shelter and transitional housing needs of homeless persons

As part of the Continuum of Care the Homeless Coalition regularly analyses gaps in homeless need and services. One area needing increased level of service is emergency shelter and transitional housing. To that end Watered Gardens (Coalition Shelter) is establishing a new facility in the former Washington Elementary School for women with children.

The current emergency shelter providers are:

Restoration Life, Souls Harbor, Watered Gardens, Carthage Crisis Center

The current transitional housing providers are:

The H.O.U.S.E. Inc., Economic Security Corporation, Lafayette House, Carthage Crisis Center

Homeless persons receive referral to providers through Coordinated Entry.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As part of the established Continuum of Care, the Homeless Coalition employs a Point in Time count, and a Housing Inventory Count to specially identify and house/shelter the chronically homeless, families with children, veterans and unaccompanied youth. Veterans, families with children and unaccompanied

youth are tracked monthly and prioritized.

The Homeless Coalition established committees to address chronically homeless, families with children, veterans and unaccompanied youth:

- Services for Homeless Veterans
- Monitoring Committee
- Prioritization Committee

Economic Security Corporation also operates the Chronically Homeless Program as part of the Permeant Subsidized Supportive Service implementation of the Homeless Coalition.

Notes: The Homeless Coalition maintains a Coordinated Entry process abiding by **Policy 5.00 Order of Priority for Permanent Supportive Housing Projects** which outlines how persons experiencing homelessness will be prioritized for housing services in our community. The policy states that the most vulnerable will be prioritized first which would include the chronically homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Coalition Members and area service providers refer at risk of homelessness households to Coordinated Entry. Area service providers include non-profit thrift stores, local hospitals, MO Career Center, Veterans Affairs, the Joplin Health Department and Community Development Office, Preferred Family Healthcare providers and Legal Aid of Western Missouri.

Current homeless prevention service providers include Catholic Charities, Economic Security Corporation, Legal Aid, Bright School District, Futures, Children's Haven, Lafayette House, the Salvation Army and Crosslines.

Legal Aid is instrumental in providing legal services to prevent homelessness due to eviction.

Discussion

The Homeless Coalition has made great strides in their services and programming since the implementation of the Housing Connect Program, and in particular in the last year. The website has been significantly upgraded to be a better resource center and through the recently completed homelessness strategic plan has a framework to better the system of care. The Coalition has better input from Coalition members and the community at large through the formulation of said plan. In their

partnership with the City and area service providers, particular focus will be placed on prevention activities. Specifically, through an existing coalition of area non-profits known as One Joplin, the City will work with area non-profit and for-profit service providers to ensure that persons are not discharged or released into vulnerable situations. Potential partners include the Housing Authority, Freeman Hospital, Mercy Hospital, and Ozark Center.

Non-housing, special needs populations are at the most risk of becoming homeless. In the upcoming year, the City will provide funding towards the Homeless Coalition's HMIS and Coordinated Entry Programs. Coordinated Entry will help those who are risk of becoming homeless be diverted into stable housing or referred to proper service providers.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The City has Conducted the 2025 Analysis of Impediments to Fair housing and has updated action to be taken under the plan, but the Affirmatively Furthering Fair Housing submittal has been cancelled by Executive order 14192.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will has adopted an updated zoning code to be more in line with the 2012 Comprehensive Plan, allow for greater flexibility in housing choice and minimum requirements. Code updates address setback, minimum lot size and minimum housing footprint requirements of the existing code to increase affordable housing supply in older affordable neighborhoods, where old recorded lots make new construction difficult to comply with current code. The Joplin Public Housing Authority has had increasing difficulty in landlords accepting housing choice vouchers as had all hosing providers since the housing shortage. The City has implemented a sizable home rehab program to improve quality of housing stock with funds from the Use Tax and a recently received ARPA grant.

Discussion

HOME funded activities have, particularly CHDO activities, have made great improvement in modifying building plans to create accessible units including, slab on grade foundations and budgeting for on site alterations prior to move in for applicants that require accommodation.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City still has planned activities resulting from a previous prioritization process for a number of action plans to address neighborhood needs, neighborhood revitalization, housing and homelessness.

Actions planned to foster and maintain affordable housing

Further, the creation of a CDFI is currently being implemented (pending grant approval) to enhance resources to increase the provision of affordable housing. The most significant entitlement program change is the inclusion of rental development, however, single family homebuyer activities will still be a significant function of the consortium.

Actions planned to reduce lead-based paint hazards

The City has receive a sizable healthy homes lead reduction grant from HUD. This program will be completed during this five year plan, and will directly abate lead hazards in income qualifying homes.

Actions planned to reduce the number of poverty-level families

The most significant intended avenue to reduce poverty level families is the hope in the creation of a CDFI and access to New Market Tax Credits. NMTC will give the ability to provide incentives to create jobs above the median wages for those positions.

Actions planned to develop institutional structure

The City has expanded involvement with One Joplin, a coalition of non-profits within the City. One Joplin is increasing collaboration and beginning to conceive of low-income and poverty focused projects, both in services and housing. Partnership with this group will help with outreach and programming and allow for excellent delivery of services despite decreasing funding. City staff has representation to the One Joplin steering team and the Community Development Planner is on the One Joplin Poverty Team, and the City staff representative Housing Sub-Committee. The One Joplin Poverty Team Housing Sub-Committee is nearing the end of a planning phase for an affordable micro-home design program, and rental rehabilitation program. This year One Joplin has launched a landlord/tenant education program with the goal of leading to housing policy updates in the future.

Actions planned to enhance coordination between public and private housing and social

service agencies

One Joplin is the local coalition of 40 non-profits and a total of 70 organizations. Each organization sends representatives to the facilitating teams of Health, Human Services, Poverty, Literacy, and Transportation relevant to their organizational mission. The Assistant City Manager sits on the steering team of One Joplin. The city will continue it's partnership with the Consortium Community Development Housing Organization, the Joplin Economic Housing Development Initiative (JEHDI).

Discussion

As mentioned in other sections in this plan, the Use Tax and ARPA funds are being used to fund activities in addition to the resources available to Community Development activities related to Housing, Homelessness, neighborhood services and neighborhood revitalization.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
   The City has policies in place so sub-recipients can offer HOME funds for owner-occupied rehabilitation on a forgivable loan basis and offers homebuyer's subsidies to allow affordable homes to low- and moderate-income homebuyers through the CHDO activity. Homebuyer assistance through CHDO's are offered through the CHDO and do not exceed the 10% threshold for HOME investment, but most activities are development subsidies that are rolled into a perm loan by the developer to the homebuyer.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The CITY shall have the right to review and audit all records of any 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)].
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)).

A copy of the City's current Deed Restriction and Covenant is found in the Appendices of this Plan

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The PJ has structured the CHDO's and JEHDI recapture provisions based on the amount of HOME assistance that enables the homebuyer to purchase the unit. The period of affordability will be based upon the total amount of HOME funds subject to recapture [CFR 24 92.254(a)(5)(ii)]. The following chart outlines the funding limits and period of affordability.

When the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs [CFR 24 92.254(a)(5)(ii)(A)]. The program will use a deed restriction to enforce the recapture provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City currently has no plans to use HOME funds for such refinancing.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   NA

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   NA

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Rental production will not have a preference unless it is a requirement of another source of funding that is part of the development.

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?
<TYPE=[pivot_table] VERSION=[2] REPORT_GUID=[884DC1E44796F035A521FE96F1A3ABF2]>												

THE JOPLIN GLOBE

(First Published December 3, 2...

(First Published December 3, 2024) PUBLIC NOTICE City of Joplin Planning, Development and Neighborhood Services 602 S Main St, Joplin, MO 64801, 417-624-0820 The City of Joplin is developing the five year Consolidated Plan (FY 2025-2029) and one year Action Plan (FY 2025) for submission to the U. S. Department of Housing Urban Development (HUD). The Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program sets forth three (3) basic goals to developing viable urban communities: 1) providing decent housing, 2) providing a suitable living environment and 3) expanding economic opportunities, primarily for low and moderate income persons. The estimated amount of CDBG funds to be received for fiscal year 2025 is $542,295.00. The estimated amount of HOME fund to be received for fiscal year 2020 is $529,632.00. All dollar amounts are contingent upon confirmation from HUD. The City of Joplin is an entitlement city for the CDBG program and a participating jurisdiction in the HOME program. CDBG and HOME funding must primarily be used for activities that benefit low and moderate income persons. A public meeting will be held on Thursday, December 19, 2024, from 4:00 p.m. to 7:00 p.m., at the Minnie Hackney Community Center at 110 South Main Street. The purpose of this meeting will be to discuss and provide an opportunity to comment on proposed activities, program performance and obtain views of citizens on housing, non-housing and community development needs, and goal setting for the development of the five year Consolidated Plan and one-year Action Plan. Any individual, group or agency is encouraged to submit written comments on the draft 2025 â€" 2029 Consolidated Plan and previous program performance. The public comment period will begin on Friday, December 20th and end on Monday, January 20th, 2025. Any comments received during this period will be considered by the City of Joplin prior to authorizing a submission for request of release of funds. Comments should be sent to the Planning Development&Neighborhood Services office listed above or to Thomas Walters, at twalters@joplinmo.org. Copies of the draft FY2025 Action Plan will be available at the public meeting or during the comment period (upon request). All plans can be reviewed on the 4th Floor of Joplin City Hall at 602 S. Main St. Joplin, MO 64801 and at the Joplin Public Library located at 1901 E 20th St. For additional information, please contact Thomas Walters at (417) 624-0820 ext. 1539. If you are in need of disability related auxiliary aids or services, please contact the City Clerk's office at (417)624-0820 Ext. 1220. Forty-eight (48) hours notice is necessary to make arrangements for the aids or services. Troy Bolander Director of Planning, Development&Neighborhood Services (159)

Posted Online 6 weeks ago

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PO BOX 4268
HOUSTON TX 77210-4268
(417)623-3480
Fax (417)623-1188

ORDER CONFIRMATION

Salesperson: SHARON FITZJOHN — Printed at 01/29/25 13:32 by sfitz

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Acct #: 4186 — Ad #: 995071 — Status: New WHOLD

CITY OF JOPLIN
FINANCE DEPARTMENT
602 S MAIN STREET
JOPLIN MO 64801

Start: 01/30/2025 Stop: 01/30/2025
Times Ord: 1 Times Run: ***
STD 2.00 X 4.08 Words: 461
Total STD 8.50
Class: 147 LEGALS
Rate: LD Cost: 325.50
Affidavits: 1
Ad Descrpt: LEGAL 245/FEB 10 MEETING
Descr Cont: (FIRST PUBLISHED JANUARY
Given by: THOMAS WALTERS
P.O. #:
Created: sfitz 01/29/25 13:23
Last Changed: sfitz 01/29/25 13:32

Contact: LESLIE HAASE
Phone: (417)624-0820
Fax#: (417)624-4620
Email: LDunn@Joplinmo.org
Agency:

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
JG	A	97	W	Thu 01/30/25	1	Thu 01/30/25	SMTWTFS
INET	A	10	W	Thu 01/30/25	1	Thu 01/30/25	SMTWTFS

AUTHORIZATION

Thank you for advertising in The Joplin Globe, our related publications and online properties. If you are advertising in The Joplin Globe classifieds, your ad will begin running on the start date noted above.

Please be sure to check your ad proof for any corrections. Although we are happy to make corrections during our regular business hours, you are responsible for checking your ad proof prior to the publish date. Also, we reserve the right to edit or reclassify your ad to better serve buyers and sellers.

We appreciate your business.

_____ _____
Name (print or type) Name (signature)

(CONTINUED ON NEXT PAGE)

THE JOPLIN GLOBE
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ORDER CONFIRMATION (CONTINUED)

Salesperson: SHARON FITZJOHN Printed at 01/29/25 13:32 by sfitz

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Acct #: 4186 Ad #: 995071 Status: New WHOLD WHOL

(First Published January 30, 2025)
PUBLIC NOTICE
City of Joplin Planning, Development and Neighborhood Services
602 S Main St, Joplin, MO 64801, 417-624-0820

The City of Joplin is developing the five year Consolidated Plan (FY 2025-2029) and one year Action Plan (FY 2025) for submission to the U. S. Department of Housing Urban Development (HUD). The Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program sets forth three (3) basic goals to developing viable urban communities: 1) providing decent housing, 2) providing a suitable living environment and 3) expanding economic opportunities, primarily for low and moderate income persons.

The estimated amount of CDBG funds to be received for fiscal year 2025 is $542,295.00. The estimated amount of HOME fund to be received for fiscal year 2025 is $529,632.00. All dollar amounts are contingent upon confirmation from HUD. The City of Joplin is an entitlement city for the CDBG program and a participating jurisdiction in the HOME program. CDBG and HOME funding must primarily be used for activities that benefit low and moderate income persons.

A public meeting will be held on Monday, February 10, 2025, from 11:30 a.m. to 12:30 p.m., at the virtual meeting of the Homeless Coalition, with a in person attendance available at the 4th Floor Conference Room of Joplin City hall, located at 602 S Main St. Joplin, MO 64801. The purpose of this meeting will be to discuss and provide an opportunity to comment on proposed activities, program performance and obtain views of citizens on housing, non-housing and community development needs, and goal setting for the development of the five year Consolidated Plan and one-year Action Plan.

Any individual, group or agency is encouraged to submit written comments on the draft 2025 - 2029 Consolidated Plan and previous program performance. The public comment period will begin on Tuesday, February 11th and end on Thursday, March 14th, 2025. Any comments received during this period will be considered by the City of Joplin prior to authorizing a submission for request of release of funds. Comments should be sent to the Planning Development & Neighborhood Services office listed above or to Thomas Walters, at twalters@joplinmo.org. Copies of the draft FY2025 Action Plan will be available at the public meeting or during the comment period (upon request). All plans can be reviewed on the 4th Floor of Joplin City Hall at 602 S. Main St. Joplin, MO 64801. For additional information, please contact Thomas Walters at (417) 624-0820 ext. 1539. If you are in need of disability related auxiliary aids or services, please contact the City Clerk's office at (417)624-0820 Ext. 1220. Forty-eight (48) hours notice is necessary to make arrangements for the aids or services.

Troy Bolander
Director of Planning, Development & Neighborhood Services

(245)

From: Josh Shackles
To: Walters, Thomas
Subject: Consolidated Plan Comments
Date: Monday, February 10, 2025 12:00:16 PM

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

I agree with the allocations and programs included in the consolidated plan.

From: Shonna Greninger
To: Walters, Thomas
Subject: COMMENTS
Date: Monday, February 10, 2025 12:00:02 PM

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

We need more affordable housing !!!!

Thank you for your heart work,

Shonna Greninger
Housing Resource Coordinator
Housing Connect
302 South Joplin Ave.
Joplin, Mo. 64802
417-627-2039

RESOLUTION NO. 2025-006

A RESOLUTION authorizing the filing of a Five-year Consolidated Plan and One Year Action Plan with the U.S. Department of Housing and Urban Development as required for use of the City of Joplin's Community Development Block Grant Program (Entitlement) and the Joplin Consortium HOME Investment Partnership Program for program years 2025 to 2029; and authorizing the City Manager to execute said Plan for and on behalf of the City of Joplin.

WHEREAS, the City of Joplin receives CDBG and HOME funds from the Department of Housing and Urban Development on an annual basis for the purposes of providing decent housing, suitable living environments, and economic opportunities for persons of low and moderate income; and

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

Section 1: That the City of Joplin file a Five-year Consolidated Plan for program years 2025 to 2029 for the City of Joplin's Community Development Block Grant Program (Entitlement) and the Joplin Consortium HOME Investment Partnership Program with the U.S Department of Housing and Urban Development; a copy of said Plan being attached hereto and incorporated herein as Exhibit "A".

Section 2; That the City of Joplin file a One Year action Plan for fiscal year 2025 for the City of Joplin's Community Development Block Grant Program (Entitlement) in the estimated amount of $542,295.00 and the Joplin Consortium HOME Investment Partnership Program and Urban Development; a copy of said Plan being attached hereto and incorporated herein as Exhibit "A".

Section 4: That the City Manager of the City of Joplin is hereby authorized and directed to execute said Standard Form 424 and Standard Form 424-D Certification to allow submission of the Amended One Year Action Plan, or substantially similar in form, for and on behalf of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holy Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN COUNCIL
AGENDA ITEM

ITEM
Council Bill 2025-118 Approval of Missouri Department of Transportation (MoDOT) Air Service Grant for Air Service Promotion and Marketing at the Joplin Regional Airport by the City of Joplin.

MEETING DATE
April 21, 2025

ORIGINATING DEPT
Public Works - Airport

ATTACHMENTS
Council Bill 2025-118 Ordinance; MoDOT Agreement for Air Service Promotion

REVIEWED BY
Director of Public Works, Dan Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
On March 5, 2025, the City of Joplin was officially notified of an award of the MoDOT State Aviation Trust Fund Air Service Grant – AIR 256-090A-1. This Ordinance will approve the acceptance of the Airport Aid Agreement for Air Service Promotion from MoDOT and includes a budget amendment.

BACKGROUND
The Commission awarded funds with the understanding that such funds will be used for a program pursuant to this Agreement for the purposes generally described in the Joplin Regional Airport grant application/request for promotion of Commercial Air Service. This grant provides advertising funds for existing service routes. The funds are used to promote the service within the JLN Market area which includes portions of Kansas, Oklahoma, and Arkansas.

The total advertising budget associated with this grant is $85,000. It is a 90/10 state/local share which results in a state share of $76,500 and a local share of $8,500.

This Ordinance is requesting authorization to execute this agreement.

FUNDING SOURCE
Airport Budget – This Council Bill includes a budget amendment increasing revenue for the grant amount of $76,500 and increasing expenses for the total cost of $85,000.

RECOMMENDATION
Staff recommends adoption of this Council Bill on an Emergency basis, being an Ordinance dealing with a general appropriation, with the meaning of Section 2.12 (4) of the Home Rule Charter of the City of Joplin Missouri, and as such, this Ordinance shall become effective immediately upon its passage. Specifically, this Council Bill needs to be approved on an emergency basis in order to meet MoDOT guidelines for grant acceptance.

COUNCIL BILL NO. 2025-118 ORDINANCE NO.

AN ORDINANCE Authorizing the approval of the Missouri Department of Transportation (MoDOT) Grant Agreement for Air Service Promotion and Marketing at the Joplin Regional Airport, authorizing the City Manager to execute the same by and on behalf of the City of Joplin; Amending the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024; and, containing an emergency clause.

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

Section 1. That the agreement by and between the City of Joplin and the Missouri Department of Transportation (MoDOT) for Air Service Promotion and Marketing at the Joplin Regional Airport (AIR 256-090A-1) in the amount of Seventy-Six Thousand Five Hundred Dollars ($76,500); 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 fiscal year 2024-2025 budgeted appropriations as adopted by Ordinance 2024-151 be amended by increasing revenue by the total amount of Seventy-Six Thousand Five Hundred Dollars and No Cents ($76,500.00) and by increasing appropriations by the total amount of Eighty-Five Thousand Dollars and No Cents ($85,000.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That the City hereby declares that this Ordinance, being an Ordinance dealing with a general appropriation, is considered an emergency within the meaning of Section 2.12 (4) of the Home Rule Charter of the City of Joplin, Missouri, and as such, this Ordinance shall become effective immediately upon its passage. Specifically, this Council Bill needs to be approved to meet MoDOT guidelines for grant acceptance.

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

_____, 2025, by a _____ vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CCO Form: MO
Approved: 03/25 (MWH)
Revised:
Modified:

Sponsor City of Joplin
Project No. AIR 256-090A-1

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
AIRPORT AID AGREEMENT FOR AIR SERVICE PROMOTION

THIS GRANT AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Joplin (hereinafter, "Sponsor").

WITNESSETH:

WHEREAS, the Sponsor has applied to the Commission for a grant of funds under §305.230.4(1)(m) RSMo; and

WHEREAS, the Commission has agreed to award funds available under §305.230.4(1)(m) RSMo to the Sponsor with the understanding that such funds will be used for a project pursuant to this Agreement for the purposes generally described in the Sponsor's grant application/request dated January 16, 2025, and specifically described as follows:

Shall be for Air Service Promotion and Marketing only;

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to provide financial assistance to the Sponsor under §305.230 RSMo.

(2) AMOUNT OF GRANT: The amount of this grant is Seventy-Six Thousand Five Hundred Dollars ($76,500); provided, however, that in the event state funds available to the Commission under §305.230 RSMo are reduced so that the Commission is incapable of completely satisfying its obligations to all the Sponsors for the current state fiscal year, the Commission may recompute and reduce this grant. The designation of this grant does not create a lump sum quantity contract, but rather only represents the amount of funding available for qualifying expenses. In no event will the Commission provide the Sponsor funding for work that is not actually performed. The release of all funding under this Agreement is subject to review and approval of all project expenses to ensure that they are qualifying expenses under this program.

(3) AMOUNT OF MATCHING FUNDS: The amount of local matching funds, and/or other resources, to be furnished by the Sponsor is Eight Thousand Five Hundred Dollars ($8,500). The Sponsor warrants to the Commission that it has sufficient cash on deposit, or other readily available resources, to provide the local matching funds to

complete the project.

(4) PROJECT TIME PERIOD: The project period shall be from the date of execution of this Agreement by the Commission to December 31, 2025. The grant funds in paragraph (2) not expended or duly obligated during the project time period shall be released for use in other projects under §305.230 RSMo. The Sponsor shall not submit a Request for Reimbursement (**RFR**) after the project time period date. A RFR submitted after the grant end date will not be reimbursed.

(5) TITLE EVIDENCE TO EXISTING AIRPORT PROPERTY: By signing this Agreement, the Sponsor certifies that it holds satisfactory evidence of title to all existing airport property and avigation easements.

(6) CONTROL OF AIRPORT: The Sponsor agrees to continue to control the airport, either as owner or as lessee, for twenty (20) years following receipt of the last payment from this grant. Applicable agreement periods are as follows:

(A) Land interests - Fifty (50) years.

(B) Improvements - Useful life, as determined by the Commission.

(7) WITHDRAWAL OF GRANT OFFER: The Commission reserves the right to amend or withdraw this grant offer at any time prior to acceptance by the Sponsor.

(8) PAYMENT: Payments to the Sponsor are made on an advance basis. The Sponsor may request incremental payments during the course of a project or a lump sum payment upon completion of the work. However, this advance payment is subject to the limitations imposed by subparagraph (B) under this paragraph of this Agreement.

(A) The Sponsor may request payment at any time subsequent to the execution of this Agreement by both parties. Requests for reimbursement shall be supported with invoices. After the Sponsor pays incurred costs, copies of checks used to pay providers must be submitted to the Commission.

(B) It is understood and agreed by and between the parties that the Commission shall make no payment which could cause the aggregate of all payments under this Agreement to exceed ninety percent (90%) of the maximum state (Aviation Trust Fund) obligation stated in this Agreement or eighty-one percent (81%) of actual total eligible project cost, whichever is lower, until the Sponsor has met and/or performed all requirements of this grant Agreement to the satisfaction of the Commission.

(C) Within ninety (90) days of final inspection of the project funded under this grant, the Sponsor shall provide to the Commission a final payment request and all financial performance and other reports as required by the conditions of this grant.

DRAFT

(D) If the Commission determines that the Sponsor was overpaid, the amount of overpayment shall be remitted to the Commission.

(9) AUDIT OF RECORDS: The Sponsor must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of this Agreement and any extension thereof, and for three (3) years from the date of final payment made under this Agreement.

(10) FINANCIAL SUMMARY: Upon request of the Commission, the Sponsor shall provide to the Commission a financial summary of the total funds expended. The summary must show the source of funds and the specific items for which they were expended.

(11) NONDISCRIMINATION CLAUSE: The Sponsor shall comply with all state and federal statutes applicable to the Sponsor relating to nondiscrimination, including, but not limited to, Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964 as amended (Title 42 United States Code (**USC**) §2000d and §2000e, *et seq*.); and with any provision of the "Americans with Disabilities Act" (42 USC §12101, *et seq*.).

(12) CANCELLATION: The Commission may cancel this Agreement at any time for a material breach of contractual obligations by providing the Sponsor with written notice of cancellation. Should the Commission exercise its right to cancel this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of cancellation sent to the Sponsor.

(13) LACK OF PROGRESS: Any lack of progress which significantly endangers substantial performance of the project within the specified time shall be deemed a violation of the terms of this Agreement. The determination of lack of progress shall be solely within the discretion of the Commission. The Commission shall notify the Sponsor in writing once such a determination is made.

(14) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(15) APPLICALBE LAWS AND REGULATIONS: This Agreement shall be construed according to the laws of the State of Missouri. Each party shall comply with all applicable federal, state, and local laws, regulations, and ordinances. Additionally, each party shall adhere to all accepted industry standards, processes, and procedures relevant to the performance of their obligations under this Agreement. A violation of this paragraph constitutes a material breach of the Agreement.

(16) WORK PRODUCT: All documents, reports, exhibits, etc. produced by the Sponsor at the direction of the Commission and information supplied by the Commission shall remain the property of the Commission.

DRAFT

(17) CONFIDENTIALITY: The Sponsor shall not disclose to third parties confidential factual matters provided by the Commission except as may be required by statute, ordinance or order of court, or as authorized by the Commission. The Sponsor shall notify the Commission immediately of any request for such information.

(18) NONSOLICITATION: The Sponsor warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Sponsor, 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, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the Commission shall have the right to annul this Agreement without liability, or in its discretion, to deduct from this Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

(19) DISPUTES: Any disputes that arise under this Agreement shall be decided by the Commission or its representative.

(20) INDEMNIFICATION: To the extent allowed or imposed by law, the Sponsor shall defend, indemnify, and hold harmless the Commission, including its members and Missouri Department of Transportation ("MoDOT" or "Department") employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the Sponsor's wrongful or negligent performance of its obligations under this Agreement.

(21) INSURANCE:

(A) The Sponsor is required or will require any contractor procured by the Sponsor to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and the MoDOT and its employees, as additional insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities ($600,000 per claimant and $4,000,000 per occurrence) as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to section 537.610 RSMo.

DRAFT

(B) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(22) NOTIFICATION OF CHANGE: The Sponsor shall immediately notify the Commission of any change in conditions or law which may significantly affect its ability to perform the project in accordance with the provisions of this Agreement.

(23) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the Sponsor and the Commission.

(24) ASSIGNMENT: The Sponsor shall not assign, transfer, or delegate any interest in this Agreement without the prior written consent of the Commission.

(25) BANKRUPTCY: Upon filing for any bankruptcy or insolvency proceeding by or against the Sponsor, whether voluntarily, or upon the appointment of a receiver, trustee, or assignee, for the benefit of creditors, the Commission reserves the right and sole discretion to either cancel this Agreement or affirm this Agreement and hold the Sponsor responsible for damages.

(26) COMMISSION REPRESENTATIVE: The Commission's chief engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(27) AIRPORT USE: The Sponsor agrees to operate the airport for the use and benefit of the public. The Sponsor further agrees that it will keep the airport open to all types, kinds, and classes of aeronautical use on fair and reasonable terms without discrimination between such types, kinds, and classes. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Commission. Otherwise, at no time shall the airport be closed to accommodate a non-aeronautical event or activity.

(28) SAFE OPERATION OF AIRPORT: The Sponsor agrees to operate and maintain in a safe and serviceable condition the airport and all connected facilities which are necessary to serve the aeronautical users of the airport other than facilities owned or controlled by the United States. The Sponsor further agrees that it will not permit any activity on the airport's grounds that would interfere with its safe use for airport purposes. Nothing contained in this Agreement shall be construed to require that the airport be operated for aeronautical uses during temporary periods when snow, ice, or other climatic conditions interfere with safe operations.

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IN WITNESS WHEREOF, the parties have entered into and accepted this Agreement on the last date written below.

Executed by Sponsor on _____ (date).

Executed by Commission on _____ (date).

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

By:_____

Title:_____

Attest:

_____
Secretary to the Commission

Approved as to Form:

_____
Commission Counsel

CITY OF JOPLIN

By:_____

Title:_____

Attest:

By:_____

Title:_____

Approved as to Form:

By:_____

Title: _____

Ordinance No. _____

DRAFT

MoDOT

105 West Capitol Avenue
P.O. Box 270
Jefferson City, Missouri 65102

Missouri Department of Transportation
Ed Hassinger, P.E., Director

1.888.ASK MODOT (275.6636)

December 18, 2024

Part 139 Airports,
State of Missouri

RE: Air Service 2024 Grant Cycle

Applications will now be accepted for a portion of the $2,000,000 air service funds available for this (calendar year 2024) cycle. This is based on the prior calendar year's (2023) receipts of $6,634,084.

To facilitate your use of this program and to assist in budgeting the trust fund we are allowing expenses incurred the preceding year, January 1, 2023, to December 31, 2025, for the study or promotion of expanded domestic or international scheduled commercial service, the study or promotion of intrastate scheduled commercial service, the promotion of aviation in the state, or to assist airport sponsors participating in a federally funded air service program supporting intrastate scheduled commercial service. Any reimbursements received after December 31, 2025, will not be honored and the sponsor will need to reapply for grant funds.

A word of caution after this air service cycle, receipts are down and the full $2,000,000 will not be available next cycle. Total Trust Fund Receipts as of November 2024 are only $4,848,934 as compared to $6,634,084 for calendar year 2023. We will send out the air service amount available for the 2025 cycle based on the application dates listed below.

With the new grant cycle and extended reimbursement period this is written notification that all prior grants for the above referenced program expired on September 30, 2024, and no further extensions will be granted.

Grant applications for the current cycle will be accepted between the dates **December 18, 2024,** until **January 22, 2025**. Again, this year's grant award will allow for sponsors to be reimbursed for expenses incurred between the time frame of **January 1, 2023, to December 31, 2025**. Any submissions for reimbursement received after the grant expires **December 31, 2025,** will not be honored and the sponsor will need to reapply for grant funds in the next cycle.

The following is the future schedule of grant reimbursement time frames after this cycle year ends:

- 2025 grant cycle will accept invoice reimbursements for eligible cost for the timeframe January 1, 2025, through December 31, 2026. Applications start August 2025.
- 2026 grant cycle will accept invoice reimbursements for eligible cost for the timeframe January 1, 2026, through December 31, 2027. Applications start August 2026.

If you have any questions, please feel free to contact me or Financial Specialist Ryan Reed
Ryan.Reed@modot.mo.gov 573-526-4320

Thanks,

Kyle LePage

Digitally signed by Kyle LePage
Date: 2024.12.18 15:21:15
-06'00'

Kyle LePage
Administrator of Aviation
Missouri Department of Transportation
105 W Capitol Avenue, P.O. Box 270
Jefferson City, MO 65102-0270
Phone: 573-526-5571
Cell: 573-508-2246

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2025- 352, Building Regulations

MEETING DATE
April 21, 2025

REVIEWED BY
Building Regulations-Bryan Wicklund, Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards

SUMMARY
This council bill approves the contract by and between the City of Joplin and Environmental Operations Inc. to remove the asbestos located at 2008 S. Sergeant Ave.

BACKGROUND
The above listed address has been identified as a dangerous building by the Building Division of the City of Joplin. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On November 1, 2024, an advertisement for bids was published in the Joplin Globe with bids being received on November 15, 2024, for the removal of asbestos and structures along with any reaming debris including footings and foundations. At that time bids were received as follows.

PROJECT BUDGET

Completed
Great American Title (Title Search) $250.00
Appraisal Services of Southwest MO (Appraisal) $3,750.00
Environmental Restoration (Asbestos Inspection) $5,100.00
Terracon Consultants (Phase 1 Environmental Inspection) $2,900.00
Joplin Globe (Asbestos Abatement & Demolition Bid) $142.41
Total Expenses Incurred to date: $12,142.41

Pending Completion
Environmental Operations (Asbestos Abatement) $63,900.00
Denton Excavations/Midland Wrecking (Demolition) $331,300.00
Total Pending Expenses: $395,200

TOTAL PROJECT COST $407,342.41

FUNDING SOURCE
This item is covered by the State/City ARPA grant.

RECOMMENDATION

City Staff recommends that the removal of the asbestos contract be awarded to Environmental Operations Inc. for $63,900 and that it be approved on an emergency basis within the meaning of section 2.12 (1) for the immediate preservation of public health and welfare.

ATTACHMENTS

Council Bill No. 2025 – 352
Current Condition Photograph of Property
Bid Tabulation
Future Construction Elevations
MOU Economic Security Corp

























CLOSING DATE:	15-Nov-24	DEPT:	Planning & Community Development
STARTING TIME	10:00 AM		
CLOSING TIME:	10:20 AM	BID OPENED BY:	Jeff Oliver/Bryan Wicklund/Jo Anne Mergenthaler
Asbestos Abatement		LOCATION:	208 S Sergeant Ave (old Freeman Bldg)

COMPANY	BIDS
Insco Environmental	$103,800.00
24-7 Environmental Solutions	$94,237.00
Environmental Operations Inc	$63,900.00
Snyder Environmental & Cons't.	$346,763.00
Spray Services Inc	158,199.40
CG Mid America Environmental	4,229,565.10
DT Specialized Services	114,400.00
Gerkin Environmental	99,462.00
The Gehm Corporation	348,255.00
Jeff Asbell Excavation	417,906.00

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Demolition of All Structures		LOCATION:	208 S Sergeant Ave (old Freeman Bldg)

COMPANY	BIDS
Denton Excavating/ Midland Wrecking	$331,300.00
Big John's Heavy Equipment	$649,772.00
DT Specialized Services	$344,800.00
Dore & Associates	$420,800.00

CLOSING DATE:	15-Nov-24	DEPT:	Planning & Community Development
STARTING TIME	10:00 AM		
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Asbestos Abatement & Demolition		LOCATION:	208 S Sergeant Ave (old Freeman Bldg)

COMPANY	BIDS
Denton Excating/ Midland Wrecking	$403,750.00
Remco Demolition	$496,810.00
DT Specialized Services	$459,200.00
Dore & Associates	$498,600.00
Gerkin Environmental	499,902.00
Jeff Asbell Excation	495,215.00

AGREEMENT FOR CONTRACTING SERVICES

THIS AGREEMENT is made and entered into this _____ day of April, 2025, by and between the City of Joplin, Missouri, a Missouri Municipal Corporation, hereinafter referred to as "City," and Environmental Operations, Inc., a Missouri Corporation, hereinafter referred to as "Consultant," and with City and Consultant being referred to collectively as "the Parties."

WITNESSETH:

WHEREAS, City desires to retain professional asbestos abatement services for the City of Joplin, as described in City's Invitation for Bid (IFB) #002-2024, attached hereto and incorporated by reference as Exhibit A; and

WHEREAS, Consultant desires to provide professional asbestos abatement services pursuant to the terms of this agreement, as described in Consultant's Response to City's Invitation for Bid, attached hereto and incorporated by reference as Exhibit B; 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, in exchange for valuable consideration each received from the other, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Scope of Work and Payment.

a. City agrees to engage Consultant for performance, and Consultant agrees to perform, the services described in Exhibit A and B within the time specified therein. Specifically, Consultant shall receive ten (10) calendar days to begin abatement after being notified by the City. Consultant shall receive twenty (20) calendar days to complete abatement.

b. The services of Consultant shall commence only as authorized in writing by City and shall be undertaken and completed as promised by Consultant as described in Exhibits A and B.

c. City agrees to pay Consultant in accordance with the prices and terms set forth in Exhibits A and B for work authorized by City upon presentation of proper invoice and inspection by City of work completed by Consultant. Specifically, City agrees to pay Consultant Sixty-Three Thousand Nine Hundred Dollars ($63,900.00).

d. All information, data, and reports as are existing, available, and necessary for the carrying out of the work, shall be furnished to Consultant without charge, and the Parties shall cooperate with each other in every way possible in carrying out the scope of services.

e. Consultant shall fully coordinate its activities in the performance of this contract with the activities of City.

f. Consultant represents that Consultant will secure the following 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 City except as employees of Consultant. All the services required hereunder will be performed by 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 City.

2. 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.

3. Assignment. This Agreement, including payment hereunder, shall not be sub-let, assigned, or otherwise disposed of, except with the prior written consent of the City.

4. 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.

5. 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.

6. 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.

7. 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.

8. Consequential Damages. In no event shall City be liable to Contractor for special, indirect, or consequential damages.

9. Contract Documents. The contract documents shall consist of the following: this Agreement and the City's Invitation for Bid containing 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 Invitation for Bid and Consultant's Response to Bid, the City's Invitation for Bid shall prevail.

10. 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.

11. 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.

12. Ethics. Consultant warrants 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.

13. 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.

14. 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.

15. 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, this Agreement, except to the extent arising from or caused by the sole or gross negligence or willful misconduct of City, its agents or employees.

16. 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.

17. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Consultant, the Consultant 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 Consultant to always maintain adequate insurance coverage during the term of the Contract. Failure of the Consultant 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 –602 S. Main Street, Joplin, MO 64801

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

As of January 1, 2025, 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 Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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. Consultant 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 Consultant, its employees, officers or agents. Consultant 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 Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims

arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

18. Intellectual Property. Intentionally omitted.

19. 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.

20. Notices. All notices required or permitted hereinunder and required to be in writing may be given by first class mail addressed to City and Consultant at the addresses as follows:

City of Joplin, Missouri
ATTN: Bryan Wicklund
Building Division
602 S. Main St.
Joplin, MO 64801

Environmental Operations, Inc.
ATTN: J. Bradshaw
7733 Forsyth Blvd
Ste 1600
St. Louis, MO 63105

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.

21. Records and Audits. The Consultant 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.

22. Representations. The signatories hereto represent and warrant 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.

23. 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.

24. Termination. If, through any cause, Consultant shall fail to fulfill in a timely and proper manner Consultant's obligations under this contract, or if Consultant shall violate any of the covenants, agreements, or stipulations of this contract, City shall thereupon have the right to terminate this contract by giving written notice to Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective day of such termination. City may, without cause, terminate this contract upon thirty (30) day's prior written notice. In either such event, all finished or unfinished documents, data, studies, reports, or other materials prepared by the Consultant shall, at the option of City, become its property. Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed. Notwithstanding the above, Consultant shall not be relieved of liability to City for damages sustained by City by virtue of any such breach of the contract by Consultant.

25. Third-Party Beneficiaries. This Agreement shall not confer any rights or remedies upon any person other than the parties and their respective successors and permitted assigns.

26. Unauthorized Aliens. That pursuant to Missouri Revised Statute Sections 285.525 through 285.555, if this contract exceeds the amount of $5,000.00 and Consultant is associated with a business entity, Consultant 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, Consultant must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

27. Waiver. Waiver of any provision of this Agreement or breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the date first above written.

CITY OF JOPLIN, MISSOURI

By:_____
Nick Edwards, City Manager

ENVIRONMENTAL OPERATIONS, INC.

By_____
Jonathon Bradshaw, Director

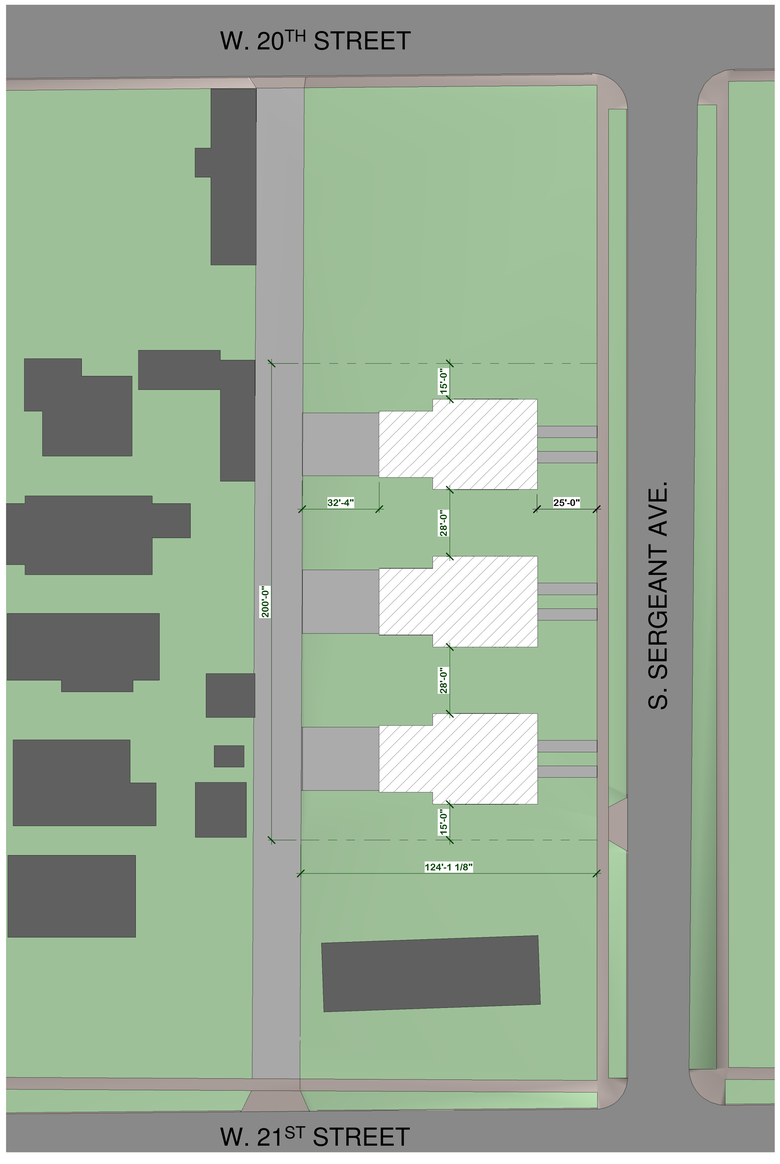
ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

Peter Edwards, City Attorney





SITE PLAN

SCALE 1" = 30'-0"

NORTH

ARCHITECTS
PATTERSON
LATIMER
JONES
BRANNON
DENHAM
ARCHITECTURAL CORPORATION #000363
111 W. 3RD JOPLIN, MISSOURI 64801
Phone: 417-624-4004
Fax: 417-624-4022
E-mail: contact@pljbd.com

Consultant

Consultant

Consultant

JEHDI
joplin economic housing development initiative

Duplexes For Joplin Economic Housing Development Initiative
Joplin, Jasper County, Missouri

Joplin Economic Housing
Development Initiative
2008 S. Sergeant Ave.
Joplin, MO 64801

NOT FOR CONSTRUCTION

E. Kyle Denham
ARCHITECT A-5742

DATE
April, 2025

DRAWN BY:	CHECKED BY:
LEW	KD

REVISIONS

PROJECT NUMBER
2023 02 03

SITE PLAN

SHEET NUMBER

A1.0

4/10/2025 3:14:58 PM

COUNCIL BILL NO. 2025-352 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Environmental Operations Inc. for the removal of the asbestos located at 2008 S. Sergeant Ave. in the City of Joplin, Missouri, for Sixty-Three Thousand Nine Hundred dollars ($63,900.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

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

Section 1. That the contract with Environmental Operations in the amount of Sixty-Three Thousand Nine Hundred dollars ($63,900.00) is hereby approved for the removal of the asbestos located at 2008 S. Sergeant Ave.

Section 2. The contractor will be paid in case for the portion of the work performed by him and this amount will be covered by the State/City ARPA grant.

ALL OF LOTS NUMBERED ONE HUNDRED FORTY-THREE (143) AND ONE HUNDRED FORTY-FOUR (144) IN ALBERT F. FRYE'S ADDITION, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Section 3. That the City of Joplin declares that this ordinance is an emergency pursuant to Section 2.12(1) of the Home Rule Charter in that it is an ordinance for the immediate preservation of public peace, property, health, safety, or morals. Specifically, this ordinance approves the award of a contract to a contractor for the removal of asbestos determined to be dangerous by the City of Joplin, and because this structure has been determined to be dangerous, its immediate removal is required to preserve public safety and health. The City Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
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 No. 2025- 354, Building Regulations

MEETING DATE
April 21, 2025

REVIEWED BY
Building Regulations-Bryan Wicklund, Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards

SUMMARY
This council bill approves the contract by and between the City of Joplin and with Denton Excavations to remove the structures, and any remaining debris including foundation and footings located at 2008 S. Sergeant Ave..

BACKGROUND
The above listed address has been identified as a dangerous building by the Building Division of the City of Joplin. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On November 1, 2024, an advertisement for bids was published in the Joplin Globe with bids being received on November 15, 2024, for the removal of asbestos and structures along with any reaming debris including footings and foundations. At that time bids were received as follows.

PROJECT BUDGET

Completed
Great American Title (Title Search) $250.00
Appraisal Services of Southwest MO (Appraisal) $3,750.00
Environmental Restoration (Asbestos Inspection) $5,100.00
Terracon Consultants (Phase 1 Environmental Inspection) $2,900.00
Joplin Globe (Asbestos Abatement & Demolition Bid) $142.41
Total Expenses Incurred to date: $12,142.41

Pending Completion
Environmental Operations (Asbestos Abatement) $63,900.00
Denton Excavations/Midland Wrecking (Demolition) $331,300.00
Total Pending Expenses: $395,200

TOTAL PROJECT COST $407,342.41

FUNDING SOURCE
This item is covered by the State/City ARPA grant.

RECOMMENDATION

City Staff recommend that the demolition removal contract be awarded to Denton Excavations Inc. for $331,300.00 and that it be approved on an emergency basis within the meaning of section 2.12 (1) for the immediate preservation of public health and welfare.

ATTACHMENTS

Council Bill No. 2025- 354
Current Condition Photograph of Property
Bid Tabulation
Future Construction Elevations
MOU Economic Security Corp

























CLOSING DATE:	15-Nov-24	DEPT:	Planning & Community Development
STARTING TIME	10:00 AM		
CLOSING TIME:	10:20 AM	BID OPENED BY:	Jeff Oliver/Bryan Wicklund/Jo Anne Mergenthaler
Asbestos Abatement		LOCATION:	208 S Sergeant Ave (old Freeman Bldg)

COMPANY	BIDS
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24-7 Environmental Solutions	$94,237.00
Environmental Operations Inc	$63,900.00
Snyder Environmental & Cons't.	$346,763.00
Spray Services Inc	158,199.40
CG Mid America Environmental	4,229,565.10
DT Specialized Services	114,400.00
Gerkin Environmental	99,462.00
The Gehm Corporation	348,255.00
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Demolition of All Structures		LOCATION:	208 S Sergeant Ave (old Freeman Bldg)

COMPANY	BIDS
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Dore & Associates	$420,800.00

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Remco Demolition	$496,810.00
DT Specialized Services	$459,200.00
Dore & Associates	$498,600.00
Gerkin Environmental	499,902.00
Jeff Asbell Excation	495,215.00

AGREEMENT FOR CONTRACTING SERVICES

THIS AGREEMENT is made and entered into this 11 day of April, 2025, by and between the City of Joplin, Missouri, a Missouri Municipal Corporation, hereinafter referred to as "City," and Denton Excavating, Inc., a Missouri Corporation, d/b/a Midland Wrecking, hereinafter referred to as "Consultant," and with City and Consultant being referred to collectively as "the Parties."

WITNESSETH:

WHEREAS, City desires to retain professional demolition services for the City of Joplin, as described in City's Invitation for Bid (IFB) #002-2024, attached hereto and incorporated by reference as Exhibit A; and

WHEREAS, Consultant desires to provide demolition services pursuant to the terms of this agreement, as described in Consultant's Response to City's Invitation for Bid, attached hereto and incorporated by reference as Exhibit B; 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, in exchange for valuable consideration each received from the other, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

1. Scope of Work and Payment.

a. City agrees to engage Consultant for performance, and Consultant agrees to perform, the services described in Exhibit A and B within the time specified therein. Specifically, Consultant shall receive fourteen (14) calendar days to begin abatement after being notified by the City. Consultant shall receive sixty (90) calendar days to complete abatement.

b. The services of Consultant shall commence only as authorized in writing by City and shall be undertaken and completed as promised by Consultant as described in Exhibits A and B.

c. City agrees to pay Consultant in accordance with the prices and terms set forth in Exhibits A and B for work authorized by City upon presentation of proper invoice and inspection by City of work completed by Consultant. Specifically, City agrees to pay Consultant Three Hundred Thirty-One Thousand Three Hundred Dollars ($331,300.00).

d. All information, data, and reports as are existing, available, and necessary for the carrying out of the work, shall be furnished to Consultant without charge, and the Parties shall cooperate with each other in every way possible in carrying out the scope of services.

e. Consultant shall fully coordinate its activities in the performance of this contract with the activities of City.

f. Consultant represents that Consultant will secure the following 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 City except as employees of Consultant. All the services required hereunder will be performed by 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 City.

2. 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.

3. Assignment. This Agreement, including payment hereunder, shall not be sub-let, assigned, or otherwise disposed of, except with the prior written consent of the City.

4. 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.

5. 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.

6. 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.

7. 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.

8. Consequential Damages. In no event shall City be liable to Consultant for special, indirect, or consequential damages.

9. Contract Documents. The contract documents shall consist of the following: this Agreement and the City's Invitation for Bid containing 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 Invitation for Bid and Consultant's Response to Bid, the City's Invitation for Bid shall prevail.

10. 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.

11. 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.

12. Ethics. Consultant warrants 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.

13. 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.

14. 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.

15. 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, this Agreement, except to the extent arising from or caused by the sole or gross negligence or willful misconduct of City, its agents or employees.

16. 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.

17. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Consultant, the Consultant 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 Consultant to always maintain adequate insurance coverage during the term of the Contract. Failure of the Consultant 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 –602 S. Main Street, Joplin, MO 64801

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

As of January 1, 2025, 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 Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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. Consultant 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 Consultant, its employees, officers or agents. Consultant 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 Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

18. Intellectual Property. Intentionally omitted.

19. 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.

20. Notices. All notices required or permitted hereinunder and required to be in writing may be given by first class mail addressed to City and Consultant at the addresses as follows:

City of Joplin, Missouri
ATTN: Bryan Wicklund
Building Division
602 S. Main St.
Joplin, MO 64801

Denton Excavating, Inc.
ATTN: W. Denton
PO Box 14906
Lenexa, KS 66285

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.

21. Records and Audits. The Consultant 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.

22. Representations. The signatories hereto represent and warrant 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.

23. 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.

24. Termination. If, through any cause, Consultant shall fail to fulfill in a timely and proper manner Consultant's obligations under this contract, or if Consultant shall violate any of the covenants, agreements, or stipulations of this contract, City shall thereupon have the right to terminate this contract by giving written notice to Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective day of such termination. City may, without cause, terminate this contract upon thirty (30) day's prior written notice. In either such event, all finished or unfinished documents, data, studies, reports, or other materials prepared by the Consultant shall, at the option of City, become its property. Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed. Notwithstanding the

above, Consultant shall not be relieved of liability to City for damages sustained by City by virtue of any such breach of the contract by Consultant.

25. Third-Party Beneficiaries. This Agreement shall not confer any rights or remedies upon any person other than the parties and their respective successors and permitted assigns.

26. Unauthorized Aliens. That pursuant to Missouri Revised Statute Sections 285.525 through 285.555, if this contract exceeds the amount of $5,000.00 and Consultant is associated with a business entity, Consultant 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, Consultant must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

27. Waiver. Waiver of any provision of this Agreement or breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the date first above written.

CITY OF JOPLIN, MISSOURI
d/b/a Midland Wrecking

By:_____
Nick Edwards, City Manager

DENTON EXCAVATIONS, INC.

By:_____
Wylie Denton, Owner

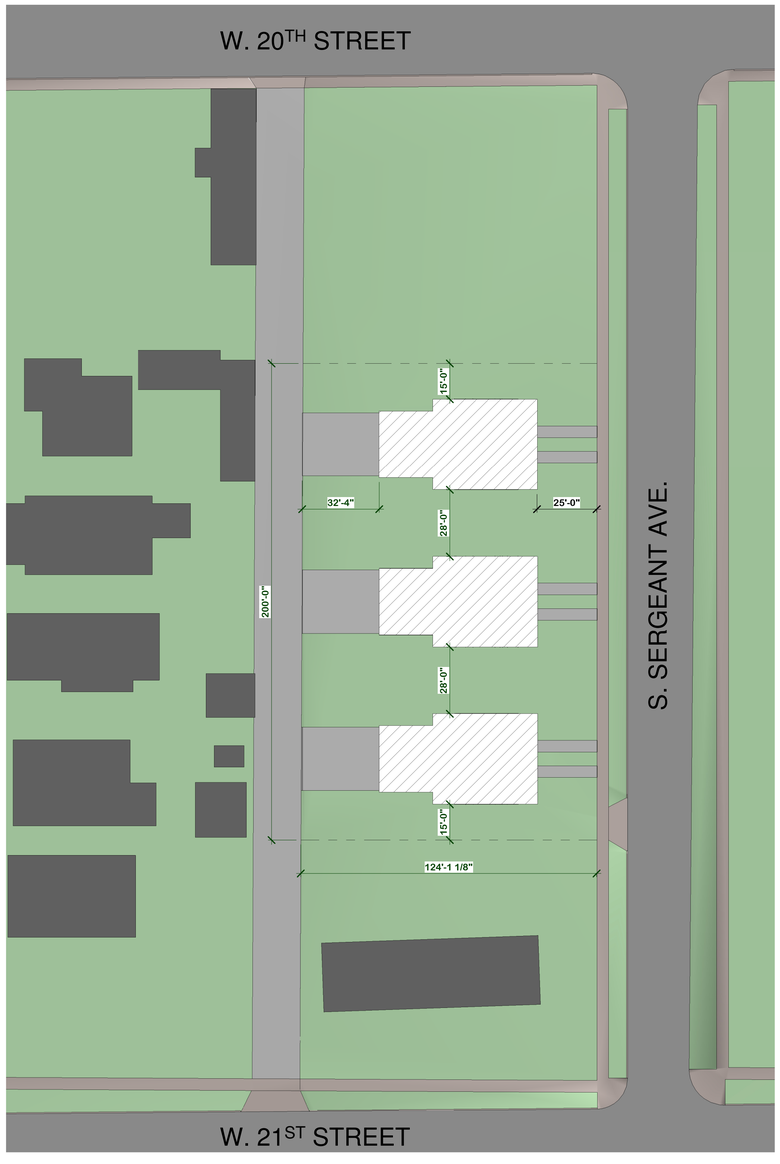
ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter Edwards, City Attorney





SITE PLAN

SCALE 1" = 30'-0"

NORTH

ARCHITECTS
PATTERSON
LATIMER
JONES
BRANNON
DENHAM
ARCHITECTURAL CORPORATION #000363
111 W. 3RD JOPLIN, MISSOURI 64801
Phone: 417-624-4004
Fax: 417-624-4022
E-mail: contact@pljbd.com

Consultant

Consultant

Consultant

JEHDI
joplin economic housing development initiative

Duplexes For Joplin Economic Housing Development Initiative
Joplin, Jasper County, Missouri

Joplin Economic Housing
Development Initiative
2008 S. Sergeant Ave.
Joplin, MO 64801

NOT FOR CONSTRUCTION

E. Kyle Denham
ARCHITECT A-5742

DATE
April, 2025

DRAWN BY:	CHECKED BY:
LEW	KD

REVISIONS

PROJECT NUMBER
2023 02 03

SITE PLAN

SHEET NUMBER

A1.0

4/10/2025 3:14:58 PM

COUNCIL BILL NO. 2025-354 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Denton Excavations for the demolition of the structure(s) and clearing of a lot located at 2008 S. Sergeant Ave. in the City of Joplin, Missouri, for Three Hundred Thirty-One Thousand Three Hundred dollars ($331,300,.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

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

Section 1. That the contract with Denton Excavations in the amount of Three Hundred Thirty- One Thousand Three Hundred dollars ($331,300.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 2008 S. Sergeant Ave.

Section 2. The contractor will be paid in case for the portion of the work performed by him and this amount will be covered by the State/City ARPA grant.

ALL OF LOTS NUMBERED ONE HUNDRED FORTY-THREE (143) AND ONE HUNDRED FORTY-FOUR (144) IN ALBERT F. FRYE'S ADDITION, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Section 3. That the City of Joplin declares that this ordinance is an emergency pursuant to Section 2.12(1) of the Home Rule Charter in that it is an ordinance for the immediate preservation of public peace, property, health, safety, or morals. Specifically, this ordinance approves the award of a contract to a demolition contractor for the demolition and removal of a structure determined to be dangerous by the City of Joplin, and because this structure has been deemed dangerous and a nuisance, its immediate removal is required to preserve public safety and health. The City Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
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 2025-116 Work Authorization with Allgeier, Martin and Associates, Inc. for Professional Engineering Consulting Services for MS4 Permit and Floodplain Management Support; and setting a date when this ordinance shall become effective.

MEETING DATE
April 21st, 2025

ORIGINATING DEPT
Public Works - Engineering

ATTACHMENTS
CB2025-116 Ordinance, Work Authorization

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 One Hundred Fifty Thousand and 00/100 DOLLARS ($150,000.00) for MS4 Permit and Floodplain Management Support.

BACKGROUND
Since approval of Council bill 2023-151, AMA has assisted staff with Municipal Separate Storm Sewer Systems (MS4) reporting, plan finalization and renewal of the City's permit from the Missouri Department of Natural Resources (MoDNR). AMA has assisted staff with updating forms and documentation processes, as well as, providing direct support during the reporting season.

FUNDING SOURCE
This is included in the FY 2025 Budget in the Parks and Stormwater Sales Tax Fund.

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

COUNCIL BILL NO. 2025-116 **ORDINANCE NO**

AN ORDINANCE approving a Work Authorization with Allgeier, Martin and Associates, Inc. in the not to exceed amount of One Hundred Fifty Thousand and 00/100 DOLLARS ($150,000.00) for engineering services associated with MS4 Permit and Floodplain Management Support and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin.

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

Section 1. That the said work authorization by and between the City of Joplin and Allgeier, Martin and Associates, Inc. in the not to exceed amount of One hundred Fifty Thousand and 00/100 DOLLARS ($150,000.00), for engineering services associated with MS4 Permit and Floodplain Management Support on behalf of the City of Joplin; a true and accurate copy of said work authorization 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 work authorization, or work authorization 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 work authorization, 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 Parks and Stormwater Sales Tax.

Section 4. That this Council Bill shall have an effective date of April 22, 2025.

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

_____, 2025 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 Parks and Stormwater Sales Tax to pay the amounts called for through this work authorization.

_____

Leslie Haase, Director of Finance

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. Daniel Johnson, P.E. Public Works Director		Attention: Mr. Kurt Higgins, P.E. Sr. Vice President	
Department: Public Works		Phone: 417.680.7200	Fax: 417.680.7300
Phone: 417.624.0820 ext: 500	Fax: 417.624.4620	Project: MS4 Program and Floodplain Management Support	

WORK AUTHORIZATION NUMBER __AMA-OC-025-004__

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES _Dated 01/31/2025__

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-OC-025-004_____ exceed the sum of __One Hundred Fifty Thousand and 00/100_Dollars ($150,000.00).

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, http://insurance.mo.gov/industry/sovimmunity.php).

As of January 1, 2025, 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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

_____
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: Allgeier, Martin and Associates, Inc.

By: _____

Printed Name: Kurt Higgins, P.E.

Title: Sr. Vice President

Date: April 02, 2025

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A TO WORK AUTHORIZATION NUMBER AMA-OC25-004 TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES (Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Design Services Associated with the MS4 Program, Floodplain Management Support and Site Plan Review Support

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 review services as hereinafter stated which shall include customary civil engineering services for evaluation of the City's Draft Floodplain Mapping currently being proposed by SEMA and current MS4 Program and assisting with reviewing site plans/reports submitted to the City of Joplin on an as-needed basis.

1.1.2 The ENGINEER shall perform review services on an hourly basis up to the contract amount with the OWNER.

1.1.3 In general, the Project consists of the following:

1.1.3.1 Review current proposed floodplain mapping by SEMA and provide comments. The proposed floodplain mapping utilizes NRCS Type II for the analysis, which overestimates peak flowrates and increases the footprint of the regulated floodplain. Allgeier Martin will assist the City in presenting to SEMA why Huff's distributions is more representative of observed events in Joplin. Allgeier Martin will also make comments on the proposed mapping identifying critical stormwater improvements the City has made to their system over the past 20-years that are not currently in the SEMA modeling.
1.1.3.2 Regulated Small Municipal Separate Storm Sewer Systems (MS4)/Stormwater assistance.
1.1.3.3 Review of draft stormwater management plan including but not limited to the Minimum Control Measures, TMDL's, and monitoring, recording keeping and reporting documents.
1.1.3.4 Provided Comments, suggestions and draft forms and documents.
1.1.3.5 Provide an engineer to review site plans, stormwater reports, and development plans submitted to the City for approval as needed and requested by the City.
1.1.3.6 Assist with floodplain modeling on West 20th Street for needed LOMR.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed (NTP) is provided by the OWNER. The following shall be completed and submitted to the Owner as follows:

Task	**Duration**
Ongoing Floodplain Mapping/MS4 assistance/Plan Reviews (Identified in Section 1.1)	Engineering Services anticipated through a period ending October 31, 2026.

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 2025-2027"; with a total compensation ceiling of $150,000, as set forth in Work Authorization Number AMA–OC25-004 to the Agreement for Professional Engineering Consulting Services, Section 5.b.

4. SUMMARY OF ATTACHMENTS
Attachment Number 1 Rate Schedule

ATTACHMENT NUMBER ONE

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2025, 2026 and 2027

LABOR RATES

Classification	Hourly Billing Rate 01/01/2025 thru 12/31/2025	01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027
Principal/Engineer VI	$302	$316	$330
Principal/Engineer V	$269	$281	$293
Principal/Engineer IV	$243	$254	$266
Principal/Engineer III	$224	$234	$245
Project Manager/Engineer II	$199	$208	$217
Project Manager/Engineer I	$181	$189	$198
Technician IV	$164	$172	$180
Technician III/GIS Specialist	$164	$172	$180
Technician III	$139	$145	$152
Technician II	$125	$130	$136
Technician I	$118	$123	$128
Two-Man GPS Survey Crew	$230	$241	$251
One-Man GPS Survey Crew	$181	$189	$198
Three-Man Survey Crew	$251	$262	$274
Two-Man Survey Crew	$199	$208	$217
Registered Land Surveyor II	$212	$222	$232
Registered Land Surveyor I	$187	$195	$204
Survey Crew Member	$95	$99	$103
Right of Way Specialist	$145	$152	$158
Project Representative III	$139	$145	$152
Project Representative II	$125	$130	$136
Project Representative I	$115	$120	$126
Secretary/Assistant	$95	$99	$103
Print Specialist	$95	$99	$103

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	$0.70 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

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-117 Work Authorization with Allgeier, Martin and Associates Inc. to provide professional engineering consulting services for the 2025 Evaluation and Rehabilitation Toolbox for Wastewater Collection System.

MEETING DATE
April 21, 2025

ORIGINATING DEPT
Public Works – Engineering

ATTACHMENTS
CB2025-117 Ordinance; Work Authorization AMA-OC-025-005

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 with Allgeier, Martin and Associates Inc. to provide professional engineering consulting services for the 2025 Evaluation and Rehabilitation Toolbox for Wastewater Collection System in the not to exceed amount of Seventy-Nine Thousand Five Hundred and 00/100 Dollars ($79,500.00).

BACKGROUND
Since 2013, AMA has been a key contributor to the success of the City's annual sanitary sewer evaluation and rehabilitation program. This ongoing effort has significantly enhanced the reliability and performance of the City's sanitary sewer collection system. Through previous Work Authorizations (WA), AMA has provided valuable support to City staff in both the planning and construction administration of work orders issued to Ace Pipe Cleaning, Inc. under the prior evaluation and rehabilitation contract. AMA's responsibilities have included assisting with the planning and management of rehabilitation activities, developing detailed maps of targeted areas, and providing data and documentation used by City staff in periodic reports to the Missouri Department of Natural Resources. These reports support the City's compliance efforts related to the renewal of the sewer system and the reduction of excessive inflow and infiltration (I&I) within the collection system. Under this Work Authorization, AMA will continue to perform the similar task of supporting the City's efforts to renew and improve the sanitary sewer collection system. AMA was selected as the City's on-call engineering consultant based on its qualifications and proven track record in delivering these specialized engineering services. The proposed consultant fees are consistent with industry standards for design, bidding, and construction administration services.

FUNDING SOURCE
This is included in the FY 2025 Budget in the Sanitary Sewer Fund.

RECOMMENDATION
Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 2025-117 **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 Seventy-Nine Thousand Five Hundred and 00/100 Dollars ($79,500.00) for the 2025 Evaluation and Rehabilitation Toolbox for Wastewater Collection System 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 work authorization by and between the City of Joplin and Allgeier, Martin and Associates, Inc. in the not to exceed amount of Seventy-Nine Thousand Five Hundred and 00/100 Dollars ($79,500.00) for the 2025 Evaluation and Rehabilitation Toolbox for Wastewater Collection System on behalf of the City of Joplin; a true and accurate copy of said work authorization 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 work authorization, 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 May 6, 2025.

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

_____, 2025 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2025-117 **ORDINANCE NO.**

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		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. Dan Johnson, PE Director of Public Works		Attention: Mr. Chris Erisman, P.E. First Vice President	
Department: Public Works		Phone: 417.680.7200	Fax: 417.680.7300
Phone: 417.624.0820 ext:1560	Fax: 417.624.4620	Project: Rehab Toolbox Project Management WO 2025A	

WORK AUTHORIZATION NUMBER __AMA-OC-025-005__

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES _Dated 01/31/2025__

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-OC-025-005 exceed the sum of Seventy-Nine Thousand Five Hundred and 00/100 Dollars ($79,500.00).

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, http://insurance.mo.gov/industry/sovimmunity.php).

As of January 1, 2025, 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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 Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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

_____
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: Allgeier, Martin and Associates, Inc.

By: _____

Printed Name: Chris Erisman, P.E.

Title: First Vice President

Date: 04/02/2025

CITY OF JOPLIN, MISSOURI

By: _____
Daniel Johnson, P.E.
Public Works Director

Date: _____

EXHIBIT A
OF WORK AUTHORIZATION NUMBER AMA-OC-025-005 TO AGREEMENT
FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES
(Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Services Associated with the WW Collection System Rehabilitation Toolbox WO 2025A)

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 planning, design, bidding, construction phase and resident project representation services as hereinafter stated which include customary civil engineering services.

1.1.2 Coordinate the planning, design, bidding and construction of the sanitary sewer project with the OWNER.

1.1.3 In general, the Project consists of the following:

1.1.3.1 Miscellaneous Sanitary Sewer Collection System Rehabilitation and Replacement Projects within the City of Joplin in association with work completed as part of City of Joplin Wastewater Collection System Rehab Toolbox Work Order 2025A and other miscellaneous wastewater collection system Rehab Toolbox planning and management services as necessary.

1.1.3.1.1 Annual Collection System Rehabilitation Contract Management:

1.1.3.1.1.1 Plan, Develop and Manage Annual Collection System Rehabilitation Contract, specifically for Work Order 2025A but may include future Work Orders as remaining available fees in this contract allow, including the interpretation of plans, contract documents and specifications necessary to undertake said work and preparation of change orders to the contract as determined necessary.

1.1.3.1.1.2 ENGINEER shall assist the OWNER is project development for rehabilitation work to be completed through the annual rehabilitation contract.

1.1.3.1.1.2.1 Coordinate the strategy for the extent and location of proposed improvements with the assistant project manager for the ongoing City of Joplin I/I Program. The Joplin I/I Program is managed and was developed under a separate work authorization.

1.1.3.1.2 As requested, evaluate the condition of existing sewer lines within the wastewater collection system. Utilize existing CCTV data received from the current or previous annual collection system rehabilitation contracts or coordinate completion of needed CCTV inspections and to recommend improvements to the existing interceptor lines, if any.

1.1.3.1.3 Compiling data received from the annual collection system rehabilitation CCTV work, modifying the data to match current sanitary system naming conventions recently developed, and converting the data into a format that can be inserted into the City's GIS system.

1.1.3.1.4 Ongoing assistance with planning and development of future sanitary sewer collection system rehabilitation projects as part of the annual collection system rehabilitation contract (also commonly referred to as the rehabilitation "tool box") and/or the City of Joplin I&I Reduction Program completed by the sanitary sewer toolbox contractor or other sanitary sewer system improvements completed, in general, within the City of Joplin's wastewater collection system. Services required would be provided hourly, on an as-needed basis. If

more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.4.1 Coordinate proposed improvements with the recommendations of the system hydraulic model and other planned city replacement projects. Develop a method for selecting areas of improvements and document such for each planned improvement project area. Upon completion of work, a report shall be provided for each Toolbox Work Order as to the quantity of pipe, manholes, lateral connection repairs, smoke testing, etc. that was included in said scope of work for that particular Work Order.

1.1.3.1.5 Construction phase services for Work Order 2025A associated with the City of Joplin Inflow and Infiltration (I&I) Reduction program that will be completed by use of the sanitary sewer toolbox contractor.

1.1.3.1.6 GIS map updates to include work completed as part of the annual collection system rehabilitation contract and/or the City of Joplin I&I Reduction Program completed by the sanitary sewer toolbox contractor or other sanitary sewer system improvements completed, in general, within the City of Joplin's wastewater collection system, as requested by the OWNER. If more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.7 Provide the OWNER with maps and other data as needed for Regulatory Agency Reporting Support, as requested by the OWNER. If more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.1.3.1.8 Resident Construction Representation Phase services for the completion of the selected sanitary sewer collection system rehabilitation projects. Services required would be provided hourly, on an as-needed basis. If more time is necessary for these services than the estimated maximum fee allows, then the contract shall be amended accordingly, as desired by the OWNER.

1.2 Planning, Design and Bidding Phases.

ENGINEER shall provide the following planning, design and bidding services for the project, as follows:

1.2.1 Meet with OWNER and OWNER's representatives to discuss recommendations, project expectations, alternate routes and costs for desired project scopes of work for the annual collection system rehabilitation contract.

1.2.2 Although not anticipated as part of this work, conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Prepare preliminary scope of work for a potential purchase order under the annual collection system rehabilitation contract for projects that are part of the City of Joplin I&I Reduction Program and are to be completed by the sanitary sewer toolbox contractor or other sanitary sewer system improvements completed, in general, within the City of Joplin's wastewater collection system and review same with OWNER.

1.2.4 Based on the information contained in the preliminary design documents, submit to the OWNER an opinion of probable project costs.

1.2.5 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 to show the character and extent of the Project and provide detailed information to the Owner on the planned improvements necessary for incorporation into a purchase order to perform the work under the annual collection system rehabilitation contract.

1.2.6 Analyze system data involving collection system rehabilitation work and process said data into a format that is to be integrated into the City's current GIS database.

1.2.7 Analyze any smoke testing data from the annual rehabilitation contract and work with City Staff to develop a plan for addressing some of the recommendations for improvements contained within the subsequent report that was developed as part of that work. Provide such data to be implemented into the collection system Hydraulic model to assist in the evaluation of lines and development of rehabilitation projects within the system.

1.2.8 Provide data, as available and necessary, to utilize the hydraulic model in analyzing the service areas and to calculate flows for interceptor sewers in the given drainage basins, if requested. From said efforts, utilize the hydraulic model to evaluate the capacity of the existing interceptor lines in said basin(s) and develop a scope of work for future improvements necessary, if any. CCTV inspection data received through work completed as part of the annual collection system rehabilitation contract will be utilized in evaluating the condition of the existing interceptor sewer and developing any scope of work for improvements that are determined necessary.

1.3 Construction Phase

1.3.1 For projects developed and undertaken as part of a purchase order under the annual collection system rehabilitation contract, and as requested by the OWNER, issue 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.

1.3.2 Conduct site visits as necessary to answer questions which may arise as to design concepts.

1.3.3 Conduct site observation periodically, as requested by the OWNER, to determine if the Project is being completed substantially in accordance with the contract documents and if the Contractor is following the work as identified in the valid purchase order's scope of work.

1.3.4 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.

1.4 Resident Project Representation.

1.4.1 At the OWNER's discretion, ENGINEER may be requested to furnish a part-time resident project representative (RPR), assistants, and other field staff to assist ENGINEER in observing performance of the work of the contractor. If the ENGINEER is asked to provide an RPR for the project, it is through the more extensive on-site observations of the work in progress and field checks of materials and equipment by the RPR and assistants, that ENGINEER shall endeavor to provide further protection for OWNER against defects and deficiencies in the work of contractor; but the furnishing of such services will not make ENGINEER responsible for or give ENGINEER control over construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or responsibility for contractor's failure to perform the work in accordance with the contract documents.

1.4.1.1 If the OWNER requests that ENIGNEER provide a resident project representative, said RPR is ENGINEER's agent at the site, will act as directed by and under the supervision of ENGINEER, and will confer with ENGINEER regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work shall in general be with ENGINEER and contractor, keeping OWNER advised as necessary. RPR's dealings with subcontractors shall only be through or with the full knowledge and approval of contractor. RPR shall generally communicate with OWNER with the knowledge of and under the direction of ENGINEER.

1.4.1.2 If the OWNER elects to exclude resident project representation from the scope of this contract, and instead provide that service with its own personnel, the OWNER's RPR shall act as the OWNER's agent at the site, and will confer with ENGINEER regarding RPR's actions. RPR's dealings in matters pertaining to the on-site work shall continue to be in general with the ENGINEER and contractor, keeping the OWNER advised. It is intended that the duties and responsibilities, as well as the limitations of authority, set forth in Sections 1.4.2 and 1.4.3 of this contract, are applicable regardless of which party provides the RPR.

1.4.2. Duties and Responsibilities of RPR.

1.4.2.1 Schedules: Review the progress schedule, schedule of shop drawing submittals, and schedule of values prepared by contractor and consult with ENGINEER concerning acceptability.

1.4.2.2 Conferences and Meetings: Attend meetings with contractor, such as preconstruction conferences, progress meetings, job conferences, and other project-related meetings.

1.4.2.3 Liaison:

a) Serve as ENGINEER's liaison with contractor, working principally through contractor's superintendent and assist in understanding the intent of the contract documents; and assist ENGINEER in serving as OWNER's liaison with contractor when contractor's operations affect OWNER's on-site operations.

b) Assist in obtaining from OWNER additional details or information required for proper execution of the work.

1.4.2.4 Shop Drawings and Samples:

a) Record date of receipt of shop drawings and samples.

b) Receive samples that are furnished at the site by contractor, and notify ENGINEER of availability of samples for examination.

c) Advise ENGINEER and contractor of the commencement of any work requiring a shop drawing or sample if the submittal has not been approved by ENGINEER.

1.4.2.5 Review of Work, Rejection of Defective Work, Inspections and Tests:

a) Conduct on-site observations of the work in progress to assist ENGINEER in determining if the work is in general proceeding in accordance with the contract documents.

b) Report to ENGINEER whenever RPR believes that any work is unsatisfactory, faulty, or defective or does not conform to the contract documents, or has been damaged, or does not meet the requirements of any inspection, test, or approval required to be made; and advise ENGINEER of work that RPR believes should be corrected or rejected or should be uncovered for observation, or requires special testing, inspection, or approval.

c) Verify that tests, equipment, and systems startups and operating and maintenance training are conducted in the presence of appropriate personnel and that contractor maintains adequate records thereof; and observe, record, and report to ENGINEER appropriate details relative to the test procedures and startups.

d) Accompany visiting inspectors representing public or other agencies having jurisdiction over the Project, record the results of these inspections, and report to ENGINEER.

1.4.2.6 Interpretation of Contract Documents: Report to ENGINEER when clarifications and interpretations of the contract documents are needed and transmit to contractor clarifications and

interpretations as issued by ENGINEER.

1.4.2.7 Modifications: Consider and evaluate contractor's suggestions for modifications in drawings or specifications and report with RPR's recommendations to ENGINEER. Transmit to contractor decisions as issued by ENGINEER.

1.4.2.8 Records:

a) Maintain orderly files for correspondence, reports of job conferences, shop drawings and samples, reproductions of original contract documents including all work directive changes, addenda, change orders, field orders, additional drawings issued subsequent to the execution of the contract, ENGINEER's clarifications and interpretations of the contract documents, progress reports, and other project related documents.

b) Keep a diary or log book, recording contractor hours on the job site, weather conditions, data relative to questions of work directive changes, change orders, or changed conditions, list of job site visitors, daily activities, decisions, observations in general and specific observations in more detail as in the case of observing test procedures; and send copies to ENGINEER.

c) Record names, addresses, and telephone numbers of all contractors, subcontractors, and major suppliers of materials and equipment.

1.4.2.9 Reports:

a) Furnish ENGINEER with periodic reports, as required, of progress of the work and of contractor's compliance with the progress schedule and schedule of shop drawings and sample submittals.

b) Consult with ENGINEER in advance of scheduled major tests, inspections, or start of important phases of the work.

c) Draft proposed change orders and work directive changes, obtaining backup material from contractor and recommend to ENGINEER change orders, work directive changes, and field orders.

d) Report immediately to ENGINEER and OWNER upon the occurrence of any accident.

1.4.2.10 Payment Requests: Review applications for payment with contractor for compliance with the established procedure for their submission, and forward with recommendations to ENGINEER, noting particularly the relationship of the payment requested to the schedule of values, work completed, and materials and equipment delivered at the site but not incorporated in the work.

1.4.2.11 Certificates, Maintenance, and Operation Manuals: During the course of the work, verify that certificates, maintenance, and operation manuals and other data required to be assembled and furnished by contractor are applicable to the items actually installed and in accordance with the contract documents, and have this material delivered to ENGINEER for review and forwarding to OWNER prior to final payment for the work.

1.4.2.12 Completion:

a) Before ENGINEER issues a certificate of substantial completion, submit to contractor a list of observed items requiring completion or correction.

b) Conduct final inspection in the company of ENGINEER, OWNER, and contractor, and prepare a final list of items to be completed or corrected.

c) Observe that all items on final list have been completed or corrected and make

recommendations to ENGINEER concerning acceptance.

1.4.3 Limitations of Authority. Resident project representative:

1.4.3.1 Shall not authorize any deviation from the contract documents or substitution of materials or equipment, unless authorized by ENGINEER.

1.4.3.2 Shall not exceed limitations of ENGINEER's authority as set forth in the Agreement or the contract documents, however this clause shall not diminish the authority of the RPR, and in the event either party becomes aware of a possible conflict, the parties will meet and confer and resolve the problems reasonably.

1.4.3.3 Shall not undertake any of the responsibilities of contractor, subcontractors, or contractor's superintendent, however this clause shall not diminish the authority of the RPR, and in the event either party becomes aware of a possible conflict, the parties will meet and confer and resolve the problems reasonably.

1.4.3.4 Shall not advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction unless such advice or directions are specifically required by the contract documents however this clause shall not diminish the authority of the RPR and in the event either party becomes aware of a possible conflict, the parties will meet and confer and resolve the problems reasonably.

1.4.3.5 Shall not advise on, issue directions regarding, or assume control over safety precautions and programs in connection with the work.

1.4.3.6 Shall not accept shop drawing or sample submittals from anyone other than contractor.

1.4.3.7 Shall not authorize OWNER to occupy the project in whole or in part.

1.4.3.8 Shall not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized by ENGINEER.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed (NTP) for each respective project is provided by the OWNER. The following shall be completed and submitted to the Owner as follows:

Task	**Duration**
Miscellaneous Sanitary Sewer Collection System Rehabilitation and Replacement Projects (Identified in Section 1.1.3.1)	Engineering Services anticipated through a period ending October 31, 2025.

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 2025, 2026, 2027"; with a total compensation ceiling of $79,500, as set forth in Work Authorization Number **AMA-OC-025-005** to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum as follows:

Task	**Estimated Fee**
Standard Project Engineering Services	
Miscellaneous Sanitary Sewer Collection System Rehabilitation Toolbox (1.1.3.1)	
Annual Collection System Rehabilitation Toolbox Contract Management (Paragraphs 1.1.3.1.1, 1.1.3.1.2, 1.1.3.1.3 and 1.1.3.1.5)	$48,000
Future Rehabilitation Toolbox Project Planning and Development (Paragraph 1.1.3.1.4)	$27,000
GIS System Data Updates for Work Completed Under Toolbox (Paragraph 1.1.3.1.6)	$2,000
Maps and Other Data for Regulatory Agency Reporting (Paragraph 1.1.3.1.7)	$2,500
Total Estimated Maximum Fee – All Services	$79,500

4. SUMMARY OF ATTACHMENTS

Attachment Number One Rate Schedule

ATTACHMENT NUMBER ONE

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2025, 2026 and 2027

LABOR RATES

Classification	Hourly Billing Rate 01/01/2025 thru 12/31/2025	01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027
Principal/Engineer VI	$302	$316	$330
Principal/Engineer V	$269	$281	$293
Principal/Engineer IV	$243	$254	$266
Principal/Engineer III	$224	$234	$245
Project Manager/Engineer II	$199	$208	$217
Project Manager/Engineer I	$181	$189	$198
Technician IV	$164	$172	$180
Technician III/GIS Specialist	$164	$172	$180
Technician III	$139	$145	$152
Technician II	$125	$130	$136
Technician I	$118	$123	$128
Two-Man GPS Survey Crew	$230	$241	$251
One-Man GPS Survey Crew	$181	$189	$198
Three-Man Survey Crew	$251	$262	$274
Two-Man Survey Crew	$199	$208	$217
Registered Land Surveyor II	$212	$222	$232
Registered Land Surveyor I	$187	$195	$204
Survey Crew Member	$95	$99	$103
Right of Way Specialist	$145	$152	$158
Project Representative III	$139	$145	$152
Project Representative II	$125	$130	$136
Project Representative I	$115	$120	$126
Secretary/Assistant	$95	$99	$103
Print Specialist	$95	$99	$103

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	$0.70 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

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-121 is an amendment to a work authorization between the City of Joplin and Olsson Inc. for ARPA Stormwater- Additional Design Scope.

MEETING DATE
April 21st, 2025

ORIGINATING DEPT
Public Works - Engineering

ATTACHMENTS
CB2025-121 Ordinance; Amendment to Work Authorization

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 Manager or his designee to amend a work authorization with Olsson Inc. in the not to exceed amount of One Hundred Ninety-Nine Thousand Five Hundred Eighty and 00/100 DOLLARS ($199,580.00) for ARPA Stormwater - Additional Design Scope.

BACKGROUND
On November 28th, 2023 the Missouri Department of Natural Resources (MDNR) awarded the City of Joplin grant funding underneath the American Rescue Plan Act (ARPA). The grant was in the amount of $5,000,000 dollars and the original scope for the project was estimated to be $8,676,000, with the remainder to be funded through the City's Parks and Stormwater Sales Tax. Olsson was selected as the Consultant for the projects and procured the design of the original scope for an amount to not exceed $2,546,900. This included the design and engineering services for 9 different project locations across the City. Since the initial ARPA award, MDNR has amended the grant award amount to $8,625,546 for a total project cost of $14,831,427. With the additional award, the scope of the original project has increased which requires a change to the contract with Olsson, Inc. As seen in Exhibit A, Olsson has consulted with the City to see where the project can best utilize the increase in funding and has prepared an exhibit outlining the additional scope.

FUNDING SOURCE
This item is funded through a combination of State ARPA Funds and Parks and Stormwater Sales Tax and is included in the FY 2025 budget. This amendment's cost share is 58.9% Federal ARPA funds and 41.1% Local funds.

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

COUNCIL BILL NO. 2025-121 **ORDINANCE NO**

AN ORDINANCE approving an amended work authorization with Olsson Inc. in the not to exceed amount of One Hundred Ninety-Nine Thousand Five Hundred Eighty Dollars ($199,580.00) for ARPA Stormwater additional design scope 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 to the agreement by and between the City of Joplin and Olsson Inc. in the not to exceed amount of One Hundred Ninety-Nine Thousand Five Hundred Eighty Dollars and No Cents ($199,580.00) a true and accurate copy of said amendment to the 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 amendment, or amendment 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 by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Parks and Stormwater Sales Tax Fund.

Section 4. That this Council Bill shall have an effective date of May 6th, 2025.

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

_____, 2025 by a _____ vote.

ATTEST: _____
Keenan T. Cortez, Mayor

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

COUNCIL BILL 2025-121

I hereby certify that a sufficient amount is available in the Infrastructure Improvement Fund to pay the amounts called for this project.

_____

Leslie Haase, Director of Finance

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Olsson, Inc. Address: 1027 S. Main St. Suite 503, Joplin, MO 64801	
Attention: Jeremy Hagerman		Attention: ERIC SHELTON, CLAYTON CRISTY, NICK CALTON, KYLE BENNETT	
Department: Engineering		Phone: 4178908802	Fax: 417.890.8805
Phone: 417.624.0820 ext 1538	Fax:	ARPA Stormwater – Additional Design Scope	

AMENDMENT __2*__ TO AGREEMENT BETWEEN THE CITY OF JOPLIN, MISSOURI AND OLSSON, INC. FOR PROFESSIONAL SERVICES DATED JUNE 22, 2023.

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**. The 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**. The 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**. The 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**. The 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 AGREEMENT BETWEEN THE CITY OF JOPLIN, MISSOURI AND OLSSON, INC. FOR PROFESSIONAL SERVICES DATED JUNE 22, 2023 exceed the sum of One Hundred Ninety Nine Thousand and Five Hundred Eighty Dollars ($ 199,580.00).

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, http://insurance.mo.gov/industry/sovimmunity.php).

As of January 1, 2024, 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 Three Hundred Seventy Thousand One Hundred Thirty Seven and no/100 Dollars ($3,370,137.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Five Thousand Five Hundred Twenty and no/100 Dollars ($505,520.00) 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 Three Hundred Seventy Thousand One Hundred Thirty Seven and no/100 Dollars ($3,370,137.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Five Thousand Five Hundred Twenty and no/100 Dollars ($505,520.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. The 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. The 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

By: Andrea Adams

Printed Name: Andrea Adams

Title: Senior Director of Operations

Date: 04/07/2025

By: _____
Daniel Johnson, P.E.
Public Works Director

Date: _____

LETTER AGREEMENT
AMENDMENT #2*

Date: 04/07/2025

This AMENDMENT ("Amendment") shall amend and become a part of the Letter Agreement for Professional Services dated June 22, 2023 between 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: Joplin, MO (ARPA Group A and Group B Projects)

Project Description: ARPA Stormwater – Additional Design Services

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.

Project Management - Fee $20,400
Provide staff management, monthly invoicing and progress reporting for duration of the project. Olsson will coordinate with city staff member for the design and preparation of construction documents for the projects.
Olsson will review construction pay applications and construction submittals for the additional construction scope. It is assumed that the project duration will remain the same and no additional scope will be required for Resident Project Representative.

Project Site B: Valley and Division: Project scope will be modified to include additional survey, design, and testing scope as detailed below:

Task 1: Topographic Survey – Fee $6,000
Olsson will collect Topographic Survey data and determine the right-of-way lines at the intersection of Pool Street & Cox Avenue, Pool Street & Division Avenue, Division Avenue and North Street and Cox Avenue & Hill Street, in the City of Joplin. The Topographic Survey data shall cover the sidewalk ramps within the area generally shown in *Figure 1.* The Right-of-Way lines shall be determined adjacent to the project areas and shall conform to the current Missouri Standards for Property Boundary Surveys. Survey shall be tied to the horizontal and vertical control as established for the Joplin ARPA projects. Olsson's fee does not include preparation of a deliverable survey in paper format. Survey provided will be in AutoCad format only.

- Utility location and mapping is for horizontal location of above ground and underground utilities only. Utility depths will not be obtained or indicated on the topographic survey.

Survey of utilities will be based on tracing and marking by One Call and / or a private utility locater. Olsson is not responsible for miss-marked or unmarked utilities.

- No easement preparation is included as a part of this proposal.
- No title searches will be performed as a part of this proposal.

Task 2: Roadway Improvements – Fee $10,250

Olsson will provide detailed quantity tables for proposed sidewalk replacement, pavement replacement, and will provide detailed special sheets for curb ramp replacement. Plan sheets will include the following:

- Quantity Tables
- Alignment & Survey Control
- ADA Curb Ramp Details
- Crosswalk Striping Layout
- Temporary Traffic Control (TA's)
- Special Details (if needed)

Task 3: Additional Materials Testing Services – Fee $12,505

54	Hrs Technician - Subgrades Compaction @	$85.00	/hour	$4,590.00
16	Hrs Technician - Asphalt Compaction/Sampling@	$85.00	/hour	$1,360.00
36	Hrs Technician - Pavement/Sidewalks @	$85.00	/hour	$3,060.00
1	Proctor - Standard @	$220.00	/each	$220.00
1	Oversize Particle Correction @	$125.00	/each	$125.00
1	Material Passing No. 200 Sieve @	$85.00	/each	$85.00
1	Atterberg Limits @	$125.00	/each	$125.00
1	Theoretical Maximum Specific Gravity (Rice) (Gmm) @	$155.00	/each	$155.00
60	Compression Test - Concrete @	$25.00	/each	$1,500.00
24	Standard Field Equipment @	$25.00	/each	$600.00
3	Hrs Technician - Sample Transport to SGF Lab @	$75.00	/hour	$225.00
1	Trip to SGF - asphalt delivery @	$120.00	/trip	$120.00
34	Trips @	$10.00	/trip	$340.00

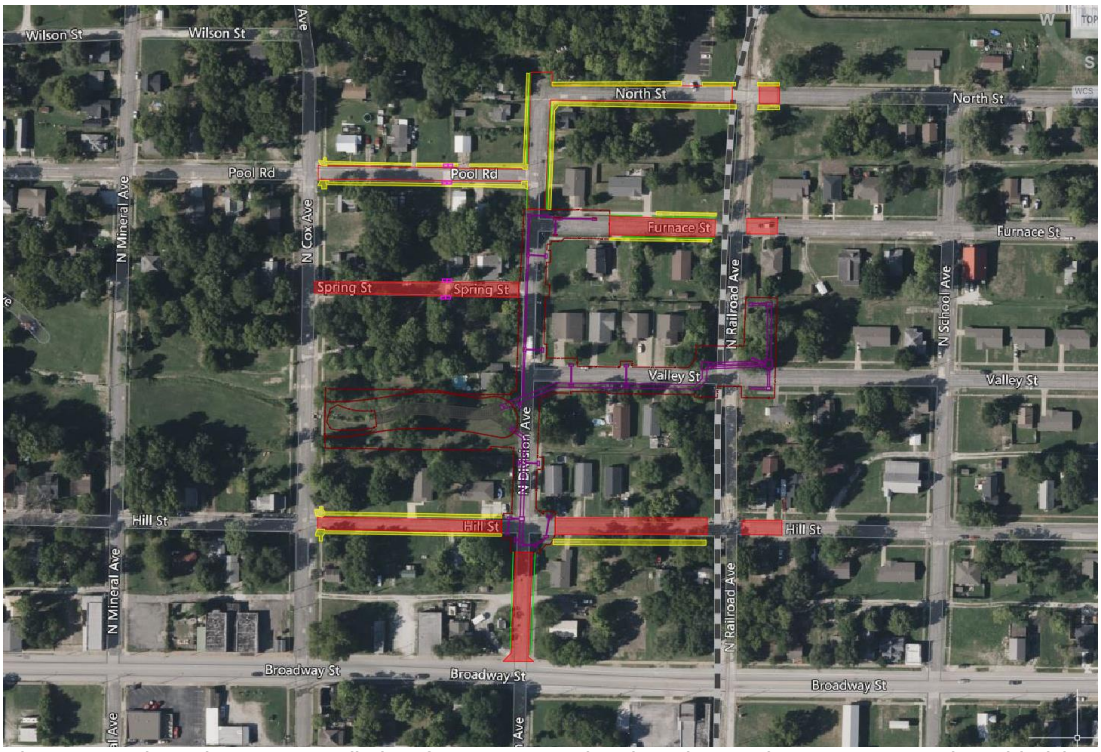


Figure 1: Project Site B: Approx limits of pavement and curb and gutter improvements to be added (pending available funding).

Project Site C: Texas Avenue: Project scope will be modified to include additional survey, design, and testing scope as detailed below:

Task 1: Topographic Survey – Fee $4,000

Olsson will collect Topographic Survey data and determine the right-of-way lines along the alley between Texas Avenue and Highview Avenue (approximately 610-lf), in the City of Joplin. The Topographic Survey data shall cover the sidewalk ramps within the area generally shown in *Figure 2.* The Right-of-Way lines shall be determined adjacent to the project areas and shall conform to the current Missouri Standards for Property Boundary Surveys. Survey shall be tied to the horizontal and vertical control as established for the Joplin ARPA projects. Olsson's fee does not include preparation of a deliverable survey in paper format. Survey provided will be in AutoCad format only.

- Utility location and mapping is for horizontal location of above ground and underground utilities only. Utility depths will not be obtained or indicated on the topographic survey. Survey of utilities will be based on tracing and marking by One Call and / or a private utility locater. Olsson is not responsible for miss-marked or unmarked utilities.
- No easement preparation is included as a part of this proposal.
- No title searches will be performed as a part of this proposal.

Task 2: Roadway Improvements – Fee $7,500

Olsson will provide detailed pavement replacement plan for alleyway. Typical pavement section shall follow City of Joplin Standard Residential Alley Section (ST-03). Olsson will provide basic centerline profile to ensure positive drainage. Plan sheets will include the following:

- Quantity Tables
- Alignment & Survey Control
- Roadway Plan & Profile Sheets
- Temporary Traffic Control (TA's)
- Special Details (if needed)
- Cross Sections (if needed)

Task 3: Additional Materials Testing Services – Fee $2,300

9	Hrs Technician - Subgrades Compaction @	$85.00	/hour	$765.00
8	Hrs Technician - Asphalt Compaction/Sampling @	$85.00	/hour	$680.00
1	Gradation of Extracted Aggregates (w/ AC by Ignition)	$200.00	/each	$200.00
1	Theoretical Maximum Specific Gravity (Rice) (Gmm) @	$155.00	/each	$155.00
3	Hrs Technician - Sample Transport to SGF Lab @	$75.00	/hour	$225.00
5	Standard Field Equipment @	$25.00	/each	$125.00
1	Trip to SGF - asphalt delivery @	$120.00	/trip	$120.00

3	Trips @	$10.00	/trip	$30.00

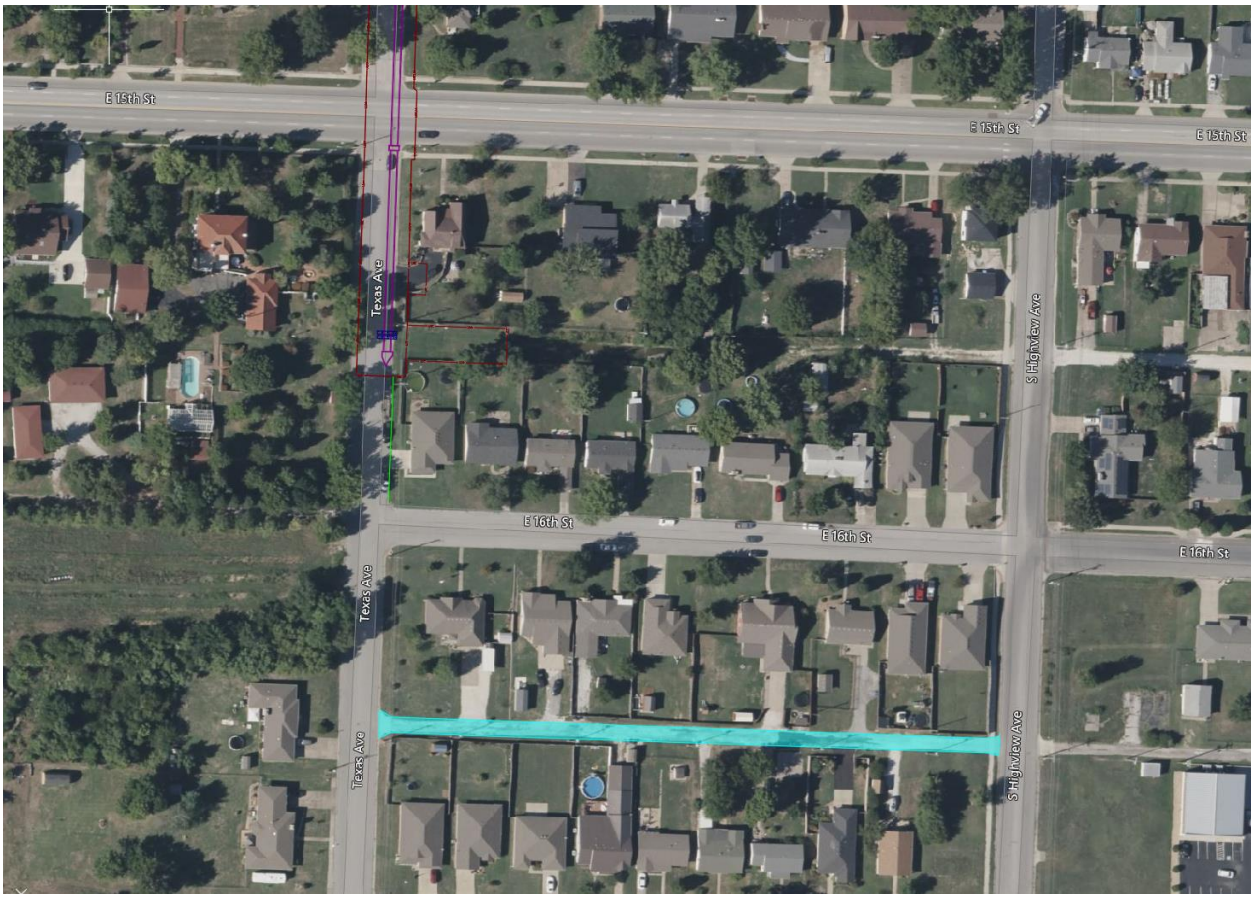


Figure 2: Project Site C: Approx limits of pavement to be added (pending available funding).

Project Site D: Ten Pin Lane: Project scope will be modified to include additional testing scope for Whispering Oaks plans provided by the City of Joplin as detailed below:

Task 1: Additional Materials Testing Services – Fee $2,205

9	Hrs Technician - Imported Fill @	$85.00	/hour	$765.00
6	Hrs Technician - Concrete Channel/Culverts @	$85.00	/hour	$510.00
1	Proctor - Standard @	$220.00	/each	$220.00
1	Oversize Particle Correction @	$125.00	/each	$125.00
1	Material Passing No. 200 Sieve @	$85.00	/each	$85.00
1	Atterberg Limits @	$125.00	/each	$125.00
10	Compression Test - Concrete @	$25.00	/each	$250.00
3	Standard Field Equipment @	$25.00	/each	$75.00
5	Trips @	$10.00	/trip	$50.00

Project Site E: 5th and Porter: Project scope will be modified to include additional survey, design, and testing scope as detailed below:

Task 1: Topographic Survey – Fee $3,000

Olsson will collect Topographic Survey data and determine the right-of-way lines at the intersection of 6th Street & Porter Avenue, in the City of Joplin. The Topographic Survey data shall cover the sidewalk ramps within the area generally shown in *Figure 3.* The Right-of-Way lines shall be determined adjacent to the project areas and shall conform to the current Missouri Standards for Property Boundary Surveys. Survey shall be tied to the horizontal and vertical control as established for the Joplin ARPA projects. Olsson's fee does not include preparation of a deliverable survey in paper format. Survey provided will be in AutoCad format only.

- Utility location and mapping is for horizontal location of above ground and underground utilities only. Utility depths will not be obtained or indicated on the topographic survey. Survey of utilities will be based on tracing and marking by One Call and / or a private utility locater. Olsson is not responsible for miss-marked or unmarked utilities.
- No easement preparation is included as a part of this proposal.
- No title searches will be performed as a part of this proposal.

Task 2: Roadway Improvements – Fee $8,500

Olsson will provide detailed quantity tables for proposed sidewalk replacement, pavement replacement, driveway replacement (assumes 8 driveways) and will provide detailed special sheets for curb ramp replacement. Detailed driveway profiles and driveway special sheets are excluded from the scope. Plan sheets will include the following:

- Quantity Tables
- Alignment & Survey Control
- ADA Curb Ramp Details
- Crosswalk Striping Layout
- Temporary Traffic Control (TA's)
- Special Details (if needed)

Task 3: Additional Materials Testing Services – Fee $8,725

24	Hrs Technician - Subgrades Compaction @	$85.00	/hour	$2,040.00
45	Hrs Technician - Pavement/Sidewalks @	$85.00	/hour	$3,825.00
1	Proctor - Standard @	$220.00	/each	$220.00
1	Oversize Particle Correction @	$125.00	/each	$125.00
1	Material Passing No. 200 Sieve @	$85.00	/each	$85.00
1	Atterberg Limits @	$125.00	/each	$125.00
75	Compression Test - Concrete @	$25.00	/each	$1,875.00
8	Standard Field Equipment @	$25.00	/each	$200.00
23	Trips @	$10.00	/trip	$230.00

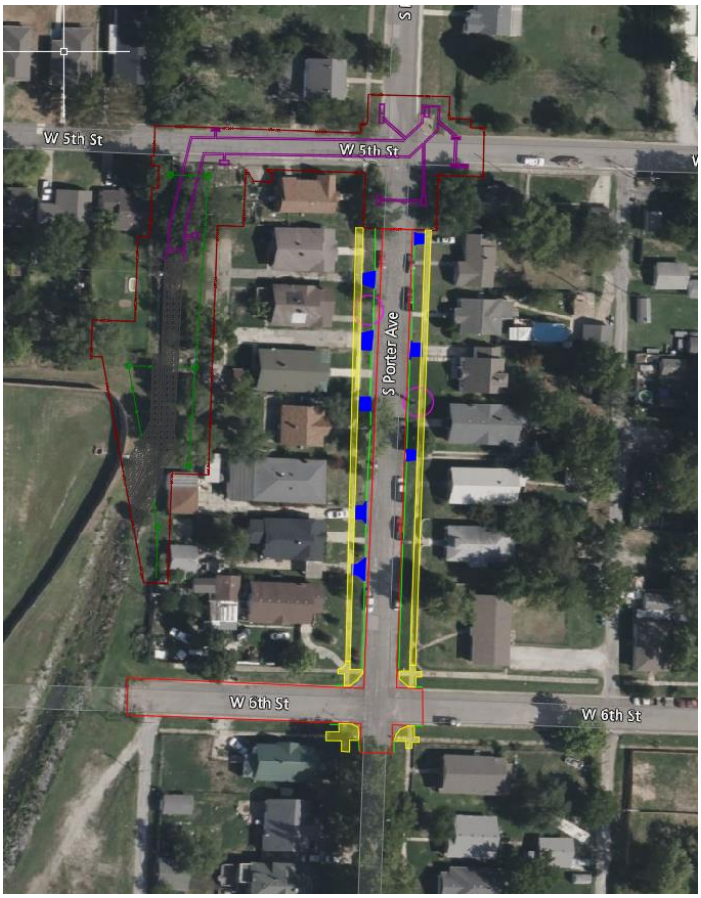


Figure 3: Project Site E: Approx limits of pavement and curb and gutter improvements to be added (pending available funding).

Project Site H: 12th and Wall: Project scope will be modified to include additional survey, design, and testing scope as detailed below:

Task 1: Topographic Survey – Fee $4,500

Olsson will collect Topographic Survey data and determine the right-of-way lines at the intersection of 12th Street & Wall Avenue, 12th Street & Joplin Avenue, and 13th Street & Joplin Avenue, in the City of Joplin. The Topographic Survey data shall cover the sidewalk ramps within the area generally shown in *Figure 4.* The Right-of-Way lines shall be determined adjacent to the project areas and shall conform to the current Missouri Standards for Property Boundary Surveys. Survey shall be tied to the horizontal and vertical control as established for the Joplin ARPA projects. Olsson's fee does not include preparation of a deliverable survey in paper format. Survey provided will be in AutoCad format only.

- Utility location and mapping is for horizontal location of above ground and underground utilities only. Utility depths will not be obtained or indicated on the topographic survey. Survey of utilities will be based on tracing and marking by One Call and / or a private utility locater. Olsson is not responsible for mis-marked or unmarked utilities.
- No easement preparation is included as a part of this proposal.
- No title searches will be performed as a part of this proposal.

Task 2: Roadway Improvements – Fee $6,500

Olsson will provide detailed quantity tables for proposed sidewalk replacement, pavement replacement, and will provide detailed special sheets for curb ramp replacement. Plan sheets will include the following:

- Quantity Tables
- Alignment & Survey Control
- ADA Curb Ramp Details
- Crosswalk Striping Layout
- Temporary Traffic Control (TA's)
- Special Details (if needed)

Task 3: Additional Materials Testing Services – Fee $4,550

9	Hrs Technician - Subgrades Compaction @	$85.00	/hour	$765.00
18	Hrs Technician - Pavement/Sidewalks @	$85.00	/hour	$1,530.00
9	Hrs Technician - Asphalt Compaction/Sampling @	$85.00	/hour	$765.00
1	Proctor - Standard @	$220.00	/each	$220.00
1	Oversize Particle Correction @	$125.00	/each	$125.00
1	Material Passing No. 200 Sieve @	$85.00	/each	$85.00
1	Atterberg Limits @	$125.00	/each	$125.00
1	Gradation of Extracted Aggregates (w/ AC by Ignition)	$200.00	/each	$200.00

1	Theoretical Maximum Specific Gravity (Rice) (Gmm) @	$155.00	/each	$155.00
5	Standard Field Equipment @	$25.00	/each	$125.00
3	Hrs Technician - Sample Transport to SGF Lab @	$75.00	/hour	$225.00
1	Trip to SGF - asphalt delivery @	$120.00	/trip	$120.00
11	Trips @	$10.00	/trip	$110.00



Figure 4: Approx limits of pavement and curb and gutter improvements to be added (pending available funding).

Assumptions & Exclusions (Project Sites B, C, E, and G)

1. Detailed topographic survey only required at ADA Ramps
2. Aerial images may be used for quantity calculations
3. Detailed driveway sheets are excluded
4. Detailed intersection layout sheets are excluded
5. Traffic control plan layout details for review and comment. Typical Applications will be used.
6. Roadway Job Special Provisions are not anticipated. City of Joplin standard specifications will cover detailed construction applications

7. Fully checked, original drawings of the final design plans, including quantity sheets with all quantities tabulated and subtotaled.
8. One electronic copy of engineering calculations and analysis.
9. One electronic copy of a completed summary of quantities and estimate of the construction costs.

Project Site I: Massachusetts and Murphy Boulevard: Project scope will be modified to include additional survey, permitting and design scope as detailed below to design an additional 200 linear feet of stream restoration north of Murphy Boulevard and to replace damaged culvert headwall on the south side of 15th Street.

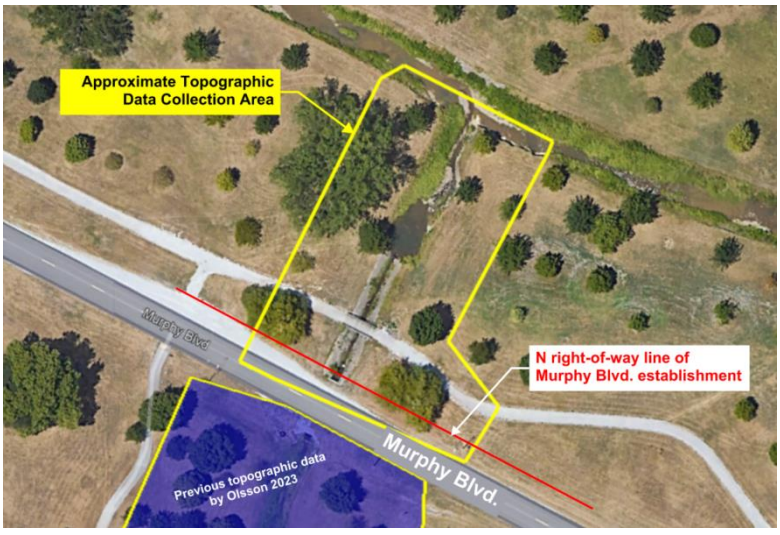
I. Boundary & Topographic Survey Data

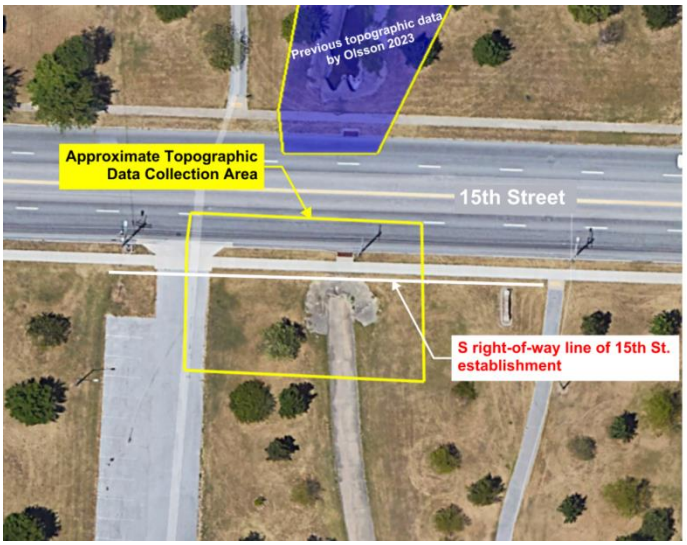
Olsson will collect Boundary & Topographic Survey Data within the areas as generally shown in the attached Exhibit. All in the City of Joplin, Jasper County, Missouri. The Boundary survey data shall conform to the current Missouri Standards for Property Boundary Surveys. The Topographic Survey data shall depict contours at a 1' vertical interval, all physical improvements including drains, pipes, ditches fencing, vegetation outlines and visible utilities, as well as underground utilities as located by Missouri One-Call system. Survey shall be tied vertically to the NAVD 1988 Vertical Datum and horizontally to the Missouri State Plane Coordinate System NAD 83–West Zone-US Survey foot. Olsson's fee does not include preparation of a deliverable survey in paper format. Survey provided will be in AutoCAD format only.

- *Utility depths will not be obtained or indicated on the topographic survey. Survey of utilities will be based on tracing and marking by One Call utility locater. Olsson is not responsible for mismarked or unmarked utilities.*

Fee $4,000.00

Boundary & Topo Exhibits





II. Structural Engineering Design

Task 2.1: Bridge Plans and Foundation Design $18,500

Olsson shall prepare structural designs and construction bid documents for a pedestrian bridge (assumed length ~ 36 feet). It is assumed that the superstructure will be a prefabricated truss system, which will be designed by the manufacturer. Olsson will design the foundations and coordinate with a truss manufacturer to determine preliminary truss loadings, which will be presented as conditional information subject to verification during the preconstruction shop drawing approval process. The lines and grades will be based on the required span length to roughly match the existing banks and provide suitable freeboard over the 10-year design storm event. Water surface elevations will be obtained from the prior H&H design that was completed in a prior phase of this project.

The design will conform to AASHTO LRFD's Pedestrian Bridge Design Guidelines and utilize current City of Joplin Construction Specifications and MoDOT's EPG to govern methods and materials used for construction of the bridge, where appropriate.

Due to the short bridge length, Olsson will utilize an appropriate minimum allowable bearing pressure and compile performance specifications and verification steps to be undertaken during construction by a licensed geotechnical engineer or geologist, prior to allowing construction of the spread footings.

The following structural design tasks are anticipated and included in this scope of services:

Preliminary Bridge Design

- Geometric layout and typical section
- Select barriers and/or fencing.
- Coordinate with geotechnical engineer for appropriate design parameters/specs
- Prepare Preliminary Bridge Plans
    1. Prelim. Bridge Construction Layout
    2. Prelim. Elevation and Typical Section
- Conduct Quality Control Review
- Prepare & Submit Preliminary Opinion of Probable Cost

Final Bridge Design and Plans

- Incorporate client review comments from preliminary plan submittal
- Update and finalize geometric layout including grading around wingwalls
- Prepare & Submit Technical Specifications for Bidding
- Prepare & Submit Final Opinion of Probable Cost
- Conduct Quality Control Review

- Prepare & Submit Final Bridge Plans (~6 Sheets)
  1. Bridge Construction Layout (Plan and Elevation)
  2. Abutment 1 and 2 Details (2 sheets)
  3. Wingwall Details
  4. Superstructure Details (2 sheets, performance spec based)

Task 2.2: Culvert Crossing Headwall and Wingwall Replacement $17,500

Olsson shall prepare structural designs and construction bid documents for a replacement to the upstream end of the 15th Street culvert crossing and the downstream end of the Murphy Boulevard Culvert. Currently, there exists double 60" diameter RCP's with a grouted blanket that forms the effective headwall and "wings" at 15th, and a 6'x6' RCB at Murphy Boulevard. Olsson will identify appropriate removal limits, and design and prepare bid documents for a conventional concrete headwall, apron, and wingwalls.

It is assumed that MoDOT's culvert and wingwall standard drawings can be used as a basis for design and plan production.

Task 2.3: Construction Shop Drawing/Design Approvals $9,500

Olsson will provide <u>limited</u> assistance during construction to assist city staff members by reviewing and approving the contractor's submittals for the following;

- Access plan
- Concrete mix designs
- Manufacturer's Superstructure Design and Truss Shop Drawings
- Bill of reinforcing (barbill) for Abutments, Wingwalls, and Culvert Headwalls
- Contractor's shoring or dewatering design, if necessary

Deliverables

- Preliminary Plans & Cost Estimate
  - Electronic (PDF) deliverables (cost estimate & plans)
  - Opinion of Probable Cost
- Final Design (90% unsigned/unsealed) – for client review/approval
  - Electronic (PDF) deliverables (cost estimate, technical specs & plans)
  - Opinion of Probable Cost
- Final Design (100% signed/sealed) – for bid
  - Electronic (PDF) deliverables (cost estimate, specs & plans)
  - Word Documents (if available) of technical specs and bid form
  - Drawing design files in CAD
  - Opinion of Probable Cost

Client Provided Information

- Available water, sewer, and power locations, size, and materials, if available.
- Record drawings for structures/as-builts/inspection reports.
- Right of entry to perform field work
- City will be responsible for any fees associated with permits

III. Channel Restoration Design Plans - $37,500

- Provide sealed construction drawings for the additional 200 linear feet of stream repair north of Murphy Boulevard and for the headwall replacement south of 15th Street including the following sheets:
    i. Alignment Information and ROW
    ii. Erosion Control
    iii. Demolition
    iv. Stream Plan and Profile
    v. Landscaping Plan
    vi. Trail Replacement
- Channel design will follow the same typical section as the current design south of Murphy Boulevard. Riprap will be evaluated for the culvert discharge location and for the connection location to the stream to the north.

- Olsson will evaluate hydraulics to meet a no-rise criteria. Adjustments will be made to achieve this criteria. No rise certification and floodplain development permit will be completed.

IV. Environmental Permitting

Task 4.1 – Nationwide Permit Modification – Fee $4,000

Olsson will submit a nationwide permit modification to the U.S. Army Corps of Engineers (USACE) for the project site. Nationwide permits are general department of army (DA) permits that meet a set of nationwide standards that have minimal individual and cumulative environmental impacts. Nationwide permits are required when jurisdictional aquatic impacts occur related to a project. Olsson will follow the Clean Water Act regulations (33 CFR Parts 320-332) and Section 404(b)(1) Guidelines (40 CFR Part 230). Nationwide permits include a description of the Project, aquatic impacts, threatened and endangered species (desktop evaluation), and cultural resources (desktop evaluation). Olsson will follow up with additional USACE requests within the limitation of the assumptions outlined below. Olsson will Coordinate with channel design to provide the following information to USACE: Project description, Project design sheets, Quantity (in cubic yards and square feet) of dredge and fill in Waters of the U.S. from the project, Quantity (in cubic yards and square feet) of temporary and permanent impacts by the project to Waters of the U.S.

ITEMS NOT INCLUDED IN THIS TASK:

1. Two or more site visits with the USACE,
2. Agency or client meetings, other than phone call discussions,
3. Changes in project design or location requiring changes to the report,
4. On-Site Habitat or Threatened and Endangered Species Evaluations,
5. On-Site Cultural Resources Study or Evaluation,
6. Permittee Responsible Mitigation Plan and Monitoring,
7. Individual Permit (over 0.5 acre of wetland impacts).

SCHEDULE OF SERVICES

Unless otherwise agreed upon, Olsson expects to perform its services under the Agreement as follows:

Anticipated Start Date: Upon receipt of the Notice to Proceed.

Anticipated Completion Dates: Deliverables will be submitted to the client within 60 days upon receipt of the Notice to Proceed.

V. INSPECTION SERVICES - *$7,645.00*

Fill Placement				
3	Hrs Technician - Subgrade @	$80.00	/hr	$240.00
15	Hrs Technician - Structural Fill @	$80.00	/hr	$1,200.00
1	Standard Proctor @	$220.00	/each	$220.00
1	Oversize Correction @	$125.00	/each	$125.00
1	P200 @	$85.00	/each	$85.00
1	Atterberg Limits @	$125.00	/each	$125.00
6	Standard Equipment @	$25.00	/day	$150.00
6	Trips @	$30.00	/trip	$180.00
Foundation Bearing Materials				
3	Hrs Sr. Technician @	$80.00	/hr	$240.00
1	Trips @	$30.00	/trip	$30.00
Reinforced Concrete				
9	Hrs Technician - Bridge Foundation @	$80.00	/hr	$720.00
6	Hrs Technician - Headwall @	$80.00	/hr	$480.00
25	Compression Test - Concrete @	$25.00	/each	$625.00
5	Trips @	$30.00	/trip	$150.00
Structural Steel				
12	Hrs Steel Technician @	$105.00	/hr	$1,260.00
3	Trips @	$160.00	/trip	$480.00

Project Engineering and Administration

4	Hrs Project Manager/Engineer @	$160.00	/hr	$640.00
4	Hrs Field Manager @	$100.00	/hr	$400.00
1	Hrs Senior Team Leader @	$220.00	/hr	$220.00
1	Hrs Project Administration @	$75.00	/hr	$75.00

Assumptions and Exclusions

- Retaining walls are not excepted and are excluded from this scope of services
- Sanitary sewer relocations are not expected and are excluded
- The Construction duration will remain the same and no additional scope will be required for Resident Project Representative.

TERMS AND CONDITIONS OF SERVICE

All provisions of the original Agreement not specifically amended herein shall remain unchanged. Services provided will be performed at the rates listed in the Unit Rate Schedule attached through January 1, 2026. Rates are subject to change in January 2026.

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 Andrea Adams

By _____
Eric Shelton – Senior Engineer

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: _____

Olsson 2025 Billing Rate Schedule

Description	Range		
Principal	$152.00	-	$472.00
Project Manager	$133.00	-	$287.00
Project Professional	$99.00	-	$258.00
Assistant Professional	$74.00	-	$182.00
Designer	$95.00	-	$238.00
CAD Operator	$64.00	-	$150.00
Survey	$59.00	-	$230.00 *
Construction Services	$53.00	-	$305.00 *
Administrative/Clerical	$49.00	-	$300.00

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.

2025 Field Operations Services
Unit Rate Schedule

Special Inspections and Construction Materials Testing Services

Testing Services (3-Hour Minimum)

Field Technician	Hour	$75.00
Senior Technician	Hour	$85.00
Steel Technician	Hour	$105.00
Field Manager	Hour	$100.00
Project Manager / Project Engineer	Hour	$160.00
Senior Project Manager / Senior Engineer	Hour	$220.00
Administrative Coordinator	Hour	$75.00
Mileage	Mile	$0.85

Laboratory Testing Services

Aggregate Testing

Abrasion - LA Machine	Each	$500.00
Atterberg Limit (Plasticity Index)	Each	$125.00
Bulk Density (Unit Weight) and Voids	Each	$110.00
Deleterious - Clay Lumps and Friable Particles	Each	$190.00
Deleterious - Flat & Elongated Particles	Each	$375.00
Deleterious - Lightweight Particles	Each	$230.00
Deleterious - Organic Impurities	Each	$140.00
Material Finer than No. 200 Sieve	Each	$85.00
Minimum & Maximum Index Density (Vibratory Table)	Each	$260.00
Moisture Content	Each	$21.00
Oversize Particle Correction	Each	$125.00
Particle Size (Gradation) - Sieve Analysis <3/4"	Each	$135.00
Particle Size (Gradation) - Sieve Analysis >3/4"	Each	$220.00
Percent Fractured Particles in Coarse Aggregate	Each	$280.00
Proctor - Modified	Each	$260.00
Proctor - Standard	Each	$220.00
Sand Equivalent of Fine Aggregate	Each	$245.00
Soundness Aggregates (Sodium or Magnesium)	Each	$305.00
Specific Gravity of Aggregate Coarse or Fine Aggregate	Each	$200.00
Uncompacted Void Content of Fine Aggregate	Each	$80.00

Asphalt Testing

Asphalt Binder Content by Ignition	Each	$150.00
Gradation of Extracted Aggregates (Includes Binder by Ignition)	Each	$200.00
Bulk Specific Gravity/ Pavement Cores (1pt)	Each	$70.00
Marshall Density (3pt)	Each	$240.00
Marshall Stability and Flow (3pt)	Each	$350.00
Percent Air Voids in Compacted Paving Mix	Each	$45.00
Preparation & Density of Superpave Gyratory Compaction Specimens (2pt)	Each	$320.00
Theoretical Maximum Specific Gravity (Rice) (Gmm)	Each	$155.00

Cement, Concrete, & Masonry Testing

Chloride Ion	Each	$200.00
Compressive Strength – Block or Block Prism	Each	$230.00
Compressive Strength - Concrete Cores	Each	$95.00
Compressive Strength - Cube (Grout & Mortar)	Each	$45.00
Compressive Strength - Cylinders	Each	$25.00
Density, Absorption & Voids of Hardened Concrete	Each	$630.00
Flexural Strength of Concrete	Each	$75.00
Length Change of Hardened Hydraulic-Cement Mortar and Concrete	Each	$400.00
Measuring Thickness of Concrete Elements (Drilled Cores)	Each	$70.00
Potential Alkali Silica Reactivity (ASR)	Each	$830.00

Equipment

Core Machine/Sampling	Day	$300.00
Dynamic Cone Penetrometer (DCP)	Day	$200.00
Electrical Resistivity - Field (AEMC Gauge)	Day	$100.00
Floor Flatness Equipment	Day	$300.00
Relative Humidity Probe/Sensor	Each	$80.00
Settlement Monitoring Plate	Each	$300.00
Standard Field Equipment	Each	$25.00
Vapor Emission Test Kit	Each	$60.00

Soil Testing

Atterberg Limits (Plasticity Index)	Each	$125.00
CBR Laboratory Compacted (3pt)	Each	$630.00
CBR Laboratory Compacted (1pt)	Each	$230.00
Density (Wet/Dry)	Each	$30.00
Direct Shear Test of Soils (Consolidated Drained) (3pt)	Each	$1,600.00
Dispersion - Crumb	Each	$95.00
Dispersion - Pinhole	Each	$190.00
Material Finer than No. 200 Sieve	Each	$85.00
Moisture Content	Each	$21.00
Moisture Content - Microwave	Each	$50.00

One-Dimensional Consolidation Test	Each	$440.00
Organic Content - Soils	Each	$105.00
Oversize Particle Correction	Each	$125.00
Particle Size (Gradation) - Hydrometer	Each	$250.00
Particle Size (Gradation) - Sieve Analysis	Each	$135.00
Permeability - Flexible Wall Permeameter (Intact)	Each	$550.00
Permeability - Flexible Wall Permeameter (Remold)	Each	$650.00
Proctor - Modified	Each	$260.00
Proctor - Modified w/Additive	Each	$340.00
Proctor - Standard	Each	$220.00
Proctor - Standard w/Chem Additive	Each	$290.00
Swell or Collapse (One Dimensional)	Each	$315.00
Triaxial Compression – Consolidated Drained (Intact)	Each	$1,730.00
Triaxial Compression – Consolidated Drained (Remold)	Each	$1,930.00
Triaxial Compression – Consolidated Undrained (Intact)	Each	$1,575.00
Triaxial Compression – Consolidated Undrained (Remold)	Each	$1,775.00
Triaxial Compression – Unconsolidated Undrained	Each	$180.00
Unconfined Compressive Strength - Intact Rock	Each	$125.00
Unconfined Compressive Strength - Soils	Each	$85.00

Sprayed Fire Resistive Materials (SFRM)

Adhesion of SFRM to Structural Members (Field)	Each	$25.00
Thickness and Density of SFRM to Structural Members	Each	$90.00

General Terms and Conditions

1. These Unit Fees are in effect until January 1, 2026. Services and fees not listed above will be quoted upon request.
2. All services charged are portal-to-portal.
3. Services provided on Saturday, Sunday, Holidays, or in excess of 8-hours/day will be charged at 1.5 times the unit fee.
4. Services provided before 6:00 a.m. and after 6:00 p.m. will be charged at 1.5 times the unit fee.
5. Mileage Rate subject to change based on Federal and IRS rate changes.
6. Subcontracted services and expenses will be invoiced at our cost plus 20%
7. Project Manager time will be included for project coordination and report review.
8. Per Diem will be billed at actual cost + 15% unless otherwise specified.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-271 – Memorandum of Understanding between City of Joplin and the Economic Security Corporation for the provision of lower income housing located at 2008 S. Sergeant Ave.

MEETING DATE
April 21, 2025

ORIGINATING DEPARTMENT
Planning Department

ATTACHMENTS
Council Bill No. 2025-271; Exhibit A; Exhibit B

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

SUMMARY
This Council Bill approves a cooperative agreement between the City of Joplin and the Economic Security Corporation for the provision of lower income housing.

BACKGROUND
The Economic Security Corporation has acquired the property located at 2008 S. Sergeant Avenue, also known as the Old Freeman Hospital. Upon demolition of the current structure, this agreement will allow the City to assist in the provision of lower income housing at this location through its Home Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD).

FUNDING SOURCE
Home Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD).

RECOMMENDATION
Staff recommends this Council Bill be approved on First Reading.

EXHIBIT A

ALL OF LOTS NUMBERED ONE HUNDRED THIRTY-NINE (139), ONE HUNDRED FORTY (140), ONE HUNDRED FORTY-ONE (141), AND ONE HUNDRED FORTY-TWO (142) IN ALBERT F. FRYE'S ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

A MEMORANDUM OF UNDERSTANDING TO MEMORIALIZE THE AGREEMENT BETWEEN THE CITY OF JOPLIN, MO AND THE ECONOMIC SECURITY CORPORATION OF SOUTHWEST MISSOURI FOR COOPERATION IN THE PROVISION OF AFFORDABLE HOUSING

THIS MEMORANDUM OF UNDERSTANDING (this "Agreement") is made and entered into this _____ day of April, 2025 (the "Effective Date"), by and between the CITY OF JOPLIN, MISSOURI, hereinafter referred to as "CITY", and the ECONOMIC SECURITY CORPORATION OF THE SOUTHWEST AREA, hereinafter referred to as "ESC", each party having a shared interest in the development of affordable housing at the property commonly known as 2008 S. Sergeant Ave. Joplin, MO; legally described in Exhibit A ("real estate").

WITNESSETH:

WHEREAS, the parties hereto have determined that it is in the best interests of the public health, safety and welfare of the community to cooperate and undertake, and/or assist in the undertaking, of community renewal and lower income housing assistance activities; and

WHEREAS, the CITY is the LEAD ENTITY of the HOME Investment Partnership (HOME) Consortium, and is the recipient of HOME Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the parties hereto agree to develop and undertake a housing development project consistent and appropriate for the location described in Exhibit A and surrounding neighborhood; and

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual covenants and agreements herein contained, and in exchange for other good and valuable considerations, the parties hereto agree as follows:

1. PURPOSE: The CITY and ESC hereby expressly agree that the purpose of this agreement is to cooperate to undertake, and/or assist in the undertaking, of an essential lower income housing assistance project, funded by annual HOME appropriations for the federal fiscal years for which the CONSORTIUM qualifies.

2. ELIGIBILITY: The CITY will confirm the eligibility through underwriting of the project DEVELOPER PROPOSAL, in accordance with all regulations of the HOME Investment Partnership Program.

3. REQUIRED ACTIONS. The ESC, acting as owner, sponsor or developer, hereby agrees to take all required actions necessary to assure the development of affordable housing in a timely manner. ESC agrees that if ESC fails to complete the development of residential housing on the real estate located at 2008 S. Sergeant Avenue within twenty-four (24) months from the date of the completed demolition of the current structure, then upon written notice by CITY to ESC, title to any undeveloped lots in the real estate shall be deeded in fee simple from ESC to CITY and said real estate shall be granted free and clear of any reservations, conveyances, restrictions, easements,

options, liens, leaseholds, covenants, reversionary clauses, or other encumbrances affecting the above-described real estate which were acquired or created after the date of this Agreement. In the event ESC does complete construction of the above-described improvements on the real estate, upon ESC's request, CITY agrees to execute an instrument, in recordable form reasonably acceptable to CITY and ESC, acknowledging the satisfaction of this condition and the termination of CITY's reversionary interest in the real estate. CITY's remedies for enforcement of this condition and covenant and Grantor's rights set forth herein, shall include but not be limited to any and all equitable remedies which may be appropriate, including injunctive relief and specific performance.

4. REQUIREMENTS APPLICABLE TO SUB-RECIPIENTS. The CITY, and ESC or designated and mutually agreed upon DEVELOPER, acknowledge and agree that, pursuant to 24 C.F.R. 570.503, the CITY and ESC or same DEVELOPER shall at a later date enter into formal AGREEMENT applicable to sub-recipients including the requirement for a written agreement set forth and required in 24 C.F.R. 92.

IN WITNESS WHEREOF, the parties hereto have caused the above and foregoing Agreement to be executed in triplicate by their respective and duly authorized officers the day and year first above written.

CITY OF JOPLIN, MO	**ECONOMIC SECURITY CORPORATION, OF THE SOUTHWEST AREA**
Signature	Signature
Name	Name
Title	Title
Attest	Attest

COUNCIL BILL NO. 2025-271 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into an Agreement with the Economic Security Corporation, for the purpose of cooperation in the provision of affordable housing; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin.

WHEREAS, the above-named parties have a shared interest in the development of affordable housing at the property commonly known as 2008 S. Sergeant Ave. Joplin, MO; legally described in Exhibit A; and

WHEREAS, the City is the lead entity of the Home Investment Partnership Consortium, and is the recipient of Home Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the parties hereto agree to develop and undertake a housing development project consistent and appropriate for the location described in Exhibit A and surrounding neighborhood.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and the Economic Security Corporation, for the purpose of cooperation in the provision of affordable housing, a true and accurate copy of said Agreement being attached hereto and incorporated as Exhibit B, be and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
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:
CB 2024-266 – Rezoning

MEETING DATE:
April 7, 2025

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 011-25: 7 Acres between 12th St and 14th St, East of Iowa and West of the railroad track – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – James Whitford

BACKGROUND:

Watered Gardens wishes to develop a supportive housing community to assist those who are disabled and/or homeless. This request is consistent with the Comprehensive Plan, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

PLANNING & ZONING COMMISSION TESTIMONY:

Daid Glen presented the case. Commission asked about ADA accessibility, and environmental regulations. Mr. Bellairs explained that all development regulations regarding building codes, accessibility, and lead and environmental impacts would be part of the plan review for construction.

Mr. Bellairs explained that development regulations for the MP district would not allow for trailer parks that look like what is currently in the City. There are specific design requirements that any

new MP development would need to meet.

PUBLIC COMMENT;

Jason Latleen spoke in opposition to the case. Mr. Latleen was actually in attendance to speak on the MP rezoning request located at 1201 S Byers.

RECOMMENDATIONS:
Staff recommends approving Council Bill 2025-266
Planning & Zoning Commission recommends approving Case 011-25 (7 in Favor, 0 Opposed)

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

CASE 011-25: REZONING
A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park and Small Format Home District)- 7 Acres between 12th and 14th Street, East of Iowa and West of the railroad track- James Whitford

Mr. Kimble asked if the representative would step forward and state their name and address for the record.

David Glen of 531 Kentucky Ave, Joplin, Missouri represented Watered Gardens.

Mr. Glen stated the request to rezone is due to Watered Gardens hoping to construct a 3-phase tiny home village for the local disabled and homeless community.

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

Mr. Landis asked if the homes would remain the property of Water Gardens or if they would be sold to individuals.
Mr. Glen stated that the homes would stay as property of Water Gardens.

Ms. Phillips asked if there had been a plan to change the flow of the flood plain.
Mr. Glen stated that they are working to remove the property from the flood plain.

Mr. Kimble asked if there was any environmental work done on the property.
Mr. Bellairs stated that environmental tests are triggered if the property is in a smelter area and the owner would be required to test for lead if it is in a smelter area. Mr. Bellaris also stated that depending on the results remediation would also be required.
Mr. Glen stated that for the intended use of the property if there was lead to be found, there are no children that will be living in the area, and they would encapsulate the lead.
Mr. Bellairs reiterated that all environmental checks would be required to be performed as part of the building permit process as well as any remediation.

Mrs. Klue-Michael asked Mr. Glen if the tiny homes would be ADA accessible with at least a 7-foot bathroom.

Mr. Glen stated that the tiny homes would be constructed to current ADA standards.

Ms. Phillips asked if a person using a wheelchair would be able to navigate around the tiny home.
Mr. Glen stated that the final design of the homes has not been decided.

James Whitford of 215 Estate Street, Galena, Missouri stated that there will be a few of the homes that would be wheelchair accessible for those individuals in wheelchairs.

Mrs. Klue-Michael asked Mr. Whitford if he had an estimate on the number of wheelchair accessible homes there would be available.
Mr. Whitford stated that there is not an estimate at the moment.

Mrs. Klue-Michael asked Mr. Whitford if the entry to the homes would require an individual to use steps.
Mr. Whitford stated that it would depend on whether the area was required to be brought out of a flood plain.
Mr. Bellairs stated that the plans are in a preliminary stage and the applicants are securing zoning so they can continue plans.

Mr. Klue-Michael asked Mr. Bellairs if she approved the request for zoning today, could the applicants decide not to construct any ADA accessible housing.
Mr. Bellairs stated that this was not accurate, and the applicant would be required to meet ADA requirements, Building Codes, and Planning Codes. Mr. Bellairs also stated that depending on construction type, the applicant may be required to have a Planned and Development review and the request this evening was only for the zoning.

Ms. Phillips asked Mr. Whitford how the phasing for the construction of the homes would work.
Mr. Whitford explained that there would be three phases of homes built due to the size of the property and the first phase would consist of 26 tiny homes being constructed.

Ms. Warren asked Mr. Whitford how many acres the property was in total.
Mr. Whitford explained that the total property is seven acres.

Mr. Kimble asked Mr. Whitford if they had received any feedback from the surrounding property owners.
Mr. Whitford stated that he was not present, but one of his team members did speak to the surrounding property owners and there was no adverse response. Mr. Whitford also stated that their long-term recovery residential facility is located right next to this property and there have been no complaints from surrounding property owners.

Dr. Rosenberg asked Mr. Bellairs what would happen if the project fell through after the city had rezoned the property to District MP (Manufactured Home Park and Small Format Home District).
Mr. Bellairs stated there are building codes that restrict how a manufactured home park is constructed along with specific design requirements such as having a secure foundation and have a patio to create a courtyard pattern. Mr. Bellairs also stated that there must be communal improvements such as internal streets and community areas.

Dr. Rosenberg asked Mr. Bellairs if there were any opportunities for an individual to construct a manufactured home park if this project fell through.
Mr. Bellairs stated that if the project fell through and an applicant wished to construct a manufactured home park, they would be required to come before the Planning and Zoning Commission and complete a site plan review.

Mr. Kimble asked Mr. Bellairs if there was still a possibility that a manufactured home park could be constructed on the property if they followed the strict guidelines that are in place.
Mr. Bellairs stated that this was correct.

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

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

Jason Latleen of 1122 S Moffet asked to speak in opposition to this case.
Mr. Latleen stated he has lived at that address for thirteen years. Mr. Latleen

also stated concerns over the damage that he has incurred and concern about future damage. Mr. Latleen stated concerns over the decline in home values. Mr. Latleen explained he is against the construction of the tiny home village.

Ms. Phillips stated that she believes Mr. Latleen had meant to speak in opposition to the next case due to his address.

Mr. Kimble asked if there was anyone else that would like to speak in opposition to this case.

MR. SPRUCE MADE A MOTION TO APPROVE CASE 011-25. THIS MOTION WAS SECONDED BY DR. ROSENBERG. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 011-25 A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – James Whitford

LOCATION 7 Acres between 12th St and 14th St, East of Iowa and West of the railroad track

APPLICANT James Whitford/Watered Gardens

EXISTING CONDITIONS

Zoning	Land Use	Property Size
M-2	Vacant	Approximately 7 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	M-2	M-2	R-3/C-1	R-3
Land Use	Vacant	Storage/Warehousing	Single-Family/Retail	Single-Family Homes

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 12th St	Local	50′
E 14th St	Local	50′
S Iowa Ave	Local	50′
S Minnesota Ave	Local	50′
S Ohio Ave	Local	50′

UTILITIES

Utilities in place.

FLOOD PLAIN

The property is within the flood plain. The owner is aware they will have to work with Public Works and the developer's engineers in order to safely build in this area and not displace floodwater.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

This request is consistent with the Comprehensive Plan, which encourages the integration of compatible land uses, including mixed uses. Small format housing developments place an emphasis on a communal style of development, including public spaces and walkability. The small format home use is less intensive than Heavy Industrial, while still more intensive than a single-family neighborhood. This walkable/communal style of development is the optimal way to create a nice transition to integrate mixed uses.

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

The property is located within the flood zone, which makes it difficult to develop this site. The added costs associated with this make it unsuitable for a new Industrial development. A Small Format Home District is less intensive than Industrial uses and will better integrate with the surrounding Residential and Neighborhood Commercial uses.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change in use is less intensive. The proposed use will require the utilization of strategies that the Comprehensive Plan identifies as a means to integrating Mixed-Use areas.

DISCUSSION

Watered Gardens wishes to develop a supportive housing community to assist those who are disabled and/or homeless.

City Staff recommends approval of Case 011-25.

ENCLOSURES

- Map of property
- Application

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.: 011-25
Filing Fee: $600.00
Received: 2/3/25
Date Advertised:
Proj. No.: 25-016
Public Hearing Date: 3/10/25

Applicant: JAMES WHITFORD / DAVID GLENN Phone No.: (417) 623-6030
TheGlenngroup@yahoo.com D.GLENN (417) 434-4845
Address: 531 KENTUCKY AVE Email: james@wateredgardens.org

Owner: WATERED GARDENS Phone No.: (417) 623-6030

Address: 531 KENTUCKY AVE Email: james@wateredgardens.org

Location of Property: SEE ATTACHED (7 ACRES BETWEEN 12th & 14th / IOWA & OHIO

Present Use of Property: VACANT LAND

Proposed Use of Property: TINY HOME DEVELOPMENT

Current Zoning: M-2 Requested Zoning: MP

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Office	M-2
South	Single-family/retail	R-3/C-1
East	Storage/Warehousing	M-2
West	Single-Family	R-3

Character of the Neighborhood: Commercial/Industrial/Residential (Mixed)

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: MINNESOTA, OHIO, 12th & 14th

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ■

Right-of-Way Width: _____

Subdivision Platting:

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

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

Additional Platting Comments: TBD

Unique Characteristic of Property and/or Additional Comment:

PROPOSED "TINY HOME" DEVELOPMENT

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: _____ **Date:** 2/3/25

Statement on rezoning

From: James Whitford (james@wateredgardens.org)

To: theglenngroup@yahoo.com

Cc: travis@wateredgardens.org

Date: Sunday, February 2, 2025 at 06:32 PM CST

David,
Here's the statement you requested. Take a look and if you or Travis have any edits, go for it. Let me know if you need anything else.

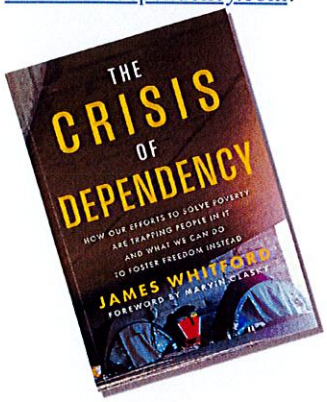
The request for rezoning is based on the need for a housing solution that will address a particular segment of our community who are disabled and chronically homeless. We expect no significant changes in traffic since most of the future residents do not drive and the site does not border a main thoroughfare. Currently, the site is wooded and has been a frequent place the homeless encamp. Once developed and in use, there will be less risk of fire, theft, and drug use. Across the U.S., Joplin included, a sharp rise has been noted in unsheltered homelessness over the last 10 years. Lack of affordable housing supply has been a significant part of that problem and, in part, the future development of a permanent supportive housing tiny home community answers it.

For Charity and Liberty,

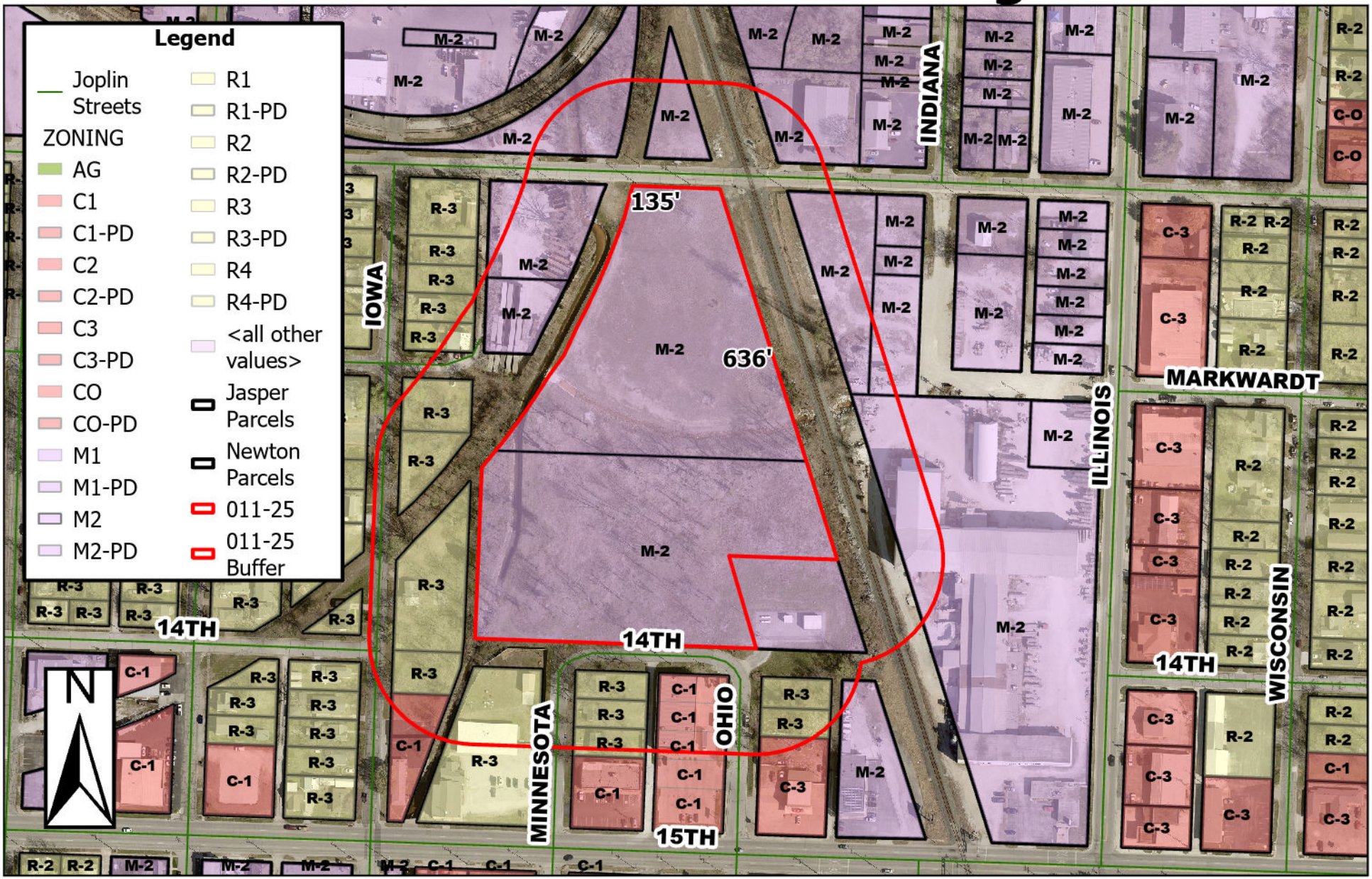
James C. Whitford
Co-founder, Executive Director

TRUE CHARITY®
Real compassion. Real results.

Learn more about my new book at
thecrisisofdependency.com!



Case 011-25: Rezoning



7 Acres between 12th St and 14th St, East of Iowa and West of the railroad track – Rezoning – A request to rezone from District M-2 (Heavy Industrial) to District MP (Manufactured Home Park & Small Format Home District) – James Whitford

0 85 170 340 510 680 Feet

P & Z Case 011-25
Watered Gardens – James Whitford
(P & Z Recommended to Approve)

COUNCIL BILL NO. 2025-266 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and include in District MP (Manufactured Home Park & Small Format Home District) property as described below and generally known as approximately seven acres between E 12th St and E 14th St, East of Iowa Ave and West of the railroad track, Joplin, Jasper County, Missouri.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-274 is hereby amended by removing from District M-2 (Heavy Industrial) the following described property and including in District MP (Manufactured Home Park & Small Format Home District).

PART OF A TRACT DESCRIBED IN BOOK 2664, PAGE 114 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING ALL OF PARCELS 415 AND 418 AND PART OF PARCEL 426 IN MISCELLANEOUS TRACT NUMBERED 46 BEING A PART OF SECTION 11, TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID MISCELLANEOUS LOT 46, SAID POINT BEING ON THE WEST RIGHT OF WAY OF KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID WEST RIGHT OF WAY NORTH 17°24'38" WEST, 210.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 17°24'38" WEST, 636.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF 12TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88°08'39" WEST, 135.82 FEET TO A POINT ON THE EAST RIGHT OF WAY OF A RAILROAD SPUR; THENCE 525.29 FEET ALONG SAID EAST RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1433.00 FEET, A CHORD DIRECTION OF SOUTH 28°33'00" WEST, A CHORD LENGTH OF 522.35 FEET TO A POINT ON THE EAST RIGHT OF WAY OF AN ALLEY; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 02°08'48" WEST, 330.61 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY OF 14TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 87°56'55" EAST, 442.12 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 17°33'28" WEST, 210.00 FEET; THENCE SOUTH 87°59'52" EAST, 210.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.95 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. BEARINGS BASED ON GRID NORTH OF THE

MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

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_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney