COUNCIL AGENDA
May 2, 2016
6:00 P.M., Council Chambers

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

2. **Roll Call**

3. **Presentations**

   1. A Proclamation Proclaiming May 15-21, 2016 As National Public Works Week Will Be Presented To Public Works Director, Nick Heatherly.

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. Sales/Use Tax Citizen's Committee Report By Tim Woodall, Vice-Chair.

6. **Citizen Requests And Petitions**

7. **Public Hearings**

   1. RESOLUTION NO. 2016-004
      A RESOLUTION granting a Special Use Permit (First Request) to Empire District Electric Company for the expansion of an existing substation located at 2712 North St. Louis Avenue, in the City of Joplin, Jasper County, Missouri.

      Documents: SUMMARY SHEET RES 2016-004.PDF, RESOLUTION 2016-004.PDF, SUPPLEMENTAL RES 2016-004.PDF

8. **Consent Agenda**

   1. Minutes Of The April 18, 2015 Meeting

      Documents: APRIL 18 2016 MINUTES.PDF

   2. COUNCIL BILL NO. 2016-003

      Documents: CB2016-003.PDF

   3. COUNCIL BILL NO.2016-510

      Documents: CB2016-510.PDF

9. **Resolutions**

   1. RESOLUTION NO. 2016-005
      A RESOLUTION appointing new members to the Northpark Mall Community Improvement District (CID) Board.

      Documents: RESOLUTION 2016-005 SUMMARY SHEET APPOINT MEMBERS NORTHPARK MALL CID BOARD.PDF, RESOLUTION 2016-005 APPOINT MEMBERS NORTHPARK MALL CID BOARD.PDF

10. **Ordinances - Emergency**

    1. COUNCIL BILL NO. 2016-007
       AN ORDINANCE submitting to the electors of the City of Joplin, at an

election on Tuesday, August 2, 2016, the question of whether or not the City shall extend a local sales tax of 2 5/8% on titled property purchased by residents from out-of-state vendors; prescribing a form of Ballot thereof; and containing an emergency clause.

Documents: CB 2016-007 SUMMARY SHEET SALES TAX TITLED PROPERTY BALLOT QUESTION.PDF, CB 2016-007 ORDINANCE LOCAL SALES TAX TITLED PROPERTY BALLOT QUESTION.PDF

11. **Ordinances - First Reading**

12. **Ordinances - Second Reading And Third Reading**

13. **Unfinished Business**

14. **New Business**

    1. SITE PLAN REVIEW FOR 400 NORTH HODGDON ROAD
    Site Plan Review for 400 North Hodgdon Road

    Documents: SUMMARY SHEET 400 NORTH HODGDON.PDF, SITE PLAN REVIEW 400 NORTH HODGDON.PDF

    2. NEWS FROM THE PIO

Anyone wishing to address the Council should step to the podium and state his/her name and address. If the matter is not a Public Hearing, a request to speak to the Council should be prepared prior to the meeting. Speaking time will be limited to five (5) minutes.

Sound enhancement units are available for hearing impaired customers who provide a form of identification as security, which will be returned to the customer upon the return of the unit.

Those in need of disability-related auxiliary aids or services should contact the City Clerk's office at (417) 624-0820, ext. 220 no later than 48 hours prior to the meeting.

Notice posted at ____ p.m. on this the __ day of ____, ____. (RSMo 610.020)

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 2, 2016

Item: RESOLUTION NO. 2016-004
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Resolution
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 4/11/2016

Recommended Action: Planning and Zoning Commission recommended approval for a permanent Special Use Permit by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 014-16: 2712 North St. Louis Avenue – A request for a Special Use Permit (First Request) for the expansion of the existing substation – Empire District Electric Company.

STAFF SUMMARY:
This Special Use Permit request is for the expansion of an existing substation at the northwest corner of Zora and St. Louis. Due to needs for additional power capacity in this district of Joplin, Empire needs to replace the existing distribution circuits and associated transformer with a new transformer directly west of the existing substation. All necessary reports have been submitted to City staff for review and no additional comments have been received from City staff.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jeff Brown, Empire District Electric Company, discussed plans for moving over to a different voltage class on their transformers. They are expanding the substation to the west on property they purchased some time ago.

Mr. Duncan asked how many acres this expansion will contain. Mr. Brown replied the property contains three acres, with 2.75 acres being developed.

Mr. Ramsour asked why the property is zoned R-1. Ms. Cunningham understood the property has always been zoned R-1, with that zoning being allowed for public utility owned facilities in residential zoning districts with a Special Use Permit.

Mr. Ramsour asked about rezoning to a commercial district. Ms. Cunningham stated during a pre-development meeting with the City staff, the applicant was presented options for rezoning or a Special Use Permit.

PUBLIC COMMENT: None.

P & Z Case 014-16
Empire District Electric Company
(P & Z Recommended Approval)

RESOLUTION NO. 2016-004

A RESOLUTION granting a Special Use Permit (First Request) to Empire District Electric Company for the expansion of an existing substation located at 2712 North St. Louis Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, the Planning and Zoning Commission at a Public Hearing held on April 11, 2016, recommended that a Special Use Permit be granted for the expansion of an existing substation located at 2712 North St. Louis Avenue, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on May 2, 2016, in compliance with said request;

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

That a Special Use Permit be granted to Empire District Electric Company for the expansion of an existing substation in the City of Joplin, Missouri, on the following described real estate, to-wit:

> ALL OF LOTS 24, 25, 26, 27, 28, 33, 34, 35, AND 36 OF THE JOPLIN-WEBB CITY ACRES SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, ALL IN JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS: COMMENCING AT A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N02°12'15"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 30.27 FEET; THENCE N87°57'08"W, 80.61 FEET MORE OR LESS TO A FOUND IRON PIN ON THE NORTH RIGHT-OF-WAY OF EAST ZORA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING: N87°57'08"W, 374.46 FEET; N02°17'10"E, 7.50 FEET TO A SET IRON PIN; N85°57'56"W, 220.04 FEET TO A SET IRON PIN; N87°55'06"W, 205.06 FEET TO A SET IRON PIN; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, N02°16'23"E, 394.87 FEET TO A SET IRON PIN; THENCE S87°59'37"E, 439.86 FEET TO A FOUND IRON PIN; THENCE N03°27'31"E, 15.01 FEET; THENCE S87°56'12"E, 204.39 FEET; THENCE N02°09'29, 219.94 FEET TO A SET IRON PIN; THENCE S87°55'04"E, 205.23 FEET TO A SET IRON PIN ON THE WEST RIGHT-OF-WAY OF NORTH ST. LOUIS AVENUE; THENCE S02°12'31"W ALONG SAID WEST RIGHT-OF-WAY, 595.00 FEET TO A FOUND IRON PIN; THENCE S47°22'04"W ALONG THE NORTH RIGHT-OF-WAY OF EAST ZORA STREET, 71.39 FEET TO A FOUND IRON PIN AND POINT OF BEGINNING. CONTAINING 9.11 ACRES MORE OR LESS. SUBJECT TO ALL RESTRICTIONS, EASEMENTS OR RIGHT-OF-WAYS, IF ANY.

and the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Empire District Electric Company for the construction and operation of an expansion to an existing substation.
2. The permit shall be permanent.
3. The site be screened from residential areas in compliance with the City of Joplin Zoning Code's landscaping requirements.
4. This property will not be accessible to the public and will be secured at all times.
5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

The violation of any condition set forth in this Resolution shall be interpreted as a violation of Appendix 29-A (Zoning Code) of the Municipal Codes of the City of Joplin and shall be administered in accordance with the provisions of Section 34 (Violation and Penalty) of Appendix 29-A of that Code. Conviction in Municipal Court for violation of any condition as set forth in this Resolution shall cause the immediate termination of this Special Use Permit and require the applicant as named in Item No. 1 above to reapply for renewal.

The Municipal Planner is hereby authorized and directed to issue said permit to Empire District Electric Company in accordance with the plans and specifications on file in the Office of the Building Official.

The City Clerk is hereby ordered to file this Resolution with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2016.

_____
Michael L. Seibert, Mayor

ATTEST: _____
Barbara L. Hogelin, City Clerk

Z&P Meeting: April 11, 2016
City Council Meeting: May 2, 2016

STAFF PLANNING REPORT
Special Use Permit

CASE 014-16 A request for a Special Use Permit (1st Request) for the expansion of the existing substation.

LOCATION 2712 North St. Louis

APPLICANT Empire District Electric Company

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1 Single Family Residential	Undeveloped	9.12 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	C-2-PD	R-1
Land Use	Single-Family Residential	Single-Family Residential	Planned Commercial District	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Zora Street	Arterial	90'
St. Louis Avenue	Collector	60'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES Yes.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

This Special Use Permit request is for the expansion of an existing substation at the northwest corner of Zora and St. Louis. Due to needs for additional power capacity in this district of Joplin, Empire needs to replace the existing distribution circuits and associated transformer with a new transformer directly west of the existing substation. All necessary reports have been submitted to City staff for review and no additional comments have been received from City staff.

Conditions

1. This Special Use Permit is issued to Empire District Electric Company for the construction and operation of an expansion to an existing substation.
2. The permit shall be permanent.
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5. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
6. Any other conditions set by the City Council of the City of Joplin.

Staff recommends approval of Case 014-16.

PICTURE



ENCLOSURES

Site Plan

RECEIVED
3-3-16

SPECIAL USE PERMIT APPLICATION

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

For Office Use Only

Case No.: 014-16
Filing Fee: ~~$ 350.00~~ $450.00
Date Advertised: 3-28-16
Date Notices Sent 4-1-16
Public Hearing Date: 4-11-16

APPLICANT: Ms. Tina Gaines PHONE: 417-625-5100

ADDRESS: 602 Joplin St., Joplin, MO ZIP: 64801

OWNER: The Empire Electric Co. PHONE: 417-625-5100

ADDRESS: 602 Joplin St., Joplin, MO ZIP: 64801

LOCATION OF PROPERTY: 2712 N. St. Louis Street, Joplin MO 64801

* LEGAL DESCRIPTION: SEE ATTACHED

PRESENT ZONING CLASSIFICATION: R - 1 ACREAGE: 9.12

PRESENT USE OF PROPERTY: Substation & Transmission Line Facilities Access.

PROPOSED LAND USE ACTIVITY: Substation Addition-Grade area for use. Fence and rock the property adjacent to the existing facilities.

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential	R - 1
South	Undeveloped	C - 2 - PD
East	Residential	R - 1
West	Residential	R - 1

Does the proposed special use meet the following standards? If yes, attach a separate sheet explaining why.

	Yes	No
1. Is deemed necessary for the public convenience at that location.	☒	☐
2. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.	☒	☐
3. Is found to be generally compatible with the neighborhood in which it is proposed.	☒	☐
4. Will comply with the height and area regulations of the district in which it is located unless specifically granted.	☒	☐
5. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.	☒	☐
6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.	☒	☐

Should this special use be valid only for a specific time period? Yes ☐ No ☒

If Yes, what length of time? _____

SIGNATURE: Tina Gaines DATE: 3/2/16

BY: Tina Gaines TITLE: Engineering Director

Attachments Required:

1. One copy of a legal description of the property on which the use is to be located.
2. One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may effect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin

The Special Use Permit that will be issued will have set of conditions that will require information regarding the following: (Additional conditions may be imposed by the Commission and Council)

1. Hours of Operation. 24/7
2. Days of Operation. 24/7
3. Number of Off-street Parking Spaces. 0
4. Signs (Generally signs are limited to one sign not larger that one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line.) Applied to a Seven Ft. Gate & Fence
5. Number of Assistants or employees. 0
6. Nature of the Business. Electric Utility
7. Location of the Business. 602 Joplin St., Joplin, MO 64801

Violation of any condition will cause a complaint to be filed with the Municipal Court and the Permit will be suspended immediately requiring reapplication.

ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers

March 3, 2016

Ms. Taylor Cunningham
City of Joplin, Planning and Zoning
602 S. Main Street
Joplin, MO 64801

Re: Special Use Permit for Empire at St. Louis and Zora

Dear Ms. Cunningham:

On behalf of The Empire District Electric Company, we would like to submit the enclosed package of drawings and information in regard to the Substation No. 110 project addition at Zora and St. Louis in Joplin, MO. This project is as a result of the need to expand the power capacity at the substation. Empire will be replacing the existing distribution circuits and associated transformer with a new transformer and associated bus-work directly west of the existing substation. This addition will give Empire the added power capacity that is required for this particular district of Joplin.

We have included the City of Joplin's Special Use Permit that has been signed by Empire. We have also included associated drawings with the permit, one of which is the newly developed boundary survey that includes the entire piece of property which is now a full legal description for the complete piece of property. We have also included the Water Quality, Hydrology and Hydraulics Report for this particular project.

Please let us know if there is any additional information that you may require, and we will do our best to provide it.

Sincerely,

ALLGEIER, MARTIN and ASSOCIATES, INC.

Randall J. Adair

Randall J. Adair, P.E.

RJA/mf

Enclosures

STATE OF MI SS.
COUNTY OF JASPER } IN THE RECORDER'S OFFICE

I, CHARLOTTE PICKERING, RECORDER OF DEEDS OF SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS, ON THE ____ DAY OF ____ A.D. 20__ AT ____ O'CLOCK AND ____ MINUTES ____ M., DULY FILED FOR RECORD IN THIS OFFICE, AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN SURVEY RECORD BOOK ____ AT PAGE ____.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT CARTHAGE, MO., ON THE DAY AND YEAR AFORESAID.

CHARLOTTE PICKERING RECORDER

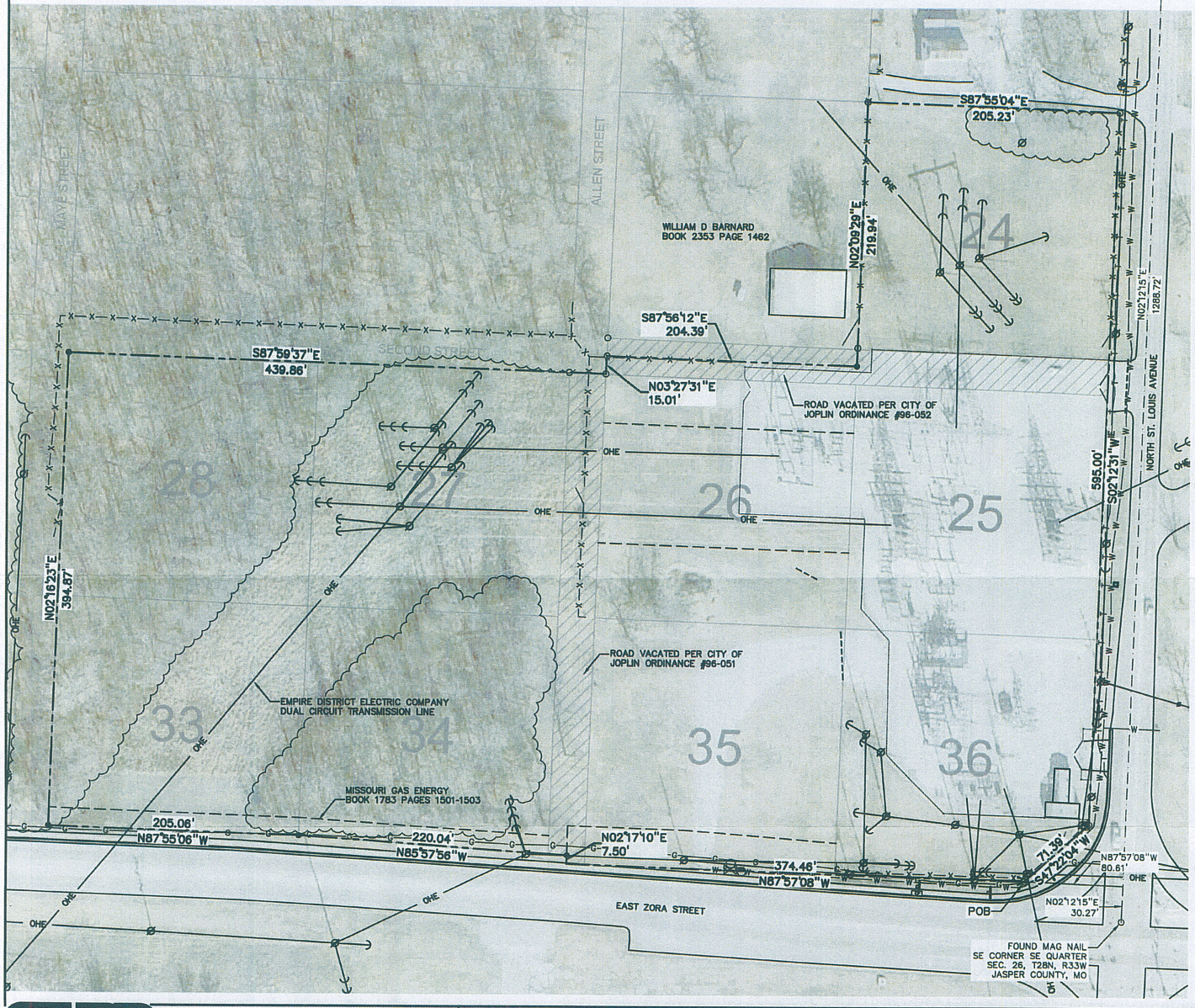
BY _____ DEPUTY

EASEMENT NOTE:

EASEMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON. ONLY THOSE EASEMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS TRACT.

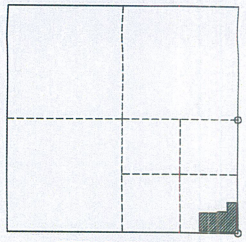
SCALE: 1"=60'
60 30 0 60
SCALE IN FEET

BASIS OF BEARING:
MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE
EAST LINE OF SE¼ SEC. 26 N02°12'15"E



LOCATION SKETCH

SCALE: 1"=2000'



SECTION 26, T28N, R33W
JASPER COUNTY, MISSOURI

PROPERTY DESCRIPTION:

ALL OF LOTS 24, 25, 26, 27, 28, 33, 34, 35, AND 36 OF THE JOPLIN-WEBB CITY ACRES SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 28 NORTH, RANGE 33 WEST, ALL IN JASPER COUNTY, MISSOURI, BEING DESCRIBED MORE FULLY AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N02°12'15"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, 30.27 FEET; THENCE N87°57'08"W, 80.61 FEET MORE OR LESS TO A FOUND IRON PIN ON THE NORTH RIGHT-OF-WAY OF EAST ZORA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING:
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CONTAINING 9.11 ACRES MORE OR LESS.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS OR RIGHT-OF-WAYS, IF ANY.

LEGEND

○	FOUND IRON PIN
●	SET IRON PIN
	WATER METER
	WATER VALVE
Ø	POWER POLE
←	POWER POLE GUY
	FIRE HYDRANT
—G—G—	GAS LINE
—W—W—	WATER LINE
—X—X—X—	FARM FENCE
—T—T—	TELEPHONE LINE
———	PROPERTY LINE
— · — · —	SECTION LINE
— — —	RIGHT-OF-WAY LINE
—OHE—	OVERHEAD ELECTRIC CENTERLINE
	EDGE OF TIMBER

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF EMPIRE DISTRICT ELECTRIC COMPANY THIS PLAT OF SURVEY WAS MADE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

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

THE ACCURACY STANDARD THAT APPLIES TO THIS SURVEY IS FOR TYPE URBAN PROPERTY. (SURVEYOR DOES NOT CERTIFY AS TO ACTUAL USE OF PROPERTY)

DATE OF FIELD WORK: 02-24-2016

ERIC S. DURKIN
MISSOURI P.L.S. #2004001330
AGENT FOR ALLGEIER, MARTIN and ASSOCIATES, INC.

ORIGINAL SEAL IS RED
SIGNATURE IS BLACK

STATE OF MISSOURI
ERIC S. DURKIN
NUMBER PLS-2004001330
03-03-2016
PROFESSIONAL LAND SURVEYOR

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

LAND SURVEYING CERTIFICATE
MISSOURI NO. 000081

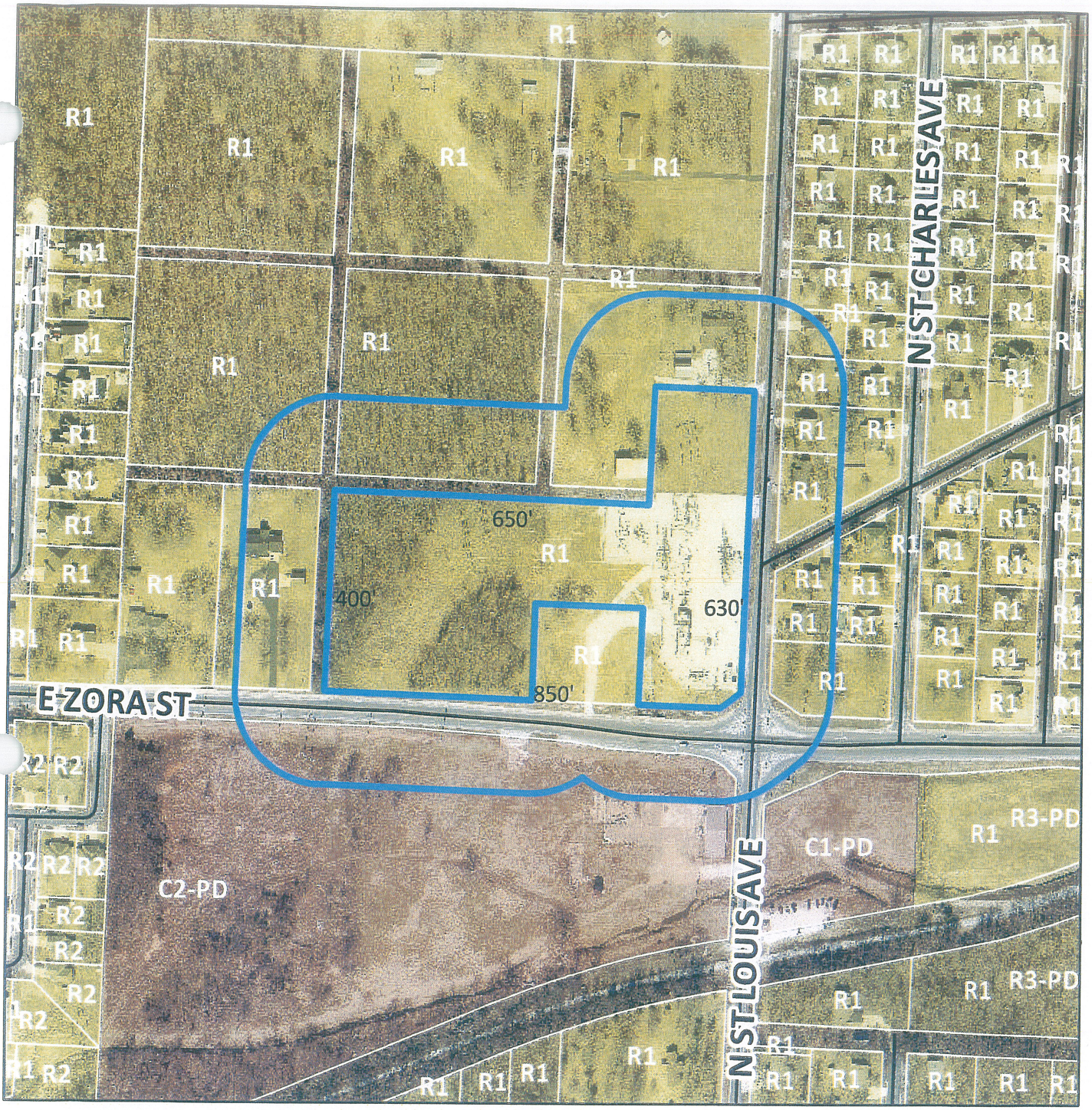
THIS DRAWING IS A DOCUMENT OF SERVICE AND IS THE PROPERTY OF ALLGEIER, MARTIN and ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE USED ON THIS OR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF ALLGEIER, MARTIN and ASSOCIATES, INC.

DATE	REVISION

DWN. BY:	MJS
CKD. BY:	ESD
APPD. BY:	ESD
DATE :	3-3-16

EMPIRE DISTRICT ELECTRIC COMPANY SUB 110 ORONOGO JCT. BOUNDARY SURVEY

SECTION 26, T28N, R33W JASPER COUNTY, MISSOURI



Case 014-16: 2712 N St Louis - A request for a Special Use Permit (1st Request) for the expansion of an existing substation - Empire Electric Company.

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Case 014-16: 2712 North St. Louis Avenue – A request for a Special Use Permit (First Request) for the expansion of the existing substation – Empire District Electric Company.

Mr. Eastman opened the public hearing for Case 014-16.

Mr. Jeff Brown, Empire District Electric Company, 602 Joplin Avenue, Joplin, discussed plans for moving over to a different voltage class on their transformers. They are expanding the substation to the west on property they purchased some time ago.

Mr. Duncan asked how many acres this expansion will contain. Mr. Brown replied the property contains three acres, with 2.75 acres being developed.

Mr. Eastman asked for comments from the audience, and none were received. He then closed the public hearing for Case 014-16.

Mr. Ramsour asked why the property is zoned R-1. Ms. Cunningham understood the property has always been zoned R-1, with that zoning being allowed for public utility owned facilities in residential zoning districts with a Special Use Permit.

Mr. Ramsour asked about rezoning to a commercial district. Ms. Cunningham stated during a pre-development meeting with the City staff, the applicant was presented options for rezoning or a Special Use Permit.

Mr. Bolander stated the future land use map shows the property remaining residential, and that a precedent would be set if a commercial district is allowed on the north side of Zora Street. He recommended the zoning remain residential because of the neighborhoods and single-family homes in that area.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 014-16 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR A PERMANENT SPECIAL USE PERMIT TO BE ISSUED TO EMPIRE DISTRICT ELECTRIC COMPANY, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).

CITY OF JOPLIN
CITY COUNCIL MEETING
MINUTES April 18, 2016

CALL TO ORDER
The regular meeting for the Joplin City Council was called to order at 6:00 p.m.by Mayor Michael Seibert.

INVOCATION - read by City Clerk Barbara Hogelin

PLEDGE OF ALLEGIANCE to the United States of America –led by Mrs. Lewis

ROLL CALL – Answering Roll Call were: Taylor Brown, Melodee Colbert-Kean, Miranda Lewis, Dan McCreary, Gary Shaw, Ryan Stanley, Phil Stinnett, Jim West and Mayor Michael Seibert. Also in attendance were City Manager Sam Anselm and City Attorney Peter Edwards.

PRESENTATIONS

REPORTS AND COMMUNICATIONS

FINALIZATION OF CONSENT AGENDA - There being no further business to come before the Council, the Consent Agenda was finalized.

CITIZEN REQUESTS AND PETITIONS
Bree O'Haro, 2314 S. Joplin Ave, Joplin MO, requests to address Council regarding sewage spill over in her home. Bree O'Haro, 2314 S. Joplin Ave, Joplin MO addressed Council with concerns she had about sewage backup. City Manager Sam Anselm told Ms. O'Haro city staff has been working on this.

Ted & Amy Donaldson, Director and President of Compass Quest Veteran Services, a non-profit organization providing support for veterans, serving military and family members in the Joplin area, would like to address Council regarding a community event scheduled for Friday April 22, 2016. Mr. Donaldson invited the Council to attend a memorial event on Friday. The 4-22 Project. Community Awareness Event for the 22 Veterans who commit suicide in our country every day.

City Clerk said she had received another request to address Council from Ms. Charlotte Duke giving the address of 2911 E. 14th. Motion by Mr. Stanley, Second by Mr. McCreary to allow Ms. Charlotte Duke to speak. The Council voted 9-0 to allow Charlotte Duke to speak. Charlotte Duke, 2528 E. Ohio told the Council she felt misinformed about the hammerhead on 14th street. She wanted to be more informed on the details and of the fence going in. Troy Bolander said she was given a map showing landscaping between residential and commercial.

PUBLIC HEARINGS

Anyone wishing to address the Council should step to the Podium and state their name and address. If the matter is not a Public Hearing, a request to speak to the Council should be prepared prior to the meeting. Speaking time will be limited to five minutes.

Sound enhancement units are available for hearing impaired customers. You will be asked to provide a form of identification as security, which will be returned when you return the unit.
If you are in need of disability related auxiliary aids or services, contact the City Clerk's Office at (417) 624-0820 ext. 220. Forty-eight hours' notice is requested.

CONSENT AGENDA – Motion by Mr. Shaw, Second by Mrs. Lewis to approve the Consent Agenda. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0.

Minutes of the April 4, 2016 Council Meeting

Minutes of the April 11, 2016 Special Council Meeting

COUNCIL BILL NO. 2016-260 - AN ORDINANCE requesting the review of the Final Plat of THE WOODLANDS PLAT 2, located 350 feet south of the intersection of 32nd Street and John Duffy Drive in the City of Joplin, Newton County, Missouri. **Ordinance No. 2016-062**

COUNCIL BILL NO. 2016-262 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3 and including in District C-1 property as described below and located 150 feet north of the intersection of 15th Street and Ohio Avenue in the City of Joplin, Jasper County, Missouri. **Ordinance No. 2016-063**

COUNCIL BILL NO. 2016-263- AN ORDINANCE providing for the vacation of a public street right-of-way being approximately 180 feet of 14th Street west of Range Line Road, in the City of Joplin, Jasper County, Missouri. **Ordinance No. 2016-064**

COUNCIL BILL NO.2016-451-an ordinance amending Chapter 18, Animals, of the Joplin City Code by adding language to Sec. 18-5 Animal Abuse and Neglect, clarifying authority for addressing animals left in automobiles. **Ordinance No. 2016-065**

RESOLUTIONS

ORDINANCES - EMERGENCIES

Mr. Shaw introduced COUNCIL BILL NO. 2016-117- an ordinance declaring a public necessity for the acquisition by condemnation proceedings of right of way and easements located on property described as All the East Half of Lot Numbered Three (3) in SWOBODA ADDITION to the City of Joplin, Jasper County, Missouri, for the widening of St. Louis Avenue, directing the City Attorney to commence an action to obtain said property; and containing an emergency clause.
Motion by Mr. Shaw, Second by Mr. Stanley that Council Bill No. 2016-117 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-066**

Mr. Stanley introduced COUNCIL BILL NO. 2016-118- an ordinance declaring a public necessity for the acquisition by condemnation proceedings of right of way and easements located on property described as All of Lot Numbered Six (6) in SWOBODA ADDITION to the City of Joplin, Jasper County, Missouri, for the widening of St. Louis Avenue, directing the City Attorney to commence an action to obtain said property; and containing an emergency clause. Motion by Mr. Stanley, Second by Mrs. Lewis that Council Bill No. 2016-118 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-067**

Mrs. Lewis introduced COUNCIL BILL NO. 2016-119 – an ordinance authorizing the execution of an Agreement by and between the City of Joplin and Crews Construction Inc., to provide construction services for installing 75hp Pumps and improvements for the Filmore Bridge Lift Station, not to exceed Three Hundred Sixty Seven Thousand and No/100 Dollars ($367,000.00) and authorizing the Director of Public Works to execute said Agreement; and containing an emergency clause. Motion by Mrs. Lewis, Second by Mr. West that Council Bill No. 2016-119 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-068**

Mr. Shaw introduced COUNCIL BILL NO. 2016-120 -AN ORDINANCE approving an agreement with CJW Transportation Consultants in the not to exceed amount of One Hundred Fifteen Thousand Nine Hundred Twenty Dollars, ($115,920.00) for Professional Engineering Consulting Services authorizing the Director of Public Works to execute the same; and containing an emergency clause. Motion by Mr. Shaw, Second by Mrs. Lewis that Council Bill No. 2016-120 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-069**

Mr. Stanley introduced COUNCIL BILL NO. 2016-508 -AN ORDINANCE approving a Trash Billing and Collections Agreement, by and between the City of Joplin and Allied Services, LLC. D/b/a Republic Services of Galena, dealing generally with trash billing and collection services by the City on behalf of the residential trash provider; authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Stanley, Second by Mr. McCreary that Council Bill No. 2016-508 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-070**

Mr. Stanley introduced COUNCIL BILL NO. 2016-509 -AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2015-2016 as adopted by Ordinance 2015-168 on October 19, 2015, to adjust appropriations and containing an emergency clause. Motion by Mr. Stanley, Second by Mr. Shaw that Council Bill No. 2016-509 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-071**

Mr. West introduced COUNCIL BILL NO. 2016-605 -AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2015-2016 as adopted by Ordinance 2015-168 on October 19, 2015, to adjust appropriations and containing an emergency clause. Motion by Mr. West, Second by Mr. Brown that Council Bill No. 2016-605 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Council Bill was declared Adopted and entitled **Ordinance No. 2016-072**

ORDINANCES – FIRST READING

Mr. Stanley introduced COUNCIL BILL NO.2016-003-an ordinance amending Chapter 42, Courts, Article II, Municipal Court, Division 1, Generally, Section 42-35, Court costs and other fees, by repealing Section 42-35(g) of the Joplin City Code. Motion by Mr. Stanley, Second by Mrs. Lewis

to Pass Council Bill No. 2016-003 on First Reading, Advance to Second and Third Reading. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Bill was read as being Council Bill No. 2016-003.

Mrs. Lewis introduced COUNCIL BILL NO.2016-113- 510 - AN ORDINANCE repealing Section 26-91, Building Permit Fees; Reinspection Fee of Article IV, Permits and Fees, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin, and enacting in lieu thereof a new Section 26-91, Building Permit Fees; Reinspection Fee of Article IV, Permits and Fees, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective. Motion by Mrs. Lewis, Second by Mr. West to Pass Council Bill No. 2016-113 on First Reading, Advance to Second and Third Reading. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Seibert, Shaw, Stanley, Stinnett, West 9. Nays: 0. The Bill was read as being Council Bill No. 2016-113.

ORDINANCES – SECOND AND THIRD READING

UNFINISHED BUSINESS

Troy Bolander reported to Council on a follow-up from a few meetings back when a citizen had complained about boats being parked in the yard next door. Current code is one boat in the yard in the driveway. Code officers sent letters and follow ups that will expire on April 28 to the house and have left a note on the door. Troy said it might come that we have to take a look at the code because boats are to be parked on paved area only. A question was asked about RV's. Troy said RV's are allowed driveway only too. You can live in RV's up to two weeks. Mr. Shaw asked about signs in ROW's. He said it looks like a circus around some areas.

NEW BUSINESS:

City Clerk Barbara Hogelin read the Mayor's Council appointments to Boards and Commissions: Joplin Sports Authority: Taylor Brown; Parks and Recreation: Ryan Stanley; Nature Center: Melodee Colbert-Kean; Harry S. Truman: Gary Shaw; Downtown Joplin: Miranda Lewis; Joplin Museum Governing Board: Dan McCreary; University of Missouri Extension: Dan McCreary; Solid Waste: Jim West; Joplin Redevelopment Corp.: Phil Stinnett; Police and Fire Board and chamber Board: Mayor Seibert

News from the PIO:

The Maiden Lane widening project is substantially complete. New sidewalks and added lanes will make this main north/south corridor a safer and more efficient route for those traveling on the west side of Joplin. We appreciate everyone's cooperation during this project and thank them for their patience. That project may be done, but the work continues…

Residents can expect more projects in Joplin as the recover work from the tornado is ongoing. Citizens can learn about the many projects and note their locations and timeframes by going to the City website, www.jopinmo.org/cdbg-list.This dashboard provides a general overview of each project being completed by the Community Development Block Grant Disaster Relief grant from HUD, and will serve as a very helpful tool for all who live, work or visit Joplin.

In recognition of Arbor Day, the City of Joplin invites Joplin residents to receive a complimentary tree on Friday, April 29. A variety of beautiful trees specifically selected to aid in reforestation efforts in Joplin will be available on a first-come, first-served basis, following a brief program

highlighting the many benefits that trees provide our community. The program begins at 12 noon at the Arboretum in Landreth Park, and will conclude with Mayor Seibert presenting a Proclamation naming April 29, 2016 as Arbor Day for the City of Joplin. Citizens can receive their tree following the program. City officials will be joined by members of Empire District Electric Company and the Missouri Department of Conservation (MDC) in this Arbor Day event.

There being no further business the meeting adjourned at 7:20 p.m.

Submitted,

Barbara L. Hogelin, MMC/MPCC, City Clerk

CITY OF JOPLIN CITY COUNCIL AGENDA ITEM

REQUESTED COUNCIL MEETING DATE: April 18, 2016
ITEM: Council Bill No. 2016-003 amending Chapter 42, Courts, Article II, Municipal Court, Division 1, Generally, Section 35, Court costs and other fees. In general, repealing Section 42-35(g) of the Joplin City Code.

ORIGINATING DEPARTMENT: Legal
ATTACHMENTS: Council Bill No. 2016-003

DEPARTMENT HEAD:	Peter C. Edwards
CITY MANAGER:	Samuel L. Anselm
POLICE CHIEF:	Matt Stewart
COURT ADMINISTRATOR:	Lamonte Ratcliff

INTRODUCTION:

This Council Bill amends Chapter 42, Courts, Article II, Municipal Court, Division 1, Generally, Section 35, Court costs and other fees. Specifically, it repeals Section 42-35(g) of the Joplin City Code.

DISCUSSION:

Section 42-35(g) of the City's Code of Ordinances provides that "In addition to the warrant issuance fee, an arrest fee of $50.00 shall be assessed against any person who is physically arrested pursuant to such warrant."

The Municipal Court has not assessed this fee in many years. According to court records, the ordinance stopped being enforced in 2006. The non-enforcement of Section 42-35(g) was raised in the recent State audit of the Municipal Court. Following a review of the audit by the administrator and court clerk, it has been requested that this sub-Section of the Code be repealed.

RECOMMENDATION:

Staff presents this Council Bill be placed on First Reading.

JLP:ab
attachment

COUNCIL BILL NO. 2016-003 ORDINANCE NO.

AN ORDINANCE amending Chapter 42, Courts, Article II, Municipal Court, Division 1, Generally, Section 42-35, Court costs and other fees, by repealing Section 42-35(g) of the Joplin City Code.

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

WHEREAS, Section 42-35(g) of the City's Code of Ordinances provides that "In addition to the warrant issuance fee, an arrest fee of $50.00 shall be assessed against any person who is physically arrested pursuant to such warrant."

WHEREAS, The Municipal Court has not assessed this fee in many years.

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

Section 1. That Section 42-35(g) of the Code of Ordinances of the City of Joplin is hereby repealed.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2016, by a vote of _____.

_____
_____, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: APRIL 18, 2016

ITEM: COUNCIL BILL NO. 2016-510
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
Planning Director: Troy Bolander
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill changes certain language related to building permit fees.

DISCUSSION:
Following the bi-annual user fee review, certain fee increases and changes were implemented with an effective date of January 1, 2016. The minimum commercial building permit fee was inadvertently left unchanged at $25.00. The minimum commercial building permit fee should be $75.00. This council bill makes that correction.

The fee language change will be effective on June 1, 2016.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on first reading.

COUNCIL BILL NO. 2016-510 **ORDINANCE NO.**

AN ORDINANCE repealing Section 26-91, Building Permit Fees; Reinspection Fee of Article IV, Permits and Fees, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin, and enacting in lieu thereof a new Section 26-91, Building Permit Fees; Reinspection Fee of Article IV, Permits and Fees, of Division 2, Licenses, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the Council of the City of Joplin desires to make language changes to help ensure effective and efficient operations.

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

Section 1. That Section 26-91, Building Permit Fees; Reinspection Fee of Article IV, Permits and Fees, of Chapter 26, Buildings and Building Regulations, be repealed and a new Section 26-91, Building Permit Fees; Reinspection Fee of Article IV, Permits and Fees, of Chapter 26, Buildings and Building Regulations, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

CHAPTER 26 BUILDINGS AND BUILDING REGULATIONS

Article IV. Permits and Fees

Sec. 26-91. Building permit fees; reinspection fee.
The following is a schedule of the building department permit fees:

(1) *Plan Review.* Where a building plan review is required for any reason, fees shall be collected for such plan review as follows:

a. *Building Commercial Plan Review* fee shall be .001 multiplied by the value of the project, with a maximum cap of $2,500 per building plan review, but in no case shall the value of the project be less than the minimum set forth in this section.

1. The value of the project in this section shall be computed by one of the following methods and approved by the Building Official or his designee.

a) Provided by the person applying for the permit and verified by the Building Official.

b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of 0.87.

2. The minimum value of the project shall be calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of .65.

b. *Building Residential Plan Review* fee shall be .0005 multiplied by the value of the project, with a maximum cap of $2,500 per building plan review, but in no case shall the value of the project be less than the minimum set forth in this section.

1. The value of the project in this section shall be computed by one of the following methods and approved by the Building Official or his designee.

a) Provided by the person applying for the permit and verified by the Building Official.

b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of 0.87.

2. The minimum value of the project shall be calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage of the project, and modified for the City of Joplin, using a multiplier of .65.

(2) *Permit Fees.* No permit will be issued prior to the plan review process or prior to the beginning of construction.

a. *Building Commercial permit* fee shall be .004 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2.

b. *Commercial Repairs and alterations permit* fee shall be .004 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2. In no case, shall a building permit fee be less than $75.00.

c. *Commercial Amendments to permit* fee shall be .004 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2. An amendment to a building permit shall not be issued until the additional fee, if any, owing to an increase in the estimated project cost shall have been paid.

d. *Residential Commercial permit fee* shall be .003 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2.

e. *Residential Repairs and alterations permit* fee shall be .003 multiplied by the value of the project as calculated in 26-91, 1, a, 1 and 2. In no case, shall a building permit fee be less than $25.00.

f. *Residential Amendments to permit* fee shall be .003 multiplied by the value the project as calculated in 26-91, 1, a, 1 and 2. An amendment to a building permit shall not be issued until the additional fee, if any, owing to an increase in the estimated project cost shall have been paid.

(3) *Reinspection Fees.*

a. There will be a reinspection fee when extra inspections are necessary due to any of the following reasons:

1) When wrong address is provided.
2) When work is not ready for inspection when called.
3) When work is not installed in compliance with city ordinances and/or applicable codes.
4) In any other event that is of no fault of city inspectors.

For each trip, residential: $25.00, commercial/industrial: $50.00.

(4) *Other Fees.*

a. *Fences.* The fee for fences shall be as follows:

1) Residential - $25.00
2) Commercial - $50.00

b. *Swimming pools and spas.* The fees for swimming pools and spas shall be as follows:

1) One- and two-family dwellings (residential, private) $50.00 each.
2) Multiple-family dwellings, motels and hotels (commercial, public and semi-public) $75.00 each.

(5) *Special Inspections.* Inspections made anytime other than normal working hours, 8:00 a.m. – 5:00 p.m., Monday through Friday, will result in an additional fee of $25.00 per half hour of inspection time with a minimum charge of one hour of labor in addition to the permit cost. The minimum fee must be prepaid at the time the inspection is scheduled. If the inspection exceeds one hour, permittee will be billed by mail for the additional amount. If the inspection is not cancelled within 24 hours of the scheduled time, there will be no refunds.

(6) *Certificate of Occupancy.*

a. Where required by this code, or requested by owner, a certificate of occupancy shall be issued prior to the occupancy of the structure at no fee.

b. When required by this code or requested by owner a certificate of completion shall be issued at no fee.

(7) *Duplicate Permit or Certificate.* Whenever a permit or certificate is lost or destroyed or a copy is requested, a duplicate permit or certificate shall be issued by the Building Department upon payment of a replacement fee of Five Dollars ($5.00).

(8) *Permits and Certificates – Fines.* When work has started for which a permit or certificate is required by this article, prior to obtaining the permit or certificate, the fees specified shall be doubled, but the payment of such double fee shall not relieve any person from fully complying with the requirements of this article in the execution of the work nor from any other penalties in this article. A fine of up to $500.00 per day per violation may be imposed.

(9) *Fee Review Process.* City Council shall review the costs of services associated with all user fees at least on a bi-annual basis during the budget process to determine the appropriateness of the fee charge.

Section 2. That this ordinance shall become effective on June 1, 2016.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this

_____ day of _____, 2016.

_____
Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 2, 2016

Item: RESOLUTION NO. 2016-005
Originating Department: FINANCE DEPARTMENT

Attachments: 1) Resolution No. 2016-005

Finance Department: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

Recommended Action: Appoint new members to the Northpark Mall Community Improvement District (CID) Board

SUMMARY/REQUEST:
In June of 2014, the Northpark Mall owners submitted a petition to the City to form a community improvement district (CID) in order to make $10 million in improvements to the mall property. The petition proposed to add a 1% sales tax within the district to fund improvements such as new parking lot lighting, demolition and construction of the existing parking lot, construction of a portion of a walking trail which will connect with the trail from MSSU to the mall, and landscaping enhancements. Council approved the petition and cooperative agreement with Northpark Mall to form the CID. However, to date, the additional sales tax has not been implemented, but some improvements have been made by the mall.

The Mayor and Council originally appointed Delonte Colbert, Barry Smith, and Lauren Spellmeyer as directors to the board. The City was recently contacted by Husch Blackwell as legal representatives for the mall owners. They indicated that the mall would now like to have board meetings to discuss implementing the sales tax, issuing debt and completing the approved projects. However, the current board directors are no longer eligible to serve. Therefore, the mall is requesting the Mayor and Council appoint Joan Ghani, Kim King, and Sean Phillips as new board directors for a four-year term effective immediately. The Finance Director of the City still serves as the ex-officio representative of the board.

As outlined in the approved CID petition, the owner submits a slate of nominees for the director positions for Mayor and Council approval. As such, this resolution appoints the three new members to the District board.

RECOMMENDATION:
Staff recommends this Resolution be approved.

RESOLUTION NO. 2016-005

A RESOLUTION appointing new members to the Northpark Mall Community Improvement District (CID) Board.

WHEREAS, on June 2, 2014, the City Council approved a petition and cooperative agreement for the formation of a Community Improvement District at the request of the Northpark Mall; and,

WHEREAS, the District is a separate political subdivision governed by a board of directors appointed by the Mayor with the consent of the Council; and,

WHEREAS, the District's board of directors was previously appointed with the CID petition; and,

WHEREAS, the existing board members are no longer eligible to serve on the District's board; and,

WHEREAS, the District is requesting new appointments be made by the Mayor and Council in order to conduct business of the District.

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

Section 1. That the following people shall be appointed to the Northpark Mall Community Improvement District Board with the following terms:

Director	Term
Joan Ghani	May 2, 2016-May 2, 2020
Kim King	May 2, 2016-May 2, 2020
Sean Phillips	May 2, 2016-May 2, 2020

Section 2. That the Mayor and City Council hereby appoint these Directors to the District's Board for a term of four (4) years.

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

of _____, 2016.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

City of Joplin

City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: MAY 2, 2016

ITEM: COUNCIL BILL NO. 2016-007

ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Finance Director: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:

This Council Bill authorizes submitting the continuation of sales tax collections by the City on titled property purchased out-of-state to the electors of the City of Joplin on August 2, 2016.

DISCUSSION:

Municipalities have until November of 2016 to receive voter approval to continue to impose the local sales tax on titled property purchased by our residents from out-of-state vendors. Prior to the Missouri Supreme Court ruling, *Craig A. Street vs. Director of Revenue,* local governments collected sales taxes on purchases of titled property, such as motor vehicles, boats and trailers based on the physical address of the person purchasing the item, even if the purchase was made out-of-state. Therefore, residents paid local sales tax on ***all*** vehicles and titled property bought when the vehicle was licensed, no matter where it was purchased.

In January of 2012, the Missouri Supreme Court ruled that sales taxes can't be collected by local governments on out-of-state purchases of titled property, unless a local use tax had been imposed. The court ruling eliminated local sales taxes on vehicles purchased out-of-state or from an individual. Local sales taxes would still be applicable on any purchases of titled property bought in the State of Missouri, based on the physical address of the person purchasing the item.

Following the court ruling, the legislature passed a temporary fix to this issue. As a result of the temporary fix, local jurisdictions are still collecting sales tax on titled property purchased out-of-state. However, in order for the collections to continue, the local governments must receive voter approval to continue a **sales tax** on titled property by November of 2016. The Missouri Department of Revenue estimated the impact of the lost sales tax to each jurisdiction from 2011 sales. They estimated that Joplin would lose approximately $431,600 in sales tax collections annually due to the change. This estimate is based on 21% of vehicle and marine sales occurring from out-of-state purchases. However, this number could be higher or lower, depending on the actual out-of-state purchases of titled property by Joplin residents. There were two quarters in 2013 that the court ruling was in effect prior to the temporary fix being implemented at the state

level. During this time period, the sales tax collections for this category decreased by 21.5%.

Due to Joplin's proximity to three neighboring states, this change could have a devastating impact on our local government, as well as local businesses. Local businesses could lose business as Joplin residents cross state lines to make these large-ticket purchases to save tax dollars. Local government could lose sales tax revenue, which could impact services provided to citizens, such as police & fire protection, street maintenance and parks services.

If cities and counties do not receive voter approval to continue the sales tax on titled property purchased out-of-state by November of 2016, cities and counties will not have another opportunity to recapture this lost revenue without legislative intervention.

Council appointed a sales/use tax citizen's committee to discuss, evaluate and make a recommendation about this issue. The committee met on April 7th and again on April 14th. After much discussion, the committee felt the importance of retaining current revenue and the impending deadline warranted recommending to the City Council the placement of one ballot question to continue the sales tax on titled property purchased out-of-state before the voters on August 2, 2016.

If the sales tax is continued by the voters, the effective date will by January 1, 2017. If the continuation of the sales tax would be turned down by the voters and a successful election is not held by November of 2016, the City will stop collecting the sales tax effective March 1, 2017. If council places this question before the voters in August, the committee will work on assisting with the public education process.

RECOMMENDATION:

City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2016-007 ORDINANCE NO.

AN ORDINANCE submitting to the electors of the City of Joplin, at an election on Tuesday, August 2, 2016, the question of whether or not the City shall extend a local sales tax of $2^{5/8}$% on titled property purchased by residents from out-of-state vendors; prescribing a form of Ballot thereof; and containing an emergency clause.

WHEREAS, the electors of the City have approved, and the City has imposed, a total local sales tax, as defined in §32.085 RSMo., at the rate of $2^{5/8}$%; and

WHEREAS, the City has until November of 2016 to receive voter approval to continue to impose the local sales tax on titled property purchased by residents from out-of-state vendors; and

WHEREAS, the Council of the City of Joplin, Missouri, has appointed a citizen committee to issue a recommendation regarding what action, if any, the Council should take on this issue, and the committee has recommended that the question be submitted to the voters; and

WHEREAS, it is deemed by the Council of the City of Joplin, Missouri, to be in the public interest to submit to the electors of the City of Joplin at an election to be held in the City on August 2, 2016, the question of whether or not to extend a local sales tax of $2^{5/8}$% on titled property purchased by residents from out-of-state vendors.

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

Section 1. That there be submitted to the qualified electors of the City of Joplin, Missouri, at an election to be held in said City on the 2nd day of August, 2016, the following question concerning whether the City of Joplin shall extend a local sales tax on titled property purchased by residents from out-of-state vendors, pursuant to the provisions of RSMo. § 144.069, said question to be as follows:

> Shall the City of Joplin discontinue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer? Approval of this measure will result in a reduction of local revenue to provide for vital services for City of Joplin and it will place Missouri dealers of motor vehicles, outboard motors, boats, and trailers at a competitive disadvantage to non-Missouri dealers of motor vehicles, outboard motors, boats, and trailers.
>
> If rejected, the continued sales tax would commence at 12:01 a.m. on the first day of January, 2017."

Section 2. That said election shall be governed in all things by the provisions of the

statutes of Missouri and the Charter and Ordinances of the City of Joplin, Missouri, relating to elections in the City insofar as the same are applicable and not in contravention with the particular provisions of this Ordinance; that said election shall be held at the respective voting districts of said City as set out in a Notice to be published by the County Clerks of Newton and Jasper County, Missouri, according to law. Said Notice shall include the questions to be submitted as set forth herein, to be published by the County Clerks of Newton and Jasper Counties, in papers of general circulation in Newton and Jasper Counties, Missouri, the publications of which to occur in accordance with Missouri law.

Section 3. That the City Clerk shall prepare and execute the form of the Notice of said election and shall transmit the same to the County Clerks of Newton and Jasper Counties, and request that they conduct said election as required by law.

Section 4. That the ballot shall be in substantially the following form:

. . . . . .

"OFFICIAL BALLOT

Election - Tuesday, August 2, 2016

PROPOSITION "A"

"Shall the City of Joplin discontinue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer? Approval of this measure will result in a reduction of local revenue to provide for vital services for City of Joplin and it will place Missouri dealers of motor vehicles, outboard motors, boats, and trailers at a competitive disadvantage to non-Missouri dealers of motor vehicles, outboard motors, boats, and trailers.

Yes. ← —

No. ← —

Instructions to Voters

TO vote IN FAVOR OF the proposition, complete the arrow next

to the word “YES”.

TO vote AGAINST the proposition, complete the arrow next to the word “NO.”

If rejected, the continued sales tax would commence at 12:01 a. m., on the first day of January, 2017."

Section 5. That the City Clerk shall canvas the results of the election as verified by the Newton and Jasper County Clerks and report the same to the Council at the next scheduled Council meeting following the election.

Section 6. That, if rejected by the electors of the City of Joplin, this $2^{5/8}$% sales tax will be effective at 12:01 a.m., on the 1st day of January, 2017.

Section 7. That this Ordinance, being an Ordinance submitting a proposition to the voters, is an emergency within the meaning of Section 2.12(2) of the Home Rule Charter of the City of Joplin, Missouri, and as such, this Ordinance shall become effective immediately from and after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2016, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: May 2, 2016

Item: SITE PLAN REVIEW FOR 400 NORTH HODGDON ROAD
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Site Plans
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 4/11/2016

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "7 in favor, 0 absent"

SUMMARY/REQUEST:
Case 015-16: 400 North Hodgdon - A request for a Site Plan Review for the new reconditioning of the facility – Jack Frost.

STAFF SUMMARY:
This Site Plan Review is for the development of a reconditioning facility for Roper Kia at 400 North Hodgdon Road. The new building will have car washing lanes and office space. Additionally, there will be 90 new parking spaces and a water quality basin on the property. All landscaping and setback requirements have been met by the applicant. City staff had no additional comments on this site plan.

Staff recommends approval of Case 014-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Jack Frost, Roper Kia, requested the review of site plans for expansion of their operations to provide more timely service for their customers. They plan to construct a reconditioning facility to service used cars and new cars, along with automatic car wash services.

PUBLIC COMMENT:
None.

Z&P Meeting: April 11, 2016
City Council Meeting: May 2, 2016

STAFF PLANNING REPORT
Site Plan Review

CASE 015-16 A request for a Site Plan Review for the development of a reconditioning facility in a C-3-PD zoning district (Planned Commercial District) at 400 North Hodgdon Road.

NAME OF PROJECT Roper Kia Reconditioning Facility

LOCATION 400 North Hodgdon Road

APPLICANT Jack Frost

CORRIDOR N/A

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-3-PD (Planned Commercial District)	Undeveloped	2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3-PD	C-3-PD	C-2-PD	R-1
Land Use	Planned Commercial District	Planned Commercial District	Planned Commercial District	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Hodgdon Road	Secondary	80'

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?
No.

UTILITIES The applicant will be extending utility services to this property.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION
This Site Plan Review is for the development of a reconditioning facility for Roper Kia at 400 North Hodgdon Road. The new building will have car washing lanes and office space. Additionally, there will be 90 new parking spaces and a water quality basin on the property. All landscaping and setback requirements have been met by the applicant. City staff had no additional comments on this site plan.

Staff recommends approval of Case 014-16.

PICTURE



ENCLOSURES
Site Plan

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW CHECKLIST

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

For Office Use Only
Case No: 015-16
Filing: $450.00
Date Advertised: 3-27-16
Date Notices Sent: _____
Public Hearing Date: 4-11-16

I. **Name of Project:** Ropen Kia Reconditioning Facility

II. **Location of Project:** Hodgdon Road

III. **Name of Owner:** Jack Frost

IV. **Name of Person who Prepared the Site Plan:** Cody Sexton, Anderson Engineering

V. **Instructions:**

The following checklist is to be completed by the applicant/developer and shall accompany the Site Plan when it is submitted to the Planning and Zoning Commission. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

Does the Site Plan comply with or show the following?	Yes	No
A. Name of the project, address, boundaries, date, north arrow and scale of the plan.	✓	
B. Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	✓	
C. Name and address of all owners of record of abutting parcels.	✓	
D. All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	✓	
E. The location and use of all existing and proposed buildings and structures within the development. Include all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations. For developments		

in the "C-2" Central Business District (CBD), indicate design details to make new construction compatible with existing structures. ✓ ____

F. The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown. ✓ ____

G. The Municipal Planner may require location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties. ____ ____

H. The location, height, size, materials, and design of all proposed signage. ✓ ____

I. A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas. ✓ ____

J. The location of all existing and proposed utility systems including:

1. sewer lines and manholes; ✓ ____
2. water lines and fire hydrants; ✓ ____
3. telephone, cable and electrical systems; and ____ ____
4. storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales. ✓ ____

K. Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable. ✓ ____

L. Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.)

requirements. ✓ ____

M. Zoning district boundaries adjacent to the sites perimeter shall be drawn and identified on the plan. ✓ ____

N. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:

1. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels. ____ ____

2. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and ____ ____

3. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given. ____ ____

O. For new construction or alterations to any existing structure, a table containing the following information must be included:

1. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; ____ ____

2. Maximum number of employees; ____ ____

3.	Maximum seating capacity, where applicable;	____	____
4.	Number of parking spaces existing and required for the intended use; and	✓	____
5.	A landscape plan for improving large areas of paved parking with appropriate landscaping may be required.	✓	____

SIGNATURE: W. Cody [illegible] DATE: 3-11-2016

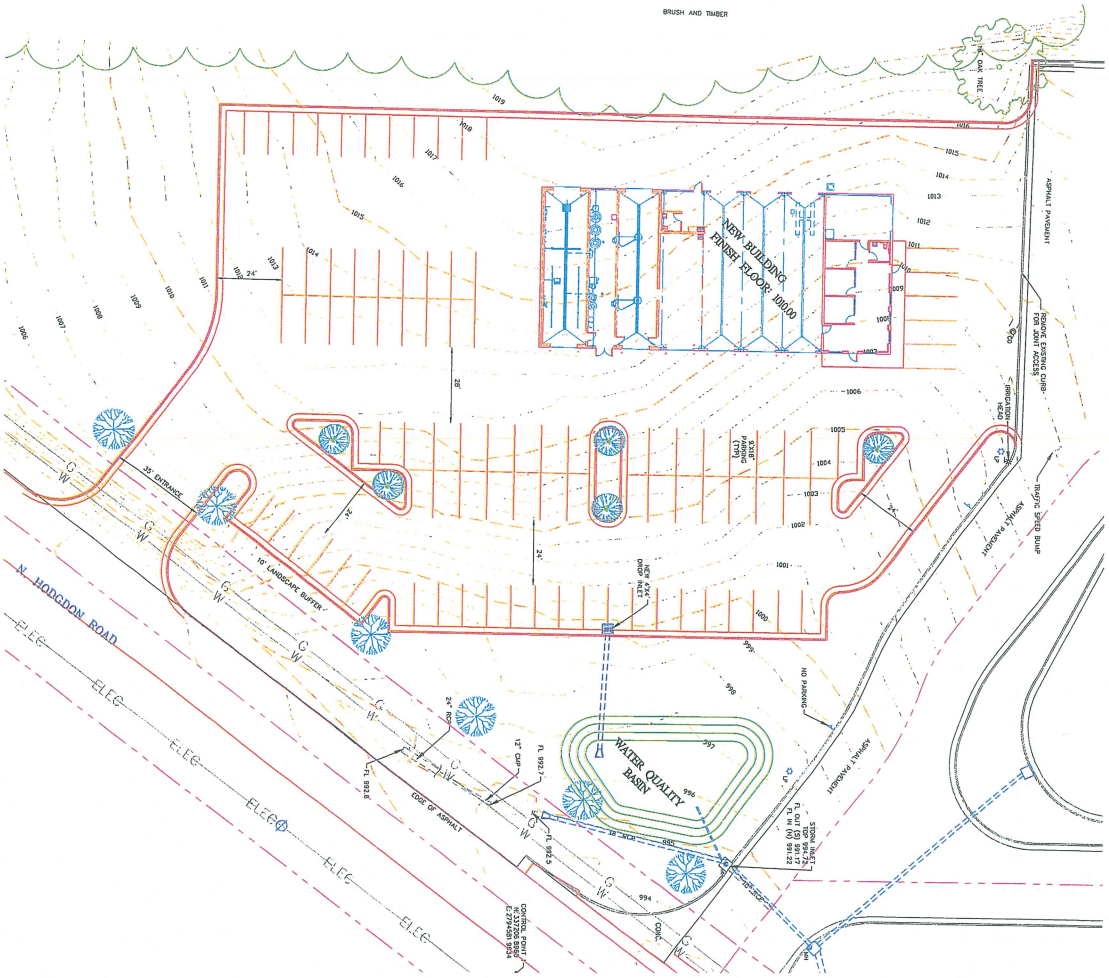
BY: TITLE: Project Engineer



Case 015-16: 400 N Hodgdon - A request for a Site Plan Review for a new reconditioning facility - Jack Frost.

N

ROPER KIA RECONDITIONING FACILITY



NOTES:

PARKING PROVIDED - 90 PARKING STALLS

LANDSCAPING - 6 ADDITIONAL TREES PLANTED ALONG THE RIGHT-OF-WAY
100' FOOT TREE BUFFER ALONG REAR PROPERTY LINE

ZONING - C1-PD

DISTURBED LAND AREA - 2.0 ACRES A MODIFI LAND DISTURBANCE PERMIT WILL BE REQUIRED

STORMWATER MANAGEMENT - STORMWATER DETENTION VOLUME IS ACHIEVED BY CONSTRUCTING A WATER QUALITY BASIN ON THE SOUTH SIDE OF HODGDON STREET. A RETENTION BASIN WILL BE CONSTRUCTED ONSITE.

GRAPHIC SCALE
1 inch = 50 ft.

SITE LOCATION
SEC 1, T 27, R 33
SCALE 1"=2000'



DRAWING NO.	
JOP 100-4078	
SHEET NUMBER	
1 OF 2	

JACK FROST
ROPER KIA

RECONDITIONING FACILITY
PLANED DEVELOMENT
SITE PLAN

JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS			
NO.	DESCRIPTION	BY	DATE

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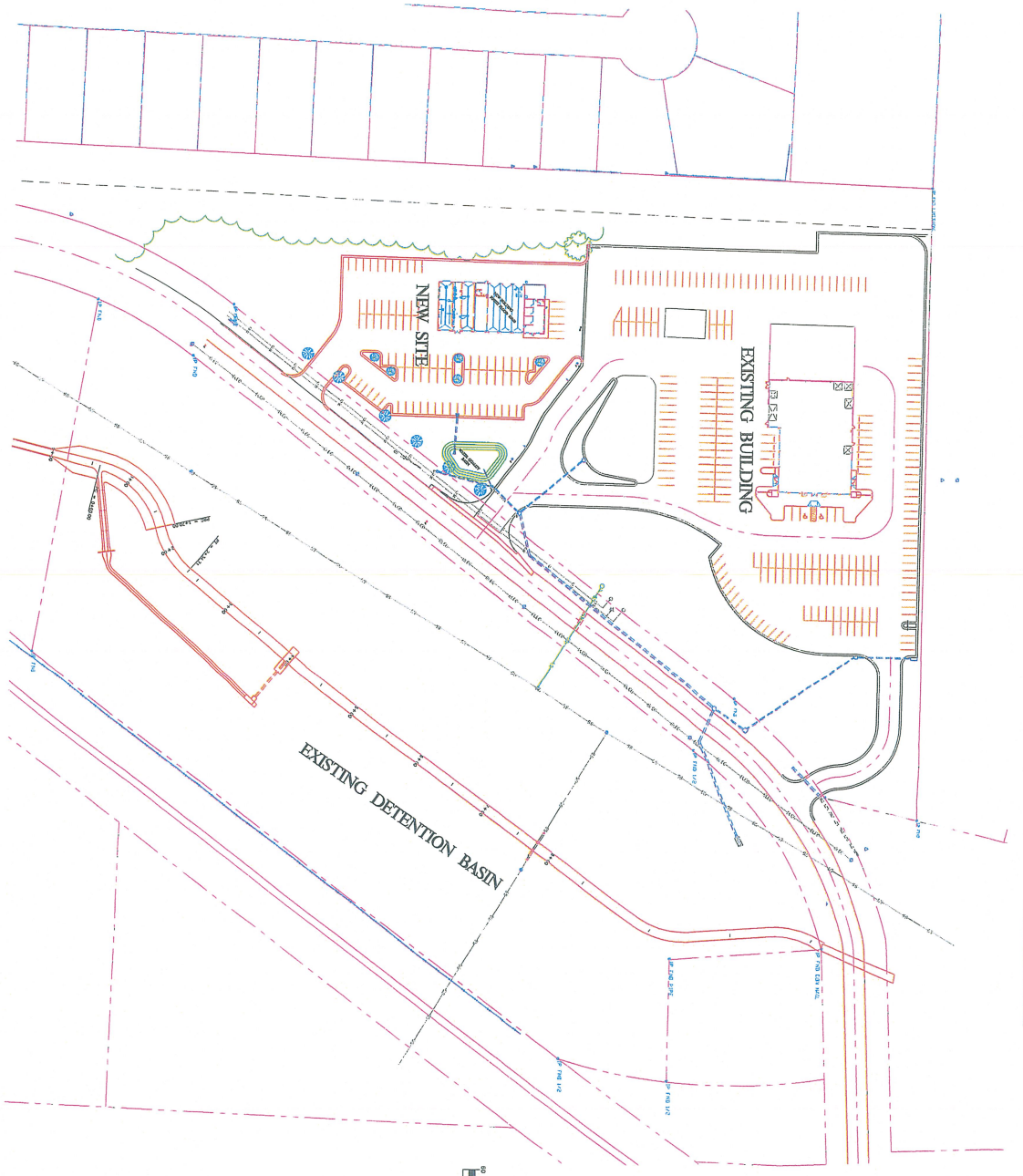
DRAWING INFO.	
DRAWN BY:	
CHECK BY:	W.CODY SEXTON, PE
LICENSE NO.	PE-2003015040
DATE:	MARCH 2016
FIELD BOOK:	
JOB NUMBER:	70011-16

ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
811 E. 3RD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7350
A LICENSED KANSAS ENGINEERING CORPORATION - E 137

ROPER KIA TOTAL SITE OVERVIEW



GRAPHIC SCALE
1 inch = 60 ft.

SITE LOCATION
SEC 1, T 27, R 33
SCALE: 1"=2000'



DRAWING NO.	
JOP 100-4078	
SHEET NUMBER 2 OF 2	

JACK FROST
ROPER KIA

RECONDITIONING FACILITY
PLANED DEVELOMENT
TOTAL SITE OVERVIEW

JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS			
NO	DESCRIPTION	BY	DATE

DRAWING INFO.	
DRAWN BY:	
CHECK BY:	W.CODY SEXTON, PE
LICENSE NO.	PE-2003015040
DATE:	MARCH 2016
FIELD BOOK:	
JOB NUMBER:	70011-16

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Floor Plan Abbreviations

(N.I.C.)	NOT IN CONTRACT. FURNISHED AND INSTALLED BY OTHERS.
(TYP.)	TYPICAL
(RR)	RESTROOM
(DEMO)	DEMOLITION, DEMOLISH OR REMOVE
A.F.F.	ABOVE FINISH FLOOR
F.C. GPDW	FIRE CODE GYPSUM DRYWALL
F.E.	FIRE EXTINGUISHER
C.J.	CONTROL JOINT
E.J.	EXPANSION JOINT
D.S.	DOWN SPOUT

Equipment Not in Contract

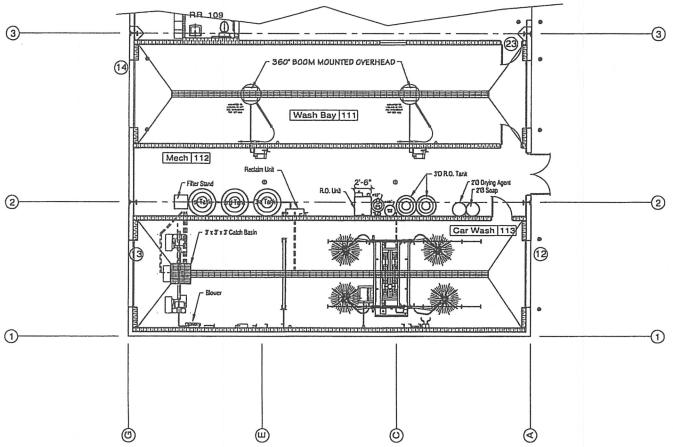
THE FOLLOWING EQUIPMENT IS NOT IN CONTRACT:
AUTOMATIC CAR WASH EQUIPMENT: COORDINATE w/ EQUIPMENT SUPPLIER
POWERWASHERS FOR WASH BAY 111
BREAK ROOM REFRIGERATOR
AUTO LIFT IN SHOP 107
FIRE EXTINGUISHERS IN ALL AREAS OTHER THAN ONE (1) FIRE EXTINGUISHER & BRACKET IN OFFICE 101

Floor Plan Symbols

CMU ALL
METAL STUD WALL CONSTRUCTION. SEE FLOOR PLAN NOTES
METAL STUD WALL w/ SOUND BATT INSUL.
F.E. FIRE EXTINGUISHER & BRACKET
(1) DOOR ASSEMBLY MARK
(A) WINDOW MARK
CARPET
VCT
SECTION/DETAIL LETTER/NUMBER
SHEET DETAIL FOUND ON
ELEVATION MARK
BUILDING SECTION
1" = 1'-0" SCALE

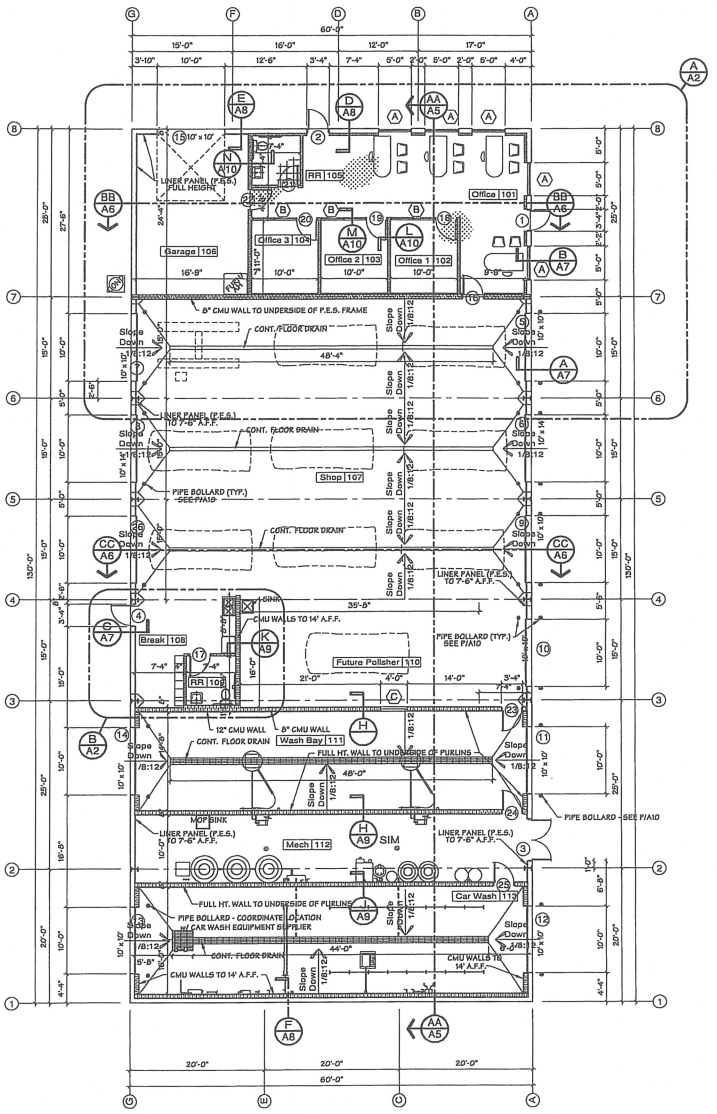
Floor Plan Notes

1. SEE CIVIL ENG. DRAWINGS FOR CONC. WALKS, PARKING, DRIVES, ETC.
2. INTERIOR WALLS: METAL STUD CONSTRUCTION.
3. SEE ROOM FINISH SCHEDULE/NOTES FOR FINISHES.
4. PROVIDE ADEQUATE BLOCKING IN WALLS FOR TOILET ACCESSORIES, PARTITIONS, SHELVING, MILLWORK ETC. VERIFY WITH OWNER'S REPRESENTATIVE OF ANY BLOCKING REQUIREMENTS OF ANY OWNER INSTALLED ITEMS.
5. FURNITURE AND WINDOW TREATMENTS SHALL BE (N.I.C.) NOT IN CONTRACT UNLESS OTHERWISE NOTED ON DRAWINGS.
6. WALL DIMENSIONS ARE NOMINAL:
   7": ACTUAL DIMENSION 7-1/4" INTERIOR WALLS, 6" METAL STUDS @ 16" O.C. w/ 5/8" F.C. GYP. BD. EACH SIDE.
   5": ACTUAL DIMENSION 4-7/8" INTERIOR WALLS, 3-5/8" METAL STUDS @ 16" O.C. w/ 5/8" F.C. GYP. BD. EACH SIDE.
7. MILLWORK CONTRACTOR SHALL FIELD VERIFY FINAL DIMENSIONS.
8. PROVIDE AND INSTALL SOUND BATT INSULATION AT INTERIOR WALLS INDICATED.
9. SEE PLUMBING, MECHANICAL AND ELECTRICAL SHEETS FOR IN-SLAB REQUIREMENTS.



Car Wash Equipment Schematic Plan

SCALE: 1/8" = 1'-0" 12/15/15



Floor Plan

SCALE: 1/8" = 1'-0" 12/15/15

Revisions	By
Last Modification	
DATE	INT'LS

Hunter & Millard ARCHITECTS, INC.
3323 E. 32nd St. Suite 'B'
Joplin, Missouri 64804
(417) 624-8872
fax: (417) 781-0884
jeff@hunterandmillard.com
website: hunterandmillard.com
check us out on Facebook: Hunter & Millard Architects, Inc.

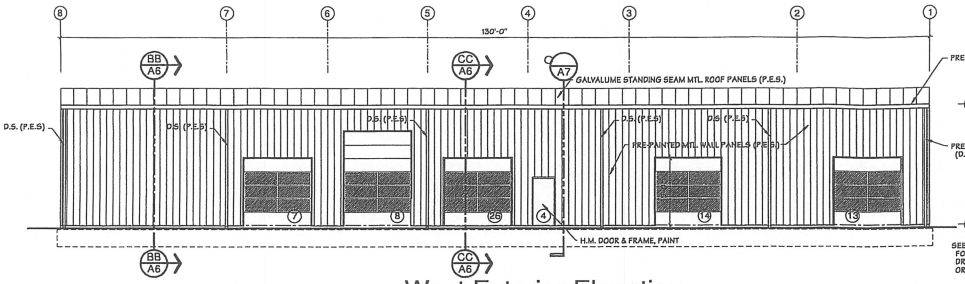
Hunter & Millard ARCHITECTS, INC.
Missouri Certificate of Authority: A-2008008317

Elliott D. Hunter Architect
Missouri A-4617

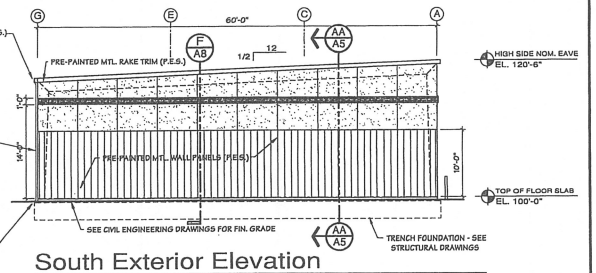
New Construction
Reconditioning Center
Roper KIA
South of Existing KIA Facility
325 Hodgdon Road Joplin, MO

Drawn By	---
Checked By	---
Date	3/4/16
Scale	1/8" = 1'-0"
Job Number	1542
Floor Plan	A1

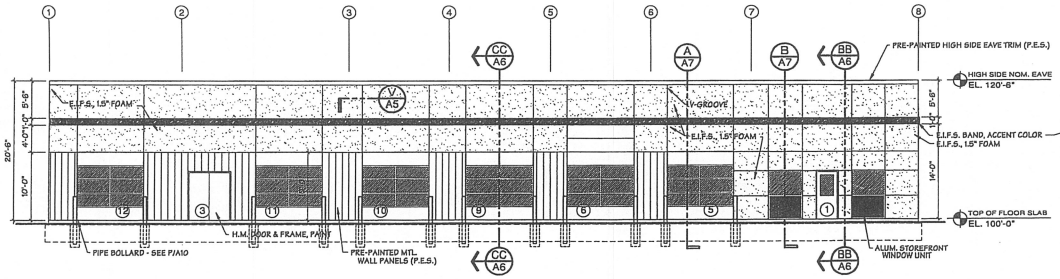
(P.E.S.) COMPONENT FURNISHED BY METAL BUILDING CONTRACTOR



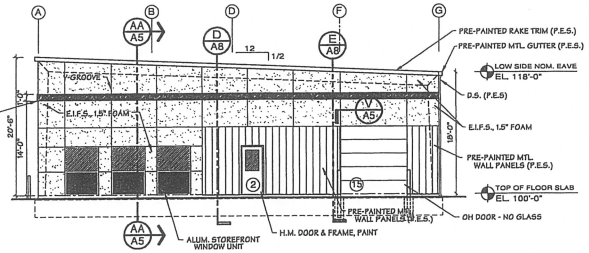
West Exterior Elevation
SCALE: 1/8" = 1'-0"



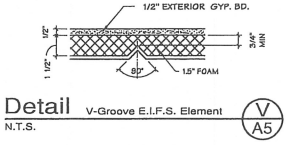
South Exterior Elevation
SCALE: 1/8" = 1'-0"



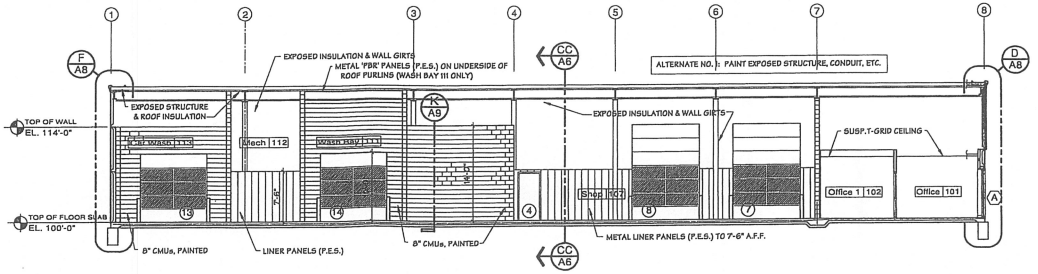
East Exterior Elevation
SCALE: 1/8" = 1'-0"



North Exterior Elevation
SCALE: 1/8" = 1'-0"



Detail V-Groove E.I.F.S. Element
N.T.S.



Building Section looking West
SCALE: 1/8" = 1'-0"

Revisions	By
Last Modification	
DATE	INITLS

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check us out on Facebook: Hunter & Millard Architects, Inc.

Hunter & Millard ARCHITECTS, INC.
Missouri Certificate of Authority: A-2008008317

Elliott D. Hunter, Architect
Missouri A-4617

New Construction
Reconditioning Center
Roper KIA
Joplin, Missouri

Drawn By	---
Checked By	
Date	3/4/16
Scale	1/8" = 1'-0"
Job Number	1542

Exterior Elevations

A5

Case 015-16: 400 North Hodgdon - A request for a Site Plan Review for the new reconditioning of the facility – Jack Frost.

Mr. Eastman opened the public comment period for Case 015-16.

Mr. Jack Frost, Roper Kia, 320 North Hodgdon Road, Joplin, requested the review of site plans for expansion of their operations to provide more timely service for their customers. They plan to construct a reconditioning facility to service used cars and new cars, along with automatic car wash services.

Mr. Eastman asked for comments from the audience, and none were received. He then closed the public comment period for Case 015-16.

MR. SMITH MOVED, SECONDED BY MR. RAMSOUR, THAT THE SITE PLANS AS PRESENTED IN CASE 015-16 BE FOWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED ON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC COMMENT PERIOD. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DERMOTT, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE" (7 IN FAVOR, 0 ABSENT).