COUNCIL AGENDA
Monday, June 4, 2018
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. Proclamation To Recognize Carolina And Jeff Neal Of Neal Group Construction, LLC, For Receiving The McReynolds Award For Their Significant Achievements In Preservation.

   2. Financial Sustainability Presentation By Finance Director, Leslie Haase

      Documents:

      FINANCIAL SUSTAINABILITY PRESENTATION FINAL JUNE 4 2018.PDF

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

6. **Citizen Requests And Petitions**

   1. Ryan Jackson, 1729 S. Wall Avenue, Requested To Address The City Council Regarding The Lack Of Action To The Under Paid Employees Of The Joplin Police Department.

   2. Steve Urie, 1846 Connecticut Avenue, Requested To Address The City Council Regarding The Joplin Public Safety Departments

   3. Mari "Susan" Cameron, 2634 S. Byers Avenue, Requested To Address The City Council Regarding Stopping The Walking Trail From Mohaska To 26th Street.

   4. Tim Wright, 2619 W. D St. Requested To Address The City Council Regarding Our Retention Of Policemen And Firemen Being A Top Priority Over Entertainment Possibilities

   5. Margey Upson, 1218 W. 9th St. Requested To Address The City Council Regarding Public Safety – Moving Blocks.

   6. Ashleigh Teeter, 407 S. Pennsylvania Requested To Address The City Council Regarding JPD Pay As It Relates To The Effect It Has On Road Racing Events In Joplin.

   7. Ashley Raby, 811 W. 6th St., Requested To Address The City Council Regarding Police Services Cutbacks.

   8. Kathy Blood, 2902 McConnell Avenue, Requested To Address The City Council Regarding Fire And Policemen's Pay

   9. Laura Lenhart, 2621 Illinois Ave., Requested To Address The City Council Regarding Pay For Fire And Police.

7. **Public Hearings**

1. Public Hearing Procedures

   Documents:

   PUBLIC HEARING PROCEDURES.PDF

2. RESOLUTION NO. 2018-012
   A RESOLUTION granting a Special Use Permit (First Request) to Trish Draper for a parking lot located 2927 E. 18th Street in the City of Joplin, Jasper County, Missouri.

   Documents:

   RS 2018-012 .PDF
   RS 2018-012 MINUTES .PDF
   RS 2018-012 STAFF.PDF
   RS 2018-012 SUMMARY.PDF

3. COUNCIL BILL NO. 2018-258
   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-0 property as described below and located 200 feet south of West 26th Street, between South Picher Avenue and South Bird Avenue.

   Documents:

   CB 2018-258 MINUTES.PDF
   CB 2018-258 STAFF REPORT.PDF
   CB 2018-258 SUMMARY.PDF
   CB 2018-258.PDF

4. COUNCIL BILL NO 2018-259
   AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District R-3 property as described below and located at 210 S. Duquesne Road, City of Joplin, Jasper County, Missouri.

   Documents:

   CB 2018-259 MINUTES.PDF
   CB 2018-259 STAFF.PDF
   CB 2018-259 SUMMARY.PDF
   CB 2018-259-CB.PDF

8. Consent Agenda

1. Minutes Of The May 21, 2018 City Council Meeting

   Documents:

   MAY 21, 2018.PDF

2. MInutes Of The May 23, 2018 Special City Council Meeting

   Documents:

   SP MTG-MAY 23-FILL COUNCIL VACANCY.PDF

9. **Resolutions**

10. **Ordinances - Emergency**

11. **Ordinances - First Reading**

    1. COUNCIL BILL NO. 2018-021
    AN ORDINANCE amending Chapter 90, Peddlers and Solicitors, Division 2, Registration Certificate, by repealing Sec. 90-62, Application; and enacting a new Section 90-62, Application.

        Documents:

        SUMMARY_CB2018-021 SECTION 90-62 RE SOLICITOR FINGERPRINTING.PDF
        CB 2018-021_SECTION 90-62 RE SOLICITOR FINGERPRINTING.PDF

    2. COUNCIL BILL NO. 2018-510
    AN ORDINANCE approving a Petition to add real property to and remove real property from the Northpark Lane Community Improvement District.

        Documents:

        NORTHPARK_LANE_CID_PETITION_TO_REMOVE_AND_ADD_.PDF
        CB2018-510 NORTHPARK_MALL_CID_PETITION_ ORDINANCE.PDF
        GREENSHEET_NORTHPARK_MALL_CID_PETITION_CB2018-510.PDF

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

13. **Unfinished Business**

14. **New Business**

    1. CASE 016-18
    Case 016-18: 721 S. St. Louis – A request for a Site Plan Review for a vehicle repair shop – 360
    Auto Service – Shane Pennel.

        Documents:

        CASE 016-18 MINUTES.PDF
        CASE 016-18 SITE PLAN.PDF
        CASE 016-18 SUMMARY.PDF
        CASE 016-18 STAFF REPORT.PDF

    2. News And Announcements From Public Information Officer, Lynn Onstot

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 MISSOURI

Office of the Finance Director
602 S. Main Street
Joplin, Missouri 64801
(417) 624-0820 Ext. 251
(417) 624-4620 (Fax)

MEMORANDUM

TO: **Sam Anselm, City Manager and City Councilors**

FROM: **Leslie Haase, Finance Director**

DATE: **May 31, 2018**

RE: **Financial Sustainability Presentation**

Nearly every government, whether federal, state or local, faces the same financial picture. Governments are experiencing limited resources and seemingly unlimited needs. Expenditure growth outpaces the small growth in revenues. Yet across the nation, public perception is that governments have an unlimited supply of resources and should provide more services. The City of Joplin is no different.

Beginning with the 2015 fiscal year, the general fund began to face tighter financial constraints than other funds. As a result, here are the measures the City took each year in order to balance the general fund budget:

- FY 2015 – froze wages
- FY 2016 – froze wages and froze all capital replacement in the general fund
- FY 2017 – eliminated fifteen positions, made various other budget cuts, granted 3% across-the-board raise
- FY 2018 – reduced expenditures by paying off city hall, installed turf at Joe Becker Stadium and Wendell Redden to reduce maintenance costs, decreased transfer to emergency communications, decreased liability insurance transfer, granted 2% across-the-board raise

As noted with the adoption of the current year budget, in order for the city to achieve long-term financial sustainability, operational changes resulting in a reduction of expenditures and/or an increase in revenues is needed.

Given the extent of infrastructure projects and new facilities recently completed and still under construction throughout the community, the financial constraints in the general fund can be difficult to understand. The City doesn't have one large pool of money that can be used for any purpose. Rather, the City has 24 different funds that can be likened to 24 different businesses. Other than the general fund, each fund receives special revenues that can only be used for specific purposes. For instance, one fund is the Convention and Visitors Bureau (CVB) Fund. The main source of revenue for this fund is a 4% hotel/motel tax. This tax can only be used specifically for tourism and

convention related purposes. The general fund is the only fund that can be used for general purposes.

Furthermore, the City received well over $200 million in grants and special allocations to help rebuild following the devastating EF-5 tornado that struck our community on May 22, 2011. These grants have been or are being used to build a new library, build a new senior center, create a job training center, as well as nearly $100 million in infrastructure improvement projects. At the same time, the City has two sales taxes dedicated to completing over $86.2 million in capital, parks and stormwater improvements. Finally, the public safety sales tax funded the recently completed $9.4 million Public Safety Training Center, as well as fire station #6 for nearly $2.2 million. With all of these visible projects recently completed or still under construction, the perception of abundant resources is easy to understand. However, all of these resources can only be used in a certain manner.

The general fund is the fund used to provide general and administrative services to the public. The general fund is made up of the following departments, along with their approved fiscal year 2018 budget:

DEPARTMENT	FY 2018 BUDGET	FY 2018 % OF BUDGET
City Council	$149,285	.5%
City Manager	$692,563	2.4%
City Clerk	$214,969	.8%
Legal Services	$628,261	2.2%
Human Resources	$482,126	1.7%
Building Regulations	$454,386	1.6%
Finance	$1,060,559	3.7%
Information Technology	$1,539,347	5.4%
Municipal Court	$676,174	2.4%
Public Works	$2,059,919	7.3%
PW Public Safety Sales Tax	$400,000	1.4%
Police	$8,051,280	28.4%
Police Public Safety Sales Tax	$2,675,174	9.5%
Fire	$5,933,606	21%
Fire Public Safety Sales Tax	$2,220,594	7.8%
Public Safety Training Center	$245,866	1%
Cemeteries	$397,249	1.4%
Emergency Management	$165,693	.6%
Neighborhood Improvements	$261,231	.9%
Total	$28,308,282	100%

Personnel Services, comprised of wages and benefits, represents approximately 74% of the general fund budget. Operational expense is about 20%, while capital expense is nearly 6%. Public Safety represents approximately 68% of the general fund budget. Without including the public safety sales tax component of the general fund, police and fire expenditures represent nearly $14 million in annual expenditures. The main source of revenue in the general fund is the 1% general sales tax. The budgeted revenue for the 1% general sales tax is $12.8 million. This information helps to provide some context as to the difficulty in making monetarily impactful operating changes in the general fund.

The City is at a crossroads in addressing the long-term financial sustainability of the general fund. Without making operational changes, the financial outlook of the general fund will continue on the

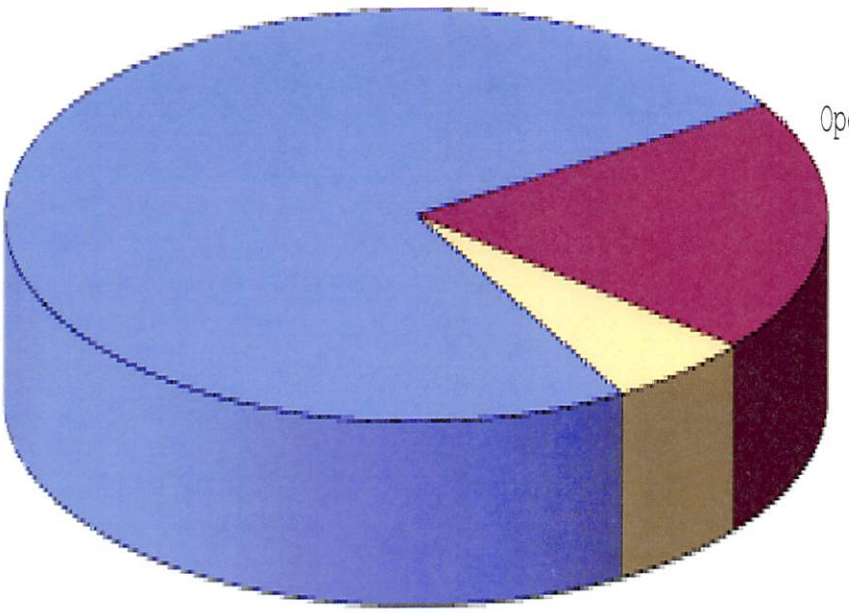
same path as the last several years of extremely limited resources to provide services to our citizens and community. With that in mind, I have identified and discussed with the City Manager a list of operational change options for review and consideration. None of the options presented cut programs or services to our community and citizens. Rather, the options are methods of changing operations to provide services as efficiently and effectively as possible using limited taxpayer resources to help ensure the long-term financial sustainability of our city.

The presentation is divided into three categories: revenues; expenditures; and improve operations, policies and employee matters. The options apply to the entire city, but necessarily are concentrated in the general fund areas. No areas were targeted or avoided. The options within each category are not presented in any particular order. Some options may seem like a small amount of savings, however, all changes benefit the overall financial picture over time. Some options cost money, but will improve employee matters and operations. It also should be noted that the projected savings is an estimate only and some options impact the estimated savings of other options.

TOTAL EXPENDITURES GENERAL FUND

FY 2018 Budget

Personnel Services
$21,320,948
74.3%



Operational Expense
$5,728,361
20.0%

Capital Expense
$1,638,973
5.7%

10

REVENUES:

ITEM #1: USE TAX

Explanation: Council appointed a citizen's task force to review whether to recommend placing the use tax question before the voters. They recently voted to recommend to the City Council to place this issue before the voters in August. They also recommended the proceeds mirror the usage of the sales taxes in place. Council voted to place this item on the August ballot.

Projected Revenue: The State of Missouri projected in 2015 this tax would generate approximately $1.2 million per year. Here is how that breaks down to mirror the sales taxes in place currently:

1% General	$456,000
½% General for Public Safety	$228,000
½% Transportation	$228,000
¼% Parks/Stormwater	$120,000
3/8% Capital Improvement	$168,000

ITEM #1 ESTIMATED ANNUAL REVENUE-YEAR ONE **$1,200,000**

After year one, the growth will be dependent on the increase in the applicable out-of-state purchases.

Estimated Timeline and Next Steps:

- Citizen's committee work on education from now until August
- Citizen's committee work with Chamber on the advocacy piece of the effort
- August 7, 2018 election

ITEM #2: SALES TAX

Explanation: New sales tax options are limited for the City. According to my research, there are only two new sales tax options available to the City:

- Economic Development sales tax - Restricted for certain economic development purposes
- Joplin Historical Locations and Museum sales tax - Restricted for certain historic and museum purposes

Existing Sales Tax:
Last year, the state legislature passed a law clarifying limits related to stacking taxes, which states the combined rate of like sales taxes can't exceed 2%. Joplin stacked the ½% general sales tax for public safety purposes on top of the 1% general sales tax. Under the new law, Joplin still has the ability to increase the general sales tax by up to ½% with voter approval, given the current 1 ½% general sales tax rate. The ½% general sales tax generates approximately $6.4 million annually. The ten year annual average increase for sales tax revenue is 1.8%

ITEM #3: PROPERTY TAX

Explanation: The City currently has a property tax for health & welfare, parks & recreation, and solid waste management. The voter approved levy is .08 per $100 of assessed value for each and has been rolled back to the current rate of .0598 under state regulation provisions. Therefore, the City's total property tax rate is .1794 per $100 of assessed value. The City does not have a general property tax. Joplin has the lowest city property tax rate amongst comparable and area cities. Furthermore, the City abolished the personal property tax in exchange for approving the ½% transportation sales tax. The ten year annual average increase for property tax revenue is 3.3%.

With voter approval, the City has the ability to raise the existing property taxes and/or add a general property tax. Here is the projected impact of a change in property tax rates:

DESCRIPTION	PROPERTY TAX RATE	ESTIMATED REVENUE	TAX LIABILITY*
Current Parks	.0598	$340,000	$11.36
Current Health	.0598	$340,000	$11.36
Current Solid Waste	.0598	$340,000	$11.36
Current Total	**.1794**	**$1,020,000**	**$34.08**
Total Increase	.10	$568,600	$19.00
Total Increase	.15	$853,000	$28.50
Total Increase	.25	$1,421,500	$47.50
Total Increase	.50	$2,843,000	$95.00

*Tax liability is calculated on an appraised value of residence of $100,000.00.

It should be noted that there is a limit to taxes the citizens will support. I urge council to consider the limited revenue options in conjunction with the expenditure items in this report.

SALES TAX BREAKDOWN*
Sorted by Total Tax Rate
As of April 16, 2018

City	Total Sales Tax Rate	City Tax Rate	County Tax Rate	State Tax Rate
Independence (Clay County)	7.725%	2.250%	1.250%	4.225%
Jefferson City (Callaway County)	7.725%	2.000%	1.500%	4.225%
Jefferson City (Cole County)	7.725%	2.000%	1.500%	4.225%
Lamar	7.725%	2.000%	1.500%	4.225%
Nevada	7.725%	2.500%	1.000%	4.225%
Independence (Jackson County)	7.850%	2.250%	1.375%	4.225%
Lee's Summit (Jackson County)	7.850%	2.250%	1.375%	4.225%
Mt. Vernon	7.850%	2.000%	1.625%	4.225%
Neosho	7.850%	2.500%	1.125%	4.225%
St. Charles	7.950%	2.000%	1.725%	4.225%
Webb City	7.950%	2.500%	1.225%	4.225%
Cape Girardeau (Cape Girardeau County)	7.975%	2.750%	1.000%	4.225%
Cape Girardeau (Scott County)	7.975%	2.750%	1.000%	4.225%
Columbia	7.975%	2.000%	1.750%	4.225%
Gladstone	7.975%	2.500%	1.250%	4.225%
Joplin (Newton County)	7.975%	2.625%	1.125%	4.225%
Monett (Barry County)	7.975%	2.250%	1.500%	4.225%
Joplin (Jasper County)	8.075%	2.625%	1.225%	4.225%
Blue Springs	8.100%	2.500%	1.375%	4.225%
Branson (Taney County)	8.100%	2.000%	1.875%	4.225%
Monett (Lawrence County)	8.100%	2.250%	1.625%	4.225%
Sedalia	8.100%	2.875%	1.000%	4.225%
Springfield	8.100%	2.125%	1.750%	4.225%
Carthage	8.200%	2.750%	1.225%	4.225%
Branson West (Stone County)	8.475%	2.500%	1.750%	4.225%
Lee's Summit (Cass County)	8.475%	2.250%	2.000%	4.225%
Bella Vista, Arkansas	8.500%	1.000%	1.000%	6.500%
St. Joseph	8.700%	2.875%	1.600%	4.225%
Pittsburg, Kansas	9.000%	1.500%	1.000%	6.500%
Grove, Oklahoma	9.300%	3.400%	1.400%	4.500%
Bentonville, Arkansas	9.500%	2.000%	1.000%	6.500%
Miami, Oklahoma	9.500%	3.650%	1.350%	4.500%
Fayetteville, Arkansas	9.750%	2.000%	1.250%	6.500%
Baxter Springs, Kansas	10.000%	2.000%	1.500%	6.500%

*Special Districts have been excluded.

CITY PROPERTY TAX BREAKDOWN*
Sorted by City Real Estate Property Tax Rate
2017

City	City Real Estate Property Tax Rate	Library Real Estate Property Tax Rate	City Personal Property Tax Rate
Branson West	None	None	None
Grove, Oklahoma**	None	None	None
Miami, Oklahoma**	None	None	None
Monett	None	None	None
Mt. Vernon	None	None	None
Joplin	0.1794	0.2545	None
Fayetteville, Arkansas	0.2300	0.3700	0.2300
Cape Girardeau	0.3601	0.3141	None
Neosho	0.3603	None	None
Columbia	0.4100	0.3091	0.4100
Pittsburg, Kansas	0.45465	0.06002	None
Webb City	0.4657	0.2556	None
Bella Vista, Arkansas	0.5500	None	0.5500
Bentonville, Arkansas	0.5500	None	0.5500
Jefferson City	0.5561	None	0.5561
Carthage	0.5864	0.1765	None
Branson	0.6077	None	0.6077
Springfield	0.6177	None	0.6177
Sedalia	0.6505	0.3117	0.6505
Nevada	0.7069	0.2000	0.7069
Independence	0.7216	None	None
Blue Springs	0.7281	0.3153	0.7281
St. Charles	0.8870	None	None
Gladstone	0.9290	None	0.9290
Lamar^	0.9939	None	0.9939
St. Joseph	1.1398	0.4136	1.1398
Lee's Summit	1.5154	None	1.5154

*Special Districts have been excluded.
^The City of Lamar receives $3 per vehicle, in addition to their personal property levy.
**The State of Oklahoma prohibits municipalities from assessing property tax.

ITEM #4: COMPLETION OF TIF's

Explanation: The City currently has three active Tax Increment Financing Districts (TIF's): Northpark Crossing, 1717 Market Place, and the Recovery TIF. These districts were formed to turn blighted and under-developed property into commercial developments. All three districts are performing well and are expected to pay off ahead of the twenty-three years allowed under the state statutes. In fact, it appears that all three districts will be complete sometime between fiscal years 2022 and 2024. The completion of the TIF districts means the City will receive the full benefit of the Economic Activity Taxes (EATS), which is the incremental increase in the sales and franchise taxes of the commercial developments. According to current collections, the following breakdown represents the additional tax revenue for the City:

1% General Sales Tax	$969,800
½% General Sales Tax for Public Safety	$484,800
½% Transportation Sales Tax	$422,000
¼% Parks/Stormwater Sales Tax	$222,100
3/8% Capital Improvement Sales Tax	$311,000
Total	$2,409,700

It should be noted that the City has approved two additional TIF Districts, Hope Valley and South Main Street. However, these districts have not yet been activated. The activation of these districts could impact the existing EATS collections, due to the redistribution of sales tax dollars from non-TIF districts to TIF districts.

ITEM #5: TELEPHONE FRANCHISE TAXES

Explanation: Telephone franchise taxes have steadily been declining since 2012 for cities across Missouri. In fiscal year 2012, the city collected nearly $1.5 million in telephone franchise taxes, while the collections have decreased to $728,000 in fiscal year 2017. Over the five-year period, the franchise taxes are half of the previous collections. Most cities across Missouri are experiencing the same type of decline. The majority of houses now use cell phones instead of traditional land lines. Cell phone charges have also changed drastically during this five-year period. Joplin continues to work on this issue along with other cities to determine other possible causes and find a solution. If this issue is resolved satisfactorily for cities across Missouri, this could increase Joplin's general fund revenues up to $700,000.

OPTION #6: REVIEW POOL ADMISSION FEES

Explanation: The City has not raised pool fees in six seasons, since Schifferdecker Aquatic Center was opened in 2013. In 2006, the pools operated at a loss of approximately $134,000. In 2017, the operating loss for pools was approximately $245,000. The operating loss for the pools needs to be decreased. In reviewing swimming pool admission fees at Pittsburg, Miami, Lamar, and St. Joseph, the City can adjust these fees while remaining accessible to the community and competitive with surrounding pools.

Proposal: Increase the swimming pool admission fees for the next season to help offset the operational costs. Increase children from $2.50 to $3.00 and adults from $3.50 to $4.00 at Ewert. Increase children from $3.00 to $4.00 and adults from $4.00 to $5.00 at Cunningham. At Schifferdecker, increase children from $4.00 to $5.00 and adults from $5.00 to $6.00.

Explanation of Projected Cost Savings:
This item will increase revenue upon adoption of the fee changes for the next pool season. The City will also continue to offer its annual swim passes for frequent visitors.

OPTION #6 ESTIMATED ANNUAL REVENUE INCREASE-YEAR ONE **$42,000**

After year one, estimated annual revenue would be similar to year one.

Estimated Timeline and Next Steps:

- Develop ordinance to change pool admission fees for the 2019 swim season
- Explore non-resident fee options

CITY OF JOPLIN
SWIMMING POOL FEE COMPARISON
AS OF MAY 14, 2018

DESCRIPTION	CURRENT EWERT	CURRENT CUNNINGHAM	CURRENT SCHIFFERDECKER	PITTSBURG	MIAMI	LAMAR	ST JOSEPH AQUATIC	ST JOSEPH KRUG	PROPOSED EWERT	PROPOSED CUNNINGHAM	PROPOSED SCHIFFERDECKER
Children	2.50	3.00	4.00	3.25	3.00	5.00	4.00	3.00	3.00	4.00	5.00
Adults	3.50	4.00	5.00	4.25	4.00	5.00	5.00	4.00	4.00	5.00	6.00

Note: Different aquatic centers define the age of children and adults differently. For comparative purposes, this only looks at the general categories of fees.

EXPENDITURES:

OPTION #1: CLOSE P&F PENSION FUND AND MOVE PUBLIC SAFETY EMPLOYEES TO LAGERS RETIREMENT SYSTEM

Explanation: Currently, public safety employees participate in the stand-alone defined benefit policemen's and firemen's pension plan either under the Tier 1 or Tier 2 plan. Tier 1 covered employees were hired prior to January 31, 2009. They contribute 18.08% of their payroll to the plan. Upon retirement at 20 years of service, Tier 1 employees receive all of their contributions back in a lump sum amount. In addition, they receive a monthly benefit of 50% of their average pay for the remainder of their life. Tier 2 covered employees were hired after January 31, 2009. They contribute 10% of their payroll to the plan. Upon retirement at 25 years of service, Tier 2 employees don't receive their contributions back. They will receive 55% of their average pay for the remainder of their life. Pension plan covered employees don't participate in social security.

The City currently contributes 28.93% of covered payroll for the entire public safety pension plan, which is budgeted at $9,027,185 for FY 2018. The City will contribute 30.97% of payroll for FY 2019. At the end of April, there were 72 public safety employees on the Tier 1 system, while there were 115 employees on the Tier 2 system.

When the Tier 2 change was adopted, three different actuaries calculated the change would increase the funded status of the pension plan immediately to approximately 63% and would reach an 80% level in about 8 years. The plan change occurred on January 31, 2009 and as of October 31, 2017 (8 years later), the plan is 63.2% funded. A component of the plan change was that the City's contribution would increase from a set 17% of covered payroll to the actuary recommended rate by the fourth year after the change, in addition to a lump sum cash infusion by the City. Over the last 10 years, this change increased the City's retirement contributions by over $11.8 million over the previous set percentage contributed.

When the plan was changed, the City indicated the increase in contributions could only occur over the short-term and the goal was for the contributions to decrease to the "normal cost" of approximately 10% of covered payroll. The reality is the higher contributions by the City are going to be much longer term than anticipated, which is impacting the financial sustainability of the City.

Proposal: Close the P&F pension fund for new employees and move them to the LAGERS retirement system. Tier 2 employees will have the option to move to LAGERS at their own choice or remain on the existing pension plan. A funding source for a set timeframe will need to be identified and approved to fund the pension plan until all member obligations are satisfied. Actuaries will be required to assist with the funding requirements of the closed plan. Special provisions will need to be considered and adopted in order to move Tier 2 employees to LAGERS and buy the years of service from the current pension plan.

Benefits/Changes:

- Grants a 3.8% (10% contribution less a new social security contribution of 6.2%) raise to new employees and those Tier 2 employees who choose to move to LAGERS
- Helps with the retention of experienced public safety personnel
- LAGERS has a 5-year vesting period, while the P&F Pension Plan has no vesting component
- Adds Social Security to new employees and those Tier 2 employees who choose to move to LAGERS
- LAGERS has a COLA benefit adjustment, while P&F Pension Plan doesn't

- Under LAGERS, public safety personnel can retire at age 55 with full benefits, which is 2% multiplied by the years of service multiplied by the average salary
- Will help improve the City's long-term financial sustainability by reducing the contribution by the City from the higher pension rates to the lower LAGERS rates, plus the social security contribution
- Most surrounding cities participate in LAGERS for public safety personnel, so Joplin benefits offered will remain competitive with other cities

Explanation of Projected Cost Savings:
The actual costs savings is unknown until such time as the LAGERS rate is determined, as well as the actuary information related to closing the old plan and buying the service of any Tier 2 employees that choose to move to LAGERS.

However, under next year's LAGERS rate of 12.7% plus 6.2% for social security, the City's contribution rate would decrease from 30.97% to 18.9%. Based on the FY 2018 projected pension covered payroll, the estimated annual savings to the City is $1,089,580.

OPTION #1 ESTIMATED ANNUAL SAVINGS **$1,089,580**

This savings is calculated based upon moving ***all*** public safety employees to LAGERS at once and securing a funding source to close the pension plan. Depending upon the Tier 2 employees that would switch to LAGERS and the LAGERS contribution rate, the initial savings would be higher as the funding of the old plan is moved to another funding source and the number of employees on LAGERS doesn't represent ***all*** public safety employees.

ADDITIONAL ESTIMATED SAVINGS

The covered payroll for Tier 1 employees is $3,575,000 of the budgeted $9,027,185. Assuming all Tier 2 employees move to LAGERS, Tier 1 employees remain in pension plan and the contribution rate remains the same, there would be an additional savings of **$675,675.**

Estimated Timeline and Next Steps:
- Hire actuary immediately to begin projections
- Begin to work with LAGERS immediately on projections
- Begin work on funding source to close existing plan
- Begin reviewing ordinances and documents from City of Springfield
- Consider hiring retired City of Springfield Human Resources Director (former Joplin HR Director) to assist in process
- Comply with Section 5.08 of the Charter on pension and retirement plans

CITY OF JOPLIN
CITY PENSION CONTRIBUTION SUMMARY
FY 2008 TO 2018

FISCAL YEAR	COVERED EMPLOYEES	COVERED PAYROLL	PREVIOUS CITY CONTRIBUTION %	PREVIOUS CITY CONTRIBUTION	ACTUAL CITY CONTRIBUTION %	ACTUAL CITY CONTRIBUTION	INCREASED CITY CONTRIBUTION AMOUNT
2008	165	7,148,406	17.00%	1,215,229	17.00%	1,215,229	-
2009	181	7,338,680	17.00%	1,247,576	20.00%	1,467,736	220,160
2009	N/A	One-Time	N/A	-	N/A	1,000,000	1,000,000
2010	182	7,878,435	17.00%	1,339,334	23.00%	1,812,040	472,706
2011	182	8,383,442	17.00%	1,425,185	26.00%	2,179,695	754,510
2011	N/A	One-Time	N/A	-	N/A	500,000	500,000
2012	199	8,807,584	17.00%	1,497,289	27.86%	2,453,793	956,504
2013	198	9,014,463	17.00%	1,532,459	31.46%	2,835,950	1,303,491
2013	N/A	One-Time	N/A	-	N/A	1,000,000	1,000,000
2014	195	9,125,510	17.00%	1,551,337	30.87%	2,817,045	1,265,708
2015	196	9,127,713	17.00%	1,551,711	29.25%	2,669,856	1,118,145
2016	199	9,054,720	17.00%	1,539,302	29.07%	2,632,207	1,092,905
2017	191	9,142,163	17.00%	1,554,168	28.53%	2,608,259	1,054,091
2018	N/A	9,027,185	17.00%	1,534,621	28.93%	2,611,565	1,076,943
		GRAND TOTALS		**15,988,211**		**27,803,375**	**11,815,164**

Note: Average Increased Contribution per employee per year is $6,246.78 over 9 years.
Average contribution per employee per year is $12,006 over 10 years.

CITY OF JOPLIN
CITY PENSION CONTRIBUTION SUMMARY
FY 2008 TO 2018

FISCAL YEAR	ACTUAL PLAN FUNDED RATIO	COVERED PAYROLL	ACTUAL CITY CONTRIBUTION %	ACTUAL CITY CONTRIBUTION	ACTUARY PROJECTED FUNDED RATIO	ACTUARY PROJECTED CONTRIBUTION %	ACTUARY PROJECTED CITY CONTRIBUTION	INCREASED CITY CONTRIBUTION AMOUNT
2008	50.99%	7,148,406	17.00%	1,215,229	62.00%	23.00%	1,644,133	(428,904)
2009	54.93%	7,338,680	20.00%	1,467,736	64.30%	23.68%	1,737,799	(270,063)
2009	N/A	One-Time	N/A	1,000,000	N/A	N/A	950,000	50,000
2010	57.43%	7,878,435	23.00%	1,812,040	67.10%	22.86%	1,801,010	11,030
2011	53.33%	8,383,442	26.00%	2,179,695	69.60%	21.58%	1,809,147	370,548
2011	N/A	One-Time	N/A	500,000	N/A	N/A	N/A	500,000
2012	54.00%	8,807,584	27.86%	2,453,793	71.60%	21.00%	1,849,593	604,200
2013	59.10%	9,014,463	31.46%	2,835,950	73.60%	20.42%	1,840,753	995,197
2013	N/A	One-Time	N/A	1,000,000	N/A	N/A	N/A	1,000,000
2014	61.90%	9,125,510	30.87%	2,817,045	75.60%	19.83%	1,809,589	1,007,456
2015	63.70%	9,127,713	29.25%	2,669,856	77.40%	19.30%	1,761,649	908,207
2016	63.60%	9,054,720	29.07%	2,632,207	79.00%	18.84%	1,705,909	926,298
2017	63.20%	9,142,163	28.53%	2,608,259	80.40%	18.44%	1,685,815	922,444
2018	N/A	9,027,185	28.93%	2,611,565	N/A	18.00%	1,624,893	986,671
		GRAND TOTALS		**27,803,375**			**20,220,290**	**7,583,084**

Note: Average Increased Contribution per employee per year is $4,086.86 over 9 years.

CITY OF JOPLIN
CITY PENSION CONTRIBUTION SUMMARY
FY 2008 TO 2018

FISCAL YEAR	COVERED EMPLOYEES	COVERED PAYROLL	ACTUAL LAGERS CONTRIBUTION %	ACTUAL LAGERS CONTRIBUTION	ACTUAL SOC SEC CONTRIBUTION	TOTAL CITY CONTRIBUTION
2008	265	8,105,606	6.60%	534,970	502,548	1,037,518
2009	276	9,092,667	6.60%	600,116	563,745	1,163,861
2010	286	9,578,714	9.10%	871,663	593,880	1,465,543
2011	270	10,462,534	10.10%	1,056,716	648,677	1,705,393
2012	287	10,559,009	11.10%	1,172,050	654,659	1,826,709
2013	284	10,776,314	12.10%	1,303,934	668,131	1,972,065
2014	290	13,318,030	13.10%	1,744,662	825,718	2,570,380
2015	291	10,392,200	15.50%	1,610,791	644,316	2,255,107
2016	309	11,911,040	14.90%	1,774,745	738,484	2,513,229
2017	291	11,477,089	13.40%	1,537,930	711,580	2,249,509
2018	N/A	12,544,161	13.60%	1,706,006	777,738	2,483,744
		GRAND TOTALS		**13,913,583**	**7,329,477**	**21,243,059**

Note:
Average contribution per employee per year is $6,582 over 10 years.

OPTION #2: REDUCE MINIMUM STAFFING IN FIRE DEPARTMENT

Explanation: The City of Joplin currently has 6 fire stations with different fire apparatus. The fire department currently has three 24-hour fire shifts. This table shows the current staffing and equipment by station and shift:

STATION NUMBER	FIRE EQUIPMENT	STAFFING PER SHIFT
Station #1	Ladder #1, Rescue #3, Brush #1 Battalion #1 Truck #5 (Reserve Truck)	1 Battalion Chief 1 Fire Captain 2 Fire Driver/Engineers 2 Firefighters
Station #2	Engine #2, Special Operations Truck	1 Fire Captain 1 Fire Driver/Engineer 2 Firefighters
Station #3	Engine #3 and Brush #3	1 Fire Captain 1 Fire Driver/Engineer 2 Firefighters
Station #4	Engine #4, Brush #4 and Tanker #1	1 Fire Captain 1 Fire Driver/Engineer 2 Firefighters
Station #5	Ladder #5 and Rescue #4	1 Fire Captain 2 Fire Driver/Engineers 2 Firefighters
Station #6	Engine #6, Engine #1, Brush #6 Truck #1 (Reserve Truck)	1 Fire Captain 1 Fire Driver/Engineer 2 Firefighters
Floating for Coverage		2 Fire Driver/Engineers 1 Firefighter
Grand Total		**30 per shift or 90 total**

The current total staffing in the fire department is 96 as follows:

- 1 Fire Chief
- 1 Deputy Fire Chief
- 3 Battalion Chiefs
- 18 Fire Captains
- 30 Fire Driver/Engineers
- 39 Firefighters
- 1 Fire Marshal
- 2 Fire Training Chiefs
- 1 Fire Apparatus Fleet Manager

In part, fire apparatus at a station relates to the staffing requirements of each station. Prior to the passage of the Public Safety sales tax, the fire department minimum staffing was less. The tax made provisions to increase the minimum staffing at Station #3 to four personnel. The tax also made provisions for six positions for coverage purposes.

The City Council tasked the Finance Committee with reviewing revenues and expenses in the general fund. The Finance Committee study compared expenses in various Joplin departments to nine other comparable cities. Their report noted the minimum staffing for the Joplin Fire Department is four, while every other city had a minimum staffing of three.

At Station #1 and #5, the minimum staffing is 5, which consists of 3 personnel on the ladder trucks and 2 personnel on the rescue trucks for medical calls. Ladder trucks require one additional staff person over a fire engine. The purchase of a new piece of equipment, a 2,000 gallon tanker truck, was approved in the FY 2013 budget and purchased for $215,529 in March of 2014. The City of Joplin did not have a tanker truck prior to this timeframe, mainly because the City of Joplin has access to fire hydrants throughout the community. Since this purchase, the tanker truck has been used approximately 30 times a year, but only once in the City limits of Joplin. Almost exclusively, its use has been to assist surrounding fire agencies in mutual aid situations. This piece of equipment also limits the City's ability to reduce the minimum staffing at that station.

Proposal: Like comparable cities and as highlighted in the Finance Committee study, reduce the minimum staffing in the fire department as follows:

STATION NUMBER	FIRE EQUIPMENT	STAFFING PER SHIFT
Station #1	Ladder #1, Rescue #3, Brush #1 Battalion #1 Truck #5 (Reserve Truck)	1 Battalion Chief 1 Fire Captain 2 Fire Driver/Engineers 2 Firefighters
Station #2	Engine #2, Special Operations Truck	1 Fire Captain 1 Fire Driver/Engineer 1 Firefighter
Station #3	Engine #3 and Brush #3	1 Fire Captain 1 Fire Driver/Engineer 1 Firefighter
Station #4	Engine #4, Brush #4 and Tanker #1	1 Fire Captain 1 Fire Driver/Engineer 1 Firefighter
Station #5	Ladder #5 and Rescue #4	1 Fire Captain 2 Fire Driver/Engineers 2 Firefighters
Station #6	Engine #6, Engine #1, Brush #6 Truck #1 (Reserve Truck)	1 Fire Captain 1 Fire Driver/Engineer 1 Firefighter
Floating for Coverage		2 Fire Driver/Engineers 1 Firefighter
Grand Total		**26 per shift or 78 total**

In order to reduce the minimum staffing at Station #4, the tanker truck will need to be sold. This proposal would bring the fire department total staffing to 84 as follows:

- 1 Fire Chief
- 1 Deputy Fire Chief
- 3 Battalion Chiefs
- 18 Fire Captains
- 30 Fire Driver/Engineers
- 27 Firefighters
- 1 Fire Marshal
- 2 Fire Training Chiefs
- 1 Fire Apparatus Fleet Manager

This change would reduce 12 firefighter positions. Furthermore, the coverage fire driver/engineers could be reduced to 1 per shift. This would further reduce 3 additional fire driver/engineers, but could conversely impact overtime pay.

The reduction in staffing would occur ***over time through attrition***, rather than through layoffs. As positions are vacated, the fire department would adjust the minimum staffing at each station accordingly.

It should be noted the Finance Committee study made the following comments about reducing the minimum staffing in the fire department:

> "The minimum staffing per fire truck/station is 4 in Joplin and all nine cities in the study said their minimum staffing was 3. This was discussed with our fire chief and we understand it is a safety issue and trade off to quicker response to save lives and reduce property damage. This should be scrutinized before any action is considered. The city has a very good insurance rating due to our fire department facilities and management. This results in lower premiums for our citizens and a safer environment."

Given that nearly all other cities in Missouri and the Midwest have minimum staffing of three in the fire department; it would appear that this issue has been thoroughly researched. As such, fire departments in other communities serve the community with this level of staffing.

Explanation of Projected Cost Savings:

The timing of the actual cost savings is unknown since the reduction would occur over time through attrition.

However, the following table illustrates the current average annual savings for the reduction of 12 firefighter positions, as well as 3 fire driver/engineers:

POSITION	AVG WAGES	AVG FRINGES	TOTAL COMPENSATION	NO OF POSITIONS	TOTAL SAVINGS
Firefighter	$35,243	$25,576	$60,819	12	$729,828
Fire Driver/Engineer	$39,574	$27,200	$66,774	3	$200,322
Uniforms & Other Supplies			$8,200	15	$123,000
Grand Total					$1,053,150

OPTION #2 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$1,053,150**

After year one, estimated annual savings would increase due to increases in wages, benefits and the costs of uniforms and supplies over time.

Estimated Timeline and Next Steps:

- This option can begin at any point in time
- As positions are vacated, the fire department would adjust the minimum staffing at each station
- Sell Tanker Truck

OPTION #3: JUSTIFY OVERTIME

Explanation: The City of Joplin has three types of overtime pay: call back; straight rate overtime; and premium rate overtime. Straight rate overtime is any paid time for total hours exceeding the employee's FLSA (Fair Labors Standard Act) cycle but not time physically worked over the FLSA cycle. Straight rate overtime is paid at the employee's straight hourly rate of pay. Premium rate overtime is any time physically worked over the employee's FLSA cycle calculated at the half-time premium hourly rate of pay. Call back pay is defined by city policy, basically as an employee that is called back to work unexpectedly. Call back pay is paid at automatic time and one-half the hourly rate of pay for a minimum of three hours, regardless of the number of hours physically worked in the FLSA cycle.

Given that cities have 24-hour operations, as well as public safety related services, overtime is a necessary expenditure. As shown in the table below, total overtime costs exceeded $1.7 million across the entire City for the 2017 fiscal year. Currently, each department handles the justification of overtime according to their own departmental rules.

FUND	FY 2017 CALL BACK PAY	FY 2017 STRAIGHT OT	FY 2017 PREMIUM OT	FY 2017 TOTAL OVERTIME
General	$505,515	$647,572	$193,866	$1,346,953
CVB	-0-	$412	$191	$603
Health	$18,675	$2,577	$1,009	$22,261
Parks	$58	$71,260	$29,411	$100,729
Solid Waste Mgmt	-0-	$1,783	$409	$2,192
Parks/Stormwater Sales Tax	$145	$10,225	$4,424	$14,794
Transportation Sales Tax	$10,163	$60,479	$23,199	$93,841
CIP Sales Tax	-0-	$39	$20	$59
Community Planning	-0-	$57	$9	$66
Airport	$2,848	$29,657	$12,790	$45,295
Golf Course	-0-	$7,615	$1,629	$9,244
Sewer	$14,935	$13,193	$2,503	$30,631
Garage	-0-	$346	$173	$519
Communications	$3,110	$45,185	$15,110	$63,405
Grand Total	$555,449	$890,400	$284,743	$1,730,592

Proposal: Modify the Personnel Rules and Regulations to include a policy on documenting and justifying overtime worked. The policy will help ensure departments are treating overtime consistently across the city, as well as ensuring all other options are exhausted to control overtime costs while continuing to provide an acceptable level of outstanding service to our citizens.

Key Components of Proposed Policy:

- 2 types of overtime situations: Job/coverage related (known before overtime occurs) and Emergency related (not known ahead of time)

- Supervisors and Department Heads will make every effort to control overtime by utilizing other options or alternatives when possible
- Employee will complete an electronic overtime justification form beforehand for job/coverage related overtime or afterwards for emergency related overtime
- Supervisors and Department Heads will electronically approve beforehand for job/coverage related overtime or afterwards for emergency related overtime
- For emergency related overtime, employee shall complete the information as quickly as possible but no later than their next regularly scheduled shift
- Supervisors and Department Heads will approve overtime forms as quickly as possible
- Finance will receive forms and review information
- Finance will discuss any overtime questions with the Department Head and any unresolved issues related to overtime will be referred to the City Manager

Explanation of Projected Cost Savings:
The actual costs savings of adopting this policy is unknown. However, by placing an emphasis on justifying overtime, overtime costs across the city will certainly decrease.

OPTION #3 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$50,000 to $100,000**
After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:
- Develop Overtime Justification Policy and Procedures immediately
- Convene Personnel Board to consider approval of the policy
- Bring Ordinance to City Council to consider approval of the policy
- Effective November 1, 2018

OPTION #4: ADOPT NEW TAKE HOME VEHICLE POLICY/CITY VEHICLE POLICY

Explanation: The City of Joplin does not currently have a city-wide take home vehicle policy. Section 6.8 of the Personnel Rules and Regulations addresses the use of city vehicles only, but is not a take home vehicle policy. Some departments across the city have their own department rules related to take home vehicles. Section 9.2 of the State Audit report addressed take home vehicles as follows:

> *"The city allows 62 city vehicles to be taken home by city employees and has not established procedures to adequately review and document the necessity and justification for use of the vehicles. Forty of these vehicles are driven to addresses outside the city of Joplin and the remaining 22 are driven to addresses inside the city limits.*
>
> *Thirty-seven employees commute more than 15 miles round trip daily, and the value of personal commuting mileage was not determined or reported on the Police and Fire Department employee's W-2 forms as compensation. Of the 62 take home vehicles, 50 are assigned to Police Department employees, 4 are assigned to Fire Department employees, and 8 are assigned to administrative employees. While the Police Chief and Fire Chief indicated some of these employees are on-call periodically (most are only on call one week every quarter), it does not seem reasonable they would need a vehicle when not on call. For example, one Police Department employee commutes 106 miles round trip daily, and we estimated the employee commutes 27,560 miles a year (106 miles*5 days*52 weeks) in a city vehicle.*
>
> *Allowing city employees to take their vehicles home (both inside and outside of city limits), results in additional and unnecessary costs to the city. The costs associated with vehicles driven to addresses outside city limits are substantial. The fuel costs for these vehicles total approximately $46,000 annually and miles incurred totaled approximately 278,000. Given the high costs associated with vehicle ownership, maintenance and fueling, the city should periodically review the assignment of city owned vehicles."*

The police department currently has a total of 85 police vehicles and 20 specialty vehicles, for a total of 105. The city also budgets $19,200 annually for four leased cars in police investigations. Other agencies provide four additional cars to police investigations employees in joint cooperative assignments. The attached spreadsheet shows the updated take home vehicle information since the audit report was released in August of 2015. The city currently allows 71 city vehicles to be taken home, 58 are assigned to Police Department employees, 1 assigned in the Parks Department only during pool season for on call purposes, 5 assigned to Fire Department employees, 6 assigned to Public Works Department employees, and 1 assigned to the Health Department Animal Control division for on call purposes. Many vehicles are commuting well above 15 miles round trip daily.

The estimated annual extra take home mileage is approximately 341,000 miles. For the take home portion, the estimated additional fuel cost is $38,000, while the additional maintenance cost is $104,000 for a total of $142,000. Furthermore, take home vehicles increase city costs by inflating the size of the required fleet, as well as adding personal usage miles to city funded vehicles. The fleet size also impacts the cost of the liability insurance premium.

It should be noted the Finance Committee study made the following comments about the vehicles per officer in the police department:

"Vehicles per officer were .96 or almost one vehicle per officer. The average for the group was .75 and the median was .73. This equates to approximately 25 more vehicles or rolling stock than average. Again, assuming the submitted numbers are correct and this includes all types of

rolling stock, we are submitting this as an observation for further study. The police chief cited several reasons and examples of why we have more."

> ***Proposal:*** Adopt a city-wide take home vehicle policy. This will decrease fuel, maintenance and insurance costs, while allowing the city to reduce the fleet size. As noted in the State Audit report, this will help to reduce additional and unnecessary costs to the city. Also, stop the leased car program and right-size the police department fleet. As a result in the reduction of take home vehicles, the fleet size can be reduced. Dispose of 13 police vehicles. This would bring the police vehicles to 72, plus the 4 vehicles provided by the outside agencies. This is a two officer to one police vehicle ratio for those positions below sergeant, which was the approved ratio of officers to vehicles at the time the public safety sales tax was passed in 2006.

Key Components of Proposed Policy:

- On call maintenance personnel in parks, fire, public works, as well as animal control officers in health may take a vehicle home if the employee lives within 12 miles of the employee's work base (only when on call) Actual positions are:
    - Parks maintenance technician during pool season only
    - Fire fleet manager
    - Wastewater maintenance technician (wastewater superintendent when the technician is not available)
    - Infrastructure superintendent and infrastructure supervisors on a rotating basis
    - Animal control officers on a rotating basis
- Vehicles for the police chief and fire chief will be negotiated when hired (adopted take home vehicle policy will be taken into consideration during negotiations)
- In the fire department, the assistant fire chief, fire marshal, the ems/safety officer responder and the special operations incident responder may take a vehicle home when on call if the employee lives within 12 miles of fire station #1 and if that employee has an assigned vehicle rather than auto allowance
- In the police department, the assistant police chief, police captains and police sergeants may take a vehicle home when on call if the employee lives within 12 miles of the police department and if that employee has an assigned vehicle rather than auto allowance
- In the police department, K9 officers may take a vehicle home when on call if the employee lives within 12 miles of the police department and if that employee has an assigned vehicle rather than auto allowance
- Specialty assignments that are using vehicles provided by other agencies in which the city has no fuel or maintenance costs will follow the take home rules of the other agency
- Personal use of take home vehicles will not be allowed
- In those cases when an employee will be traveling out of town for city-related business and is required to leave town before 7:00 a.m. the next day, the employee may take the city vehicle home the evening before as long as the *additional* miles are less than 40 when taking into account the trip destination
- The actual assignment of a take home vehicle shall be approved by the department head, finance director and city manager
- Various security, accident, and care rules
- Comply with IRS rules for reporting taxable benefit

Currently, some departments' current internal take home vehicle policies specify 12 miles from the work base to be eligible to take vehicles home. Other Missouri cities of similar size have policies that range from 5 miles to only within city limits for specified positions to qualify for take home vehicles. Therefore, 12 miles is a reasonable distance given the regionalism of our community, while avoiding additional and unnecessary costs to the taxpayers.

While there are different ways to implement this policy, it is my recommendation to implement the policy in the following manner:

- On November 1, all personnel that don't meet the requirements of the final adopted take home vehicle policy, will no longer take home vehicles unless their existing employment contract specifies a take home vehicle
- Future employment contracts will follow the take home vehicle policy
- Until the policy is adopted, no new take home vehicle assignments will be made unless they fall within the parameters of this proposed policy

Explanation of Projected Cost Savings:

The ***timing*** of the actual cost savings of adopting this policy is unknown as it will depend upon the final implementation plan. The projected cost savings of this option is based upon implementation as detailed above. There will be additional savings from not replacing cars as quickly due to the reduction in the additional personal mileage. However, this savings is difficult to quantify, and, therefore, is not included in the estimated annual savings.

OPTION #4 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$210,000**

After year one, estimated annual savings would be approximately $177,000. This amount is the same, except for the one-time salvage value received from the fleet reduction. This plan will also require the City to build a parking lot on the city-owned land directly to the east of the Justice Center for parking of the police vehicles.

Estimated Timeline and Next Steps:

- Immediately develop Take Home Vehicle Policy
- Adopt policy prior to November 1
- Identify 13 salvage vehicles and begin salvage process

CITY OF JOPLIN
TAKE HOME CAR ANALYSIS
AS OF APRIL 30, 2018

DEPT	TITLE	CITY NO.	MAKE/ MODEL	ROUNDTRIP NO OF MILES TO HOME	EXTRA ANNUAL MILEAGE	EXTRA FUEL COST	FLEET COST PER MILE	EXTRA MAINTENANCE COST	EXTRA TOTAL COST
Police	Police Chief	2461	2016 Ford Explorer	40.2	10,050	1,154	0.15	1,508	2,661
Police	Asst Police Chief	2460	2016 Ford Explorer	11.2	2,800	322	0.14	392	714
Police	Captain	2276	2012 Chevy Impala	37.8	9,450	1,085	0.20	1,890	2,975
Police	Captain	2050	2008 Chevy Impala	19.6	4,900	563	0.27	1,323	1,886
Police	Captain	2285	2012 Chevy Impala	17	4,250	488	0.25	1,063	1,551
Police	Captain	2122	2009 Chevy Impala	32.6	8,150	936	0.31	2,527	3,462
Police	Sergeant	2447	2015 Ford F150	17.4	4,350	499	0.17	740	1,239
Police	Sergeant	2239	2011 Crown Vic	14.8	2,960	340	0.28	829	1,169
Police	Sergeant	2120	2009 Chevy Impala	22.2	4,440	510	0.24	1,066	1,575
Police	Sergeant	2303	2013 Ford Sedan	7.2	1,440	165	0.22	317	482
Police	Sergeant	2049	2008 Chevy Impala	10.4	2,600	299	0.39	1,014	1,313
Police	Sergeant	2238	2011 Crown Vic	25.4	5,080	583	0.27	1,372	1,955
Police	Sergeant	1968	2006 Chevy Tahoe	27.2	5,440	625	0.42	2,285	2,909
Police	Sergeant	2237	2011 Crown Vic	12.2	3,050	350	0.41	1,251	1,601
Police	Sergeant	2448	2015 Ford F150	10.6	2,650	304	0.13	345	649
Police	Sergeant	2241	2011 Crown Vic	23	5,750	660	0.28	1,610	2,270
Police	Sergeant	2236	2011 Crown Vic	16	3,200	367	0.27	864	1,231
Police	Corporal	2394	2014 Ford Explorer	10.6	2,120	243	0.24	509	752
Police	Corporal	2437	2015 Ford Explorer	22.8	4,560	524	0.30	1,368	1,892
Police	Corporal	2392	2014 Ford Explorer	30.6	6,120	703	0.28	1,714	2,416
Police	Corporal	2557	2017 Dodge Charger	18.4	3,680	423	0.17	626	1,048
Police	Corporal	2390	2014 Ford Explorer	7	1,400	161	0.26	364	525
Police	Corporal	2206	2010 Chevy Impala	6.4	1,280	147	0.41	525	672
Police	Corporal	2951	2014 Chevy Impala	40.2	8,040	923	0.17	1,367	2,290
Police	Corporal	2440	2015 Ford Explorer	3	600	69	0.23	138	207
Police	Corporal	2302	2013 Ford Explorer	14.4	2,880	331	0.29	835	1,166
Police	Corporal	1987	2006 Crown Vic	24.4	6,100	700	0.37	2,257	2,957
Police	Corporal	2952	2014 Chevy Impala	14	2,800	322	0.22	616	938
Police	Detective	2560	2017 Dodge Charger	65.2	13,040	1,497	0.31	4,042	5,540
Police	Detective	1978	2006 Crown Vic	20.2	4,040	464	0.26	1,050	1,514
Police	Detective	1979	2006 Crown Vic	31.6	7,900	907	0.37	2,923	3,830

Police	Detective	2423	2014 Ford SUV	11	2,200	253	0.20	440	693
Police	Detective		Leased Vehicle	5.4	1,080	124	N/A	4,800	4,924
Police	Detective	1911	1995 Crown Vic	9	1,800	207	0.33	594	801
Police	Detective	1909	2004 Crown Vic	14.4	2,880	331	0.31	893	1,223
Police	Detective		Leased Vehicle	6.8	1,360	156	N/A	4,800	4,956
Police	Detective	2561	2017 Dodge Charger	81.4	20,350	2,337	0.41	8,344	10,680
Police	Detective		Leased Vehicle	14	3,500	402	N/A	4,800	5,202
Police	Detective	2586	2018 Dodge Charger	5.6	1,400	161	0.08	112	273
Police	Chaplains	2121	2009 Chevy Impala	4.8	312	36	0.25	78	114
Police	Chaplains	2121	2009 Chevy Impala	5.6	364	42	0.25	91	133
Police	Chaplains	2121	2009 Chevy Impala	5.6	364	42	0.25	91	133
Police	Chaplains	2121	2009 Chevy Impala	17.6	1,144	131	0.25	286	417
Police	Officer-Motorcyle	351	2018 Harley	13.8	2,760	154	0.05	138	292
Police	Officer-Motorcyle	353	2016 Harley	53.4	10,680	596	0.05	534	1,130
Police	Officer-Motorcyle	354	2016 Harley	23	4,600	257	0.08	368	625
Police	Officer-Motorcyle	357	2016 Harley	22	4,400	245	0.09	396	641
Police	Officer-Motorcyle	359	2016 Harley	5.6	1,120	62	0.07	78	141
Police	Officer-SRO	1984	2006 Crown Vic	62.4	15,600	1,791	0.29	4,524	6,315
Police	Officer-SRO	2213	2009 Crown Vic	10	2,500	287	0.42	1,050	1,337
Police	Officer-SRO	2119	2009 Crown Vic	8.8	2,200	253	0.40	880	1,133
Police	Officer-SRO	1521	1998 Crown Vic	31.4	7,850	901	0.31	2,434	3,335
Police	Officer-Training	1967	2006 Chevy Tahoe	5.6	1,120	129	0.37	414	543
Police	Officer-DWI	2486	2017 Ford Explorer	15.6	3,120	358	0.33	1,030	1,388
Police	Officer-DWI	2585	2018 Chevy Tahoe	14.6	2,920	335	0.20	584	919
Police	Jail Administrator	2037	2008 Crown Vic	29.8	7,450	855	0.34	2,533	3,388
Police	Officer-K9	2443	2015 Ford Explorer	14.8	2,960	340	0.26	770	1,109
Police	Officer-K9	2388	2015 Ford Interceptor	20	5,000	574	0.23	1,150	1,724
Police	Officer-K9	2444	2015 Ford Explorer	73.6	18,400	2,113	0.21	3,864	5,977
Police	Officer-K9	2381	2014 Ford Interceptor	13.4	2,680	308	0.12	322	629
Police	Officer-K9	2212	2010 Crown Vic	20.6	4,120	473	0.40	1,648	2,121
Sub-Total Police Department					**281,354**	**30,915**		**86,770**	**117,684**
Parks	Maintenance Tech	2506	2017 Ford F250	7.6	532	61	0.53	282	343
Sub-Total Parks Department					**532**	**61**		**282**	**343**
Fire	Asst Fire Chief	2381	2014 Ford Explorer	9.8	2,450	281	0.12	294	575
Fire	Fire Training Chief	1864	2004 GMC Yukon	12	2,400	276	0.21	504	780

Fire	Fire Training Chief	2017 2008 Chevy Impala	14.2	2,840	326	0.17	483	809
Fire	Fire Marshal	2274 2012 Ford F350	48.8	12,200	1,401	0.22	2,684	4,085
Fire	Fleet Manager	2072 2009 Ford F250	31.2	7,800	896	0.67	5,226	6,122
Sub-Total Fire Department				**27,690**	**3,179**		**9,191**	**12,370**
Public Works	Airport Manager	2476 2017 Ford F-150	39.2	9,800	1,125	0.15	1,470	2,595
Public Works	Infrastructure Maint Sup	2300 2013 Ford F-250	11	2,750	316	0.39	1,073	1,388
Public Works	Infrastructure Superinte	2571 2017 Ford F-150	20.6	5,150	591	0.34	1,751	2,342
Public Works	Infrastructure Maint Sup	2473 2016 3/4 Dodge Ram	15.2	3,800	436	0.23	874	1,310
Public Works	WW Superintendent	2465 2016 Ford F-150	17.6	4,400	505	0.24	1,056	1,561
Public Works	WW Maintenance	2472 2016 Ford F-150	14	3,500	402	0.21	735	1,137
Sub-Total Public Works Department				**29,400**	**3,376**		**6,959**	**10,334**
Health	Animal Control Officer	2228 2011 Ford F250	10.2	867	100	0.40	347	446
Health	Animal Control Officer	2430 2015 Ford F250	10.2	918	105	0.25	230	335
Health	Animal Control Officer	2229 2011 Ford F250	5	425	49	0.35	149	198
Sub-Total Health Department				**2,210**	**254**		**725**	**979**
GRAND TOTAL				**341,186**	**37,785**		**103,926**	**141,711**

Notes:
1. $1.952 average unleaded fuel cost for 2018 to date.
2. Based on fueleconomy.gov used average 17 miles per gallon.
3. H.T.E. calculates historic fleet cost per mile per vehicle equipment number.
4. Average additional cost per participating employee is $2,013.

Other Vehicles Assigned but not owned by City:
New, Adam ODET Leased Vehicle, gas paid by ODET
Root, Chip FBI Vehicle, gas paid by FBI
Comer, Chad FBI Vehicle, gas paid by FBI
Barnett, Justin ATF Vehicle, gas paid by ATF

CITY OF JOPLIN
ESTIMATED COST SAVINGS
TAKE HOME VEHICLE POLICY
AS OF APRIL 30, 2018

DEPARTMENT	EST MILEAGE REDUCTION	EST FUEL SAVINGS	EST MAINTENANCE SAVINGS	TOTAL SAVINGS
POLICE	214,000	23,200	70,600	93,800
FIRE	7,800	900	5,200	6,100
PUBLIC WORKS	25,900	3,000	6,200	9,200
TOTAL POLICY SAVINGS	**247,700**	**27,100**	**82,000**	**109,100**

CITY OF JOPLIN
ESTIMATED COST SAVINGS
FLEET REDUCTION
AS OF APRIL 30, 2018

DESCRIPTION	EST SALVAGE VALUE	EST TOTAL CAPITAL REDUCTION	EST ANNUAL CAPITAL REDUCTION	EST ANNUAL INSURANCE REDUCTION
13 POLICE VEHICLES	32,500	451,750	64,536	3,250

*Note:
Average police car cost with equipment is $34,750. Total police department fleet is turned over approximately every 7 years.

OPTION #5: REQUIRE FIRE DEPARTMENT TO FOLLOW EXISTING CALL BACK POLICY

Explanation: The City of Joplin has three types of overtime pay: call back; straight rate overtime; and premium rate overtime. Straight rate overtime is any time physically worked over the employee's FLSA cycle calculated at the straight hourly rate of pay. Premium rate overtime is any time physically worked over the employee's FLSA cycle calculated at the half-time premium hourly rate of pay. Call back pay is paid at automatic time and one-half the hourly rate of pay for a minimum of three hours, regardless of the number of hours physically worked in the FLSA cycle. A portion of the existing call back policy states:

"Any employee who is called in to duty after having left work, during a time when the employee is not regularly scheduled to work, excepting court appearance, and does not receive at least a twenty-four (24) hour notification of such a change in work schedule, shall be paid at the rate of one and one-half (1-1/2) times for each hour so spent, on duty, but not less than three (3) hours for the period called to duty. The employee's duty time shall start when the employee actually reports for duty and end when the employee is released from duty. ..."

This call back policy was revised and approved by City Council on October 1, 2012. Currently, all departments are following the policy, except the fire department. Fire Department personnel schedule most holidays and vacations a year in advance to meet minimum staffing requirements. Therefore, most extra shifts are scheduled well in advance. Only in those instances when an employee calls in sick or uses a day unexpectedly, as well as emergency situations, would the extra shifts qualify for call back pay under the call back policy. When extra shifts are scheduled or known in advance, the time worked would be coded accordingly and paid at either straight time or time and one-half depending on the hours worked in the FLSA cycle.

This table shows the overtime and call back pay for fiscal year 2017:

DEPARTMENT	STRAIGHT OVERTIME	PREMIUM OVERTIME	CALL BACK	TOTAL OVERTIME
Police	$332,750	$107,654	$70,233	$510,638
Fire	$227,179	$54,115	$407,780	$689,074
TOTAL	$559,929	$161,769	$478,013	$1,199,712

Proposal: Require the fire department to follow the existing call back policy beginning on November 1, 2018.

Explanation of Projected Cost Savings:
The actual costs savings of adopting this change is unknown as it will depend on the time physically worked by employees in their FLSA cycle.

OPTION #5 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$100,000 to $150,000**
After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:
- On November 1, fire department follow existing call back policy

6.5. CALL BACK

Any employee who is called in to duty after having left work, during a time when the employee is not regularly scheduled to work, excepting court appearance, and does not receive at least a twenty-four (24) hour notification of such a change in work schedule, shall be paid at the rate of one and one-half (1-1/2) times for each hour so spent, on duty, but not less than three (3) hours for the period called to duty. The employee's duty time shall start when the employee actually reports for duty and end when the employee is released from duty.

In the instances of employer-required court appearance, the twenty-four (24) hour notification requirement shall not apply, however, the affected employee shall be paid at the rate of one and one-half (1-1/2) times for each hour so spent, but not less than two (2) hours for the period called to duty.

If an employee is called in to work more than once during the same off-duty period, the employee shall not receive the guaranteed minimum two (2) or three (3) hours of callback if the subsequent callback period is within the hours for which the employee has already been compensated. If the subsequent callback is beyond the hours for which the employee has already been compensated, another two (2) or three (3) hour minimum callback shall apply. If an employee is called in to work early or held past the end of a shift, and works continuously through the beginning or end of his/her regularly scheduled work hours, the two (2) or three (3) hour minimum does not apply.

In those instances where an employee is called back to work to rectify his/her own error or omission that cannot wait until the employee's next shift, the two (2) or three (3) hour minimum does not apply. In such instances, the employee shall be compensated for the exact hours worked at the appropriate rate.

OPTION #6: EXPLORE THE WORK PERIOD ORDINANCE FOR POLICE EMPLOYEES

Explanation: At an election held on April 2, 1991, the voters of Joplin approved a change to the charter by amending Section 5.10 to conform to federal and state laws by changing "work week" to "work period". Following this action, City Council approved Ordinances 91-151 and 91-160 to state:

"***Section 2.4 - Work period for public safety employees.***

Effective November 1, 1991, the work period for all public safety employees shall be 28 days."

According to the Fair Labor Standards Act (FLSA), the FLSA overtime requirements for public safety employees are different from those of other employees, because a specified number of work hours are needed within the FLSA work period before the FLSA rate can be applied to overtime pay. Public safety employees can fall under the 28-day FLSA pay period. The 28-day work period for public safety employees is 212 hours in 28 days for fire personnel and 171 hours in 28 days for police personnel. This means that any hours physically worked over 212 in 28 days for fire or any hours worked over 171 in 28 days for police is paid at time and one-half of the employee's hourly rate of pay. Any pay that doesn't qualify for time and one-half pay is paid at the employee's straight hourly rate of pay.

The fire department follows the 212 hours in 28 day FLSA cycle in accordance with the ordinance. However, currently the police department is paid under an 80 hour in 14 day FLSA cycle, rather than the 28-day work period designated by the 1991 ordinance. This FLSA cycle will normally generate additional hours at time and one-half pay than a 28 day FLSA cycle will.

This table shows the overtime and call back pay for fiscal year 2017:

DEPARTMENT	STRAIGHT OVERTIME	PREMIUM OVERTIME	CALL BACK	TOTAL OVERTIME
Police	$332,750	$107,654	$70,233	$510,638
Fire	$227,179	$54,115	$407,780	$689,074
TOTAL	$559,929	$161,769	$478,013	$1,199,712

Proposal: Explore changing the police department work period to 28 days as set forth in Section 2.4 of the Code of Ordinances.

Explanation of Projected Cost Savings:
The actual costs savings of adopting this change is unknown as it will depend on the time physically worked by employees in their FLSA cycle.

OPTION #6 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$50,000 to $75,000**
After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:

- Further research police schedules and work periods
- Further research actual technical implementation
- If implemented, it should be on calendar year basis

OPTION #7: CLOSE POLICE SOUTH STATION

Explanation: Provisions were included in the list of proposed expenditures for the ½ cent general sales tax for public safety purposes to lease space for a police substation in the amount of $10,000 annually. Since the proposal was for a lease, there were no operating costs included in the proposed expenditures of this tax.

However, rather than lease space, the City chose to purchase property that included a building to serve as the Police South Station. The purchase price was $198,456.00. Since the City purchased property and no provisions for operating costs were anticipated, the operating costs have been assessed to the non-public safety sales tax police department expenditures in the general fund.

Furthermore when the city eliminated fifteen positions from the budget, the police department clerk position that worked at the south station was cut. Therefore, the south station no longer has a clerk to assist the public as was the original plan for a police substation.

Proposal: Close the police south station and sell the property. The City will need to relocate the personnel working from this station, along with the related equipment.

Explanation of Projected Cost Savings:
This option will result in immediate savings through a reduction of operating costs. Additionally, over time it will reduce capital costs related to the maintenance and upkeep of the building and grounds.

OPTION #7 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$15,000**

After year one, estimated annual savings would be similar to year one savings. Additionally, future capital costs will be avoided. The estimated appraised value of the property is $235,000.00. The proceeds received from the sale of the property would represent one-time funds.

Estimated Timeline and Next Steps:

- Further research relocating personnel and equipment from the South Station
- Implement relocation by November 1, 2018
- Close and sell property

CITY OF JOPLIN
SOUTH STATION OPERATING COSTS
10-May-18

DESCRIPTION	FY 2017 AMOUNT	FY 2016 AMOUNT	FY 2015 AMOUNT	3-YR AVG
JANITORIAL SUPPLIES	260	991	649	633
MAINTENANCE SUPPLIES	481	530	738	583
CABLE CHARGES	1,193	974	921	1,029
OPERATIONAL SUPPLIES	-	-	460	153
GENERAL OFFICE SUPPLIES	100	186	-	95
SMALL OFFICE FURNISHINGS	-	-	377	126
ELECTRIC CHARGES	2,843	4,472	4,981	4,099
GAS CHARGES	1,217	457	990	888
TELEPHONE CHARGES	2,991	3,689	3,779	3,486
WATER CHARGES	340	607	300	415
WASTEWATER CHARGES	368	424	301	364
SANITATION CHARGES	130	130	130	130
PEST CONTROL	385	420	280	362
COPY CHARGES	900	2,535	2,391	1,942
LIABILITY INSURANCE	216	200	200	205
TOTAL OPERATING COSTS	11,425	15,614	16,496	14,512

Notes:
1. Future capital costs for the building are as follows:
Coating on Roof-$10,000
2. Estimated appraised value of property with building is $235,000

OPTION #8: REDUCE POLICE CAPTAINS FROM 4 TO 3

Explanation: Over the years, the makeup of upper management in the Police Department has changed. In fiscal year 2006 and prior years, upper management consisted of a Police Chief, Assistant Police Chief, and 3 Lieutenants. In fiscal year 2007, the Assistant Police Chief was changed to a Lieutenant, so the police department had 4 Lieutenants and no Assistant Police Chief. In fiscal year 2010, the Assistant Police Chief was added back to the organization of the Police Department, without any reduction in Lieutenants. Also in the recent past, the title of Lieutenant was changed to Captain. Thus currently, upper management of the police department is comprised of the Police Chief, Assistant Police Chief and 4 Captains.

Along with the changes in upper management, the staffing within divisions of the department has also changed, mostly occurring in the special enforcement unit. One Captain oversees the patrol division, one oversees the investigations division, one oversees professional standards, and one oversees the special enforcement unit. When the City had 3 Lieutenants, there wasn't a Lieutenant over the special enforcement unit. The number of personnel assigned to the special enforcement unit decreased last year from 20 employees to 9 employees. These employees were reassigned to patrol, much like the organization design prior to fiscal year 2007.

Proposal: Upon the next retirement of a Police Captain, reduce the number of captains by one and make the position a Police Officer II. This will put additional officers on the street.

Explanation of Projected Cost Savings:
The timing of the savings is unknown, because it is unknown exactly when retirements will occur. The current Captains are approximately 1 year, 2 ½ years, 3 years and 8 ½ years away from retirement eligibility.

OPTION #8 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$20,000**

After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:

- Upon retirement of a Captain, replace the Captain position with a Police Officer II

OPTION #9: REVIEW USAGE OF POLICE OFFICERS IN CERTAIN POSITIONS VS. CIVILIANS

Explanation: Over the years, police officers have been designated to perform tasks that can be performed by civilian personnel. The City currently uses sworn police personnel to perform the following functions:

- A police sergeant and two police officers oversee training requirements and schedule training for our police personnel
- One police officer to take telephone reports
- One police officer to serve as the court bailiff
- Two crime-free police officers to coordinate the citizen's police academy, graffiti removal and the safety fair

The total cost of a new police officer's wages and benefits is approximately $59,700, while the total cost of a new senior clerk's wages and benefits is approximately $42,500. This is a cost difference of $17,200 annually. While police personnel may be required to perform civilian type tasks from time to time, these tasks should not be the totality or majority of their job duties.

Proposal: Evaluate the job tasks that can be performed by civilian personnel. Determine if existing civilian personnel can perform any of the identified job tasks, as well as any needed additional civilian personnel. Implement transition of job tasks to civilian personnel. Reassign police personnel to police-related duties. If a civilian position is added, an unfilled police position will necessarily have to be eliminated permanently. However, the goal is to limit the additional personnel in order to retain as many police positions as possible.

Explanation of Projected Cost Savings:

The actual cost savings is unknown until such time as a plan is developed from the evaluation of the exact staffing needs. However, for each civilian replacement the wage and benefit savings is approximately $17,200. For each police position reassigned without civilian replacement, the benefit is using police personnel for police tasks rather than civilian tasks.

OPTION #9 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$51,600**

This is the estimated savings by adding 3 civilian positions and eliminating 3 unfilled police positions, while putting up to 6 officers back on the streets.

Estimated Timeline and Next Steps:

- Evaluate and determine reassignment plan
- Bring any position changes to personnel board and city council
- Target date November 1, 2018

OPTION #10: PHASE OUT PAYING EXTRA SHIFTS FOR BATTALION CHIEFS AND POLICE CAPTAINS

Explanation: Several years ago, the fire department was granted a request to pay battalion chiefs to work extra shifts and receive on call pay temporarily. Battalion chiefs are exempt employees. Exempt employees are not eligible for extra pay or on call pay. Many times, exempt employees work more than their scheduled hours without receiving extra pay. By the same token, exempt employees are not required to account for every hour worked. This temporary practice has not ended. Under fire department policy, battalion chiefs only work extra shifts when there aren't any active out-of-classification assignments or to avoid forced overtime cases. Additionally, this year the police department requested that Captains be paid to work extra shifts. Police captains are also exempt employees. This request was granted on a temporary basis. There are three battalion chiefs and four captains.

This practice adds unnecessary wage and benefit costs to the city. This extra pay also increases the retirement pay under the police and firemen's pension plan. In turn, this increases the cost to the city through higher retirement benefits. Furthermore, it can discourage non-exempt employees when higher paid exempt employees are receiving the overtime shifts.

In the fire department, the added cost in wages and benefits was $19,600 in 2015, $21,800 in 2016 and $25,600 in 2017. The police department began the extra pay in February of this year. Over seven paychecks, the extra cost in wages and benefits in the police department has been $1,700. This cost annualized would be approximately $6,300.

Proposal: On November 1, stop paying battalion chiefs and captains for extra shifts and on call pay.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the practice ceases. This practice also increases the retirement benefit, which increases costs to the City. This impact is not calculated into the below estimated savings.

OPTION #10 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$32,000**

After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:

- Cease practice on November 1, 2018

OPTION #11: CEASE CALEA CERTIFICATION BUT CONTINUE CALEA PRACTICES

Explanation: The Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA) is a credentialing authority, based in the United States, whose primary mission is to accredit public safety agencies, namely law enforcement agencies, training academies, communications centers, and campus public safety agencies. During fiscal year 2006, the City began the CALEA accreditation process for the police department.

While this achievement has proven beneficial for the Joplin Police Department and the City, the certification itself is expensive and labor intensive. Much like other standards, such as LEED certifications, it is possible to adopt policies and procedures that meet the CALEA level standards without actually paying for the certification.

The City has spent approximately $23,000 in fees for CALEA certification over the last five years. The annual fee is currently $4,745. There are other supply costs not identified in the cost savings. Additionally, in 2017, the city spent approximately $5,100 traveling to Rhode Island to receive certification. Through the priority based budgeting process, CALEA accreditation was identified as costing $37,700 in personnel costs by using 1.37 people to achieve this certification. While some of the labor will still be required to continue the policies and practices, much of this labor can be redirected to other job tasks.

Proposal: On November 1, stop participating in the CALEA certification, but continue the CALEA policies and procedures.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the certification ceases. Additionally, civilian personnel will be able to work on other job tasks, such as some of those functions listed in Item #9.

OPTION #11 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$4,745**

In the award years, the estimated annual savings is $9,845. The additional savings is derived through the reallocation of staff time to other job tasks.

Estimated Timeline and Next Steps:

- Cease certification starting November 1, 2018
- Ensure guidelines in place to continue CALEA standards prior to November 1, 2018

OPTION #12: REDUCTION IN COURT STAFF

Explanation: Many general fund departments reduced staffing when the City eliminated fifteen positions with the adoption of the 2017 fiscal year budget. Those departments that reduced staffing included the City Manager, Legal Services, Finance, IT, Public Works, Police, Parks, and Planning departments. The only general fund departments that didn't reduce staffing were City Clerk, Human Resources, Municipal Court, and Fire.

From fiscal year 2010 to 2014, there was an average of 28,600 violations issued. During this time the court staffing increased from 8 to 10 employees. The court has added one full-time court assistant I, plus one part-time court assistant I. The judge is the other part-time employee that previously was counted as an independent contractor rather than an employee.

From fiscal year 2015 to 2017, there was an average of 15,200 violations issued. Last fiscal year, 12,200 violations were written, down from a high of 29,648 violations issued during 2011. According to the Court Administrator, the municipal court's workload is related to the effective and efficient case management of all citations that are submitted to the Court for circulation and processing through various court operations.

Proposal: Upon the next vacancy in municipal court, reduce one full-time court assistant I.

Explanation of Projected Cost Savings:
This represents immediate savings when the position is eliminated through attrition.

OPTION #12 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$47,300**

The actual savings is unknown as it is dependent on the vacancy created. Since there are currently no vacancies in court, the timing of the actual savings is also unknown. This savings represents the minimum savings possible. Depending upon any future vacancies, the savings could be more.

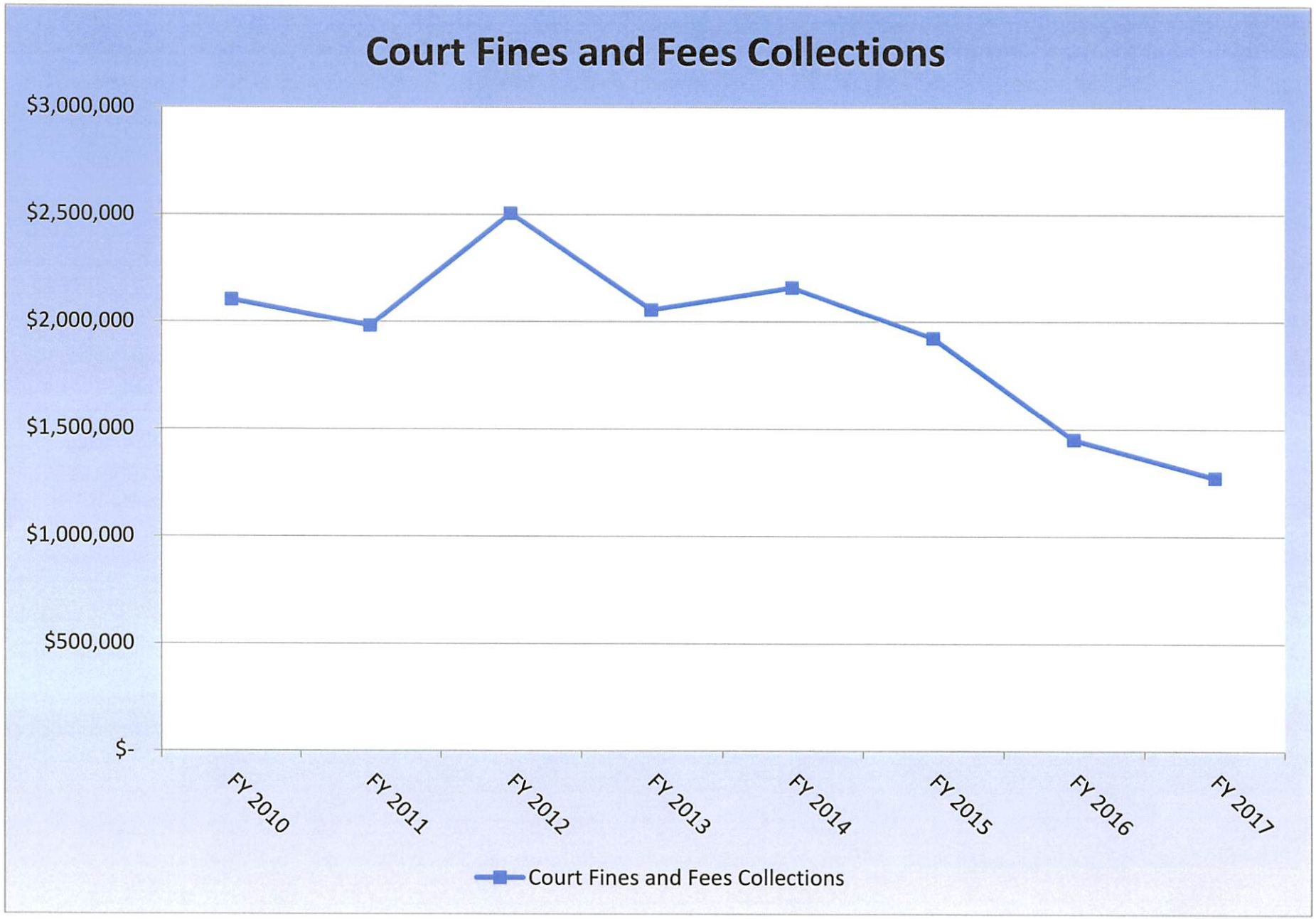
Estimated Timeline and Next Steps:

- Upon the next vacancy in the full-time court assistant I position, eliminate the position

CITY OF JOPLIN
COURT VIOLATIONS TO COURT EMPLOYEE COMPARISON
AS OF OCTOBER 31, 2017

DESCRIPTION	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
COURT FINES/FEES COLLECTIONS	$ 2,101,936	$ 1,980,162	$ 2,503,779	$ 2,054,546	$ 2,157,739	$ 1,922,582	$ 1,449,359	$ 1,273,261
ANNUAL % CHANGE		-5.8%	26.4%	-17.9%	5.0%	-10.9%	-24.6%	-12.2%
NUMBER OF VIOLATIONS	28,609	29,648	27,575	28,302	28,899	18,753	14,595	12,207
ANNUAL % CHANGE		3.6%	-7.0%	2.6%	2.1%	-35.1%	-22.2%	-16.4%
AUTHORIZED COURT STAFF	8.0	8.5	8.5	9.5	10.0	10.0	10.0	10.0

Note: In 2014, the municipal judge changed from independent contractor to .50 FTE.


Court Fines and Fees Collections
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
FY 2010
FY 2011
FY 2012
FY 2013
FY 2014
FY 2015
FY 2016
FY 2017
Court Fines and Fees Collections


Number of Violations
35,000
30,000
25,000
20,000
15,000
10,000
5,000
-
FY 2010
FY 2011
FY 2012
FY 2013
FY 2014
FY 2015
FY 2016
FY 2017
Number of Violations

OPTION #13: REDUCE ANNUAL SUPPORT TO CHAMBER OF COMMERCE

Explanation: The City contracts with the Joplin Chamber of Commerce to provide economic development services. For many years, the City paid $200,000 to the Chamber for this service. In 2010, the Chamber presented a request to fund the newly developed Regional Prosperity Initiative in the amount of an additional $100,000 annually. The City contributed this extra amount for the Prosperity Initiative to the Chamber through fiscal year 2015. In fiscal year 2016, the financial support by the City for this Initiative began to decrease. The approved support for the Initiative and the Chamber for fiscal year 2018 is $250,000.

Proposal: Reduce the annual support to the Chamber for economic development services to $200,000 beginning with the 2019 fiscal year. Explore any caps on future increases to the annual support.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the support is decreased.

OPTION #13 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$50,000**
After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:

- Implement reduction with adoption of fiscal year 2019 budget

OPTION #14: ELIMINATE CLOTHING ALLOWANCE STIPEND

Explanation: The City currently has nine stipends-auto allowance, cell phone allowance, clothing allowance, fire special operations, health epidemiology, paramedic, special response team, technology allowance and WWT A license. A stipend is established to compensate employees for special licenses, special duties, and usage of personal vehicles or cell phones. Stipends are appropriate when attracting and compensating employees for these special duties and licenses.

However, the clothing allowance stipend does not meet these purposes. The clothing allowance stipend is paid to specific police officers who wear regular clothing rather than uniforms, such as investigators and command staff. All employees wear regular clothing, unless they are required to wear uniforms to perform their job. The stipend is $540 annually and there are 34 stipends budgeted for a total of $18,360.

Proposal: Eliminate the clothing allowance stipend on November 1, 2018.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the allowance is eliminated.

OPTION #14 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$18,360**

After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:

- Eliminate stipend with adoption of fiscal year 2019 budget

OPTION #15: REVIEW TRAVEL, PUBLICATIONS/SUBSCRIPTIONS, MEMBERSHIPS/DUES, AND UNIFORM PRACTICES

Explanation: Last year, the City spent a total of $450,000 for travel, publications and subscriptions, dues and memberships, and uniforms across the funds.

The City currently has a travel policy. The policy states the following:

"Department Heads and Management level employees are allowed to attend one (1) National Conference and one (1) Regional Conference per fiscal year. Additional training required to maintain professional certifications, which is required for the employee position, is allowed. In order to maximize training budgets and minimize staffing levels, each department should not send more than two (2) employees to the same out-of-town conference or training event. Any exceptions to this limit must be approved by the Department Head."

The city wishes to encourage and retain properly trained employees, while maximizing work time and taxpayer resources. Over the last several years, departments have been overriding these particular provisions of the travel policy. Out-of-state travel, as well as overnight trips are costly and should be limited in nature to management level positions. The City should strive to train other employees through other sources such as the internet. Additionally, in most cases, multiple employees should not attend the same out-of-town training as this is not the most cost effective manner to achieve training. For management level positions, departments should rotate the employees attending the training. Employees who attend training should bring the information and material back to the other employees in the department.

Furthermore, the City doesn't currently have any citywide policy regarding allowable publications and subscriptions, dues and memberships or uniforms.

Proposal: Develop policies for publications and subscriptions and dues and memberships, as well as uniforms. Revise the travel policy to remove the provisions that allow overrides to the above language.

Key Components of Proposed Policies:

The publication and membership policies should address the following:

- Items are related to a position
- Required for positions or specified purposes

The uniform policy should address the following:

- Applicable departments
- Type of Uniform
- Number of Uniforms
- Replacement of Uniforms
- Cost of Uniforms

Explanation of Projected Cost Savings:

This represents immediate savings at the point in time the policies are developed and changed.

OPTION #15 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$50,000**

After year one, estimated annual savings would be similar to year one savings.

Estimated Timeline and Next Steps:

- Revise travel policy and adopt through City Manager approval
- Develop publications and subscriptions policy and adopt through City Manager approval
- Develop dues and memberships policy and adopt through City Manager approval
- Develop citywide uniform policy and adopt through City Manager approval
- Complete by November 1, 2018

OPTION #16: INCLUDE ATHLETIC COMPLEX OPERATIONS IN PARKS/STORMWATER SALES TAX RENEWAL

Explanation: The City built the $7 million Athletic Complex with proceeds from the first ¼% parks/stormwater sales tax. The fiscal year 2018 budget is $611,000 for the operations of the Athletic Complex. Over the last three fiscal years, the operations of the facility have averaged approximately $760,000. Prior to building the Complex, the parks fund was already subsidized by the general fund for the operations and maintenance of the existing parks facilities. While some revenue is generated by having this facility, the revenue doesn't cover its operational costs. Therefore, the general fund subsidy has increased to help cover the operations of this facility.

The parks/stormwater sales tax was renewed by the voters once. The current sunset date of this tax is March 31, 2022. This tax restricts using the proceeds for operations, except the tax can be used to cover the operating costs of a facility that was built with the tax.

Proposal: Include the operations of the Athletic Complex in the parks/stormwater renewal request.

Explanation of Projected Cost Savings:
The projected savings is dependent on voter approval and won't occur until the renewal in April of 2022. Additionally, if the tax is not renewed in future 10-year periods, the City would have to absorb the operational costs or evaluate other options.

OPTION #16 ESTIMATED ANNUAL SAVINGS **$650,000**

If approved by the voters, this would save between $600,000 and $700,000 annually beginning in fiscal year 2022.

Estimated Timeline and Next Steps:

- Include in parks/stormwater sales tax renewal in 2022

OPTION #17: PAY OFF JOE BECKER STADIUM DEBT

Explanation: The City issued $2.1 million in debt in the form of certificates of participation (COPS) to fund half of the Joe Becker Stadium renovation costs. The debt was set up with the first callable option in October of 2019. The annual debt expense is approximately $150,000. As of October 31, 2017, the outstanding balance of the COPS was $1,775,000. The annual debt expense is an additional expense to the City. At the time of debt issuance, it was the City's intention to pay this debt off at the first callable option as long as there is sufficient fund balance to repay the debt. The payoff will use one-time savings in fund balance in order to reduce annual expenditures.

Proposal: If there is sufficient fund balance, pay off the COPS issued for Joe Becker Stadium renovation on the first callable date in October of 2019.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the debt is repaid.

OPTION #17 ESTIMATED ANNUAL SAVINGS-YEAR ONE **$150,000**

After year one, estimated annual savings would be similar to year one savings. The debt was originally issued for twenty years.

Estimated Timeline and Next Steps:

- In the spring of 2019, evaluate the level of fund balance
- If fund balance levels are sufficient, present ordinance to Council to pay off COPS at the first callable option in October of 2019

OPTION #18: RESEARCH FIRE DEPARTMENT EQUIPMENT

Explanation: There are different types of fire trucks as follows:

- Aerial fire apparatus-ladder truck used to help fight fires at certain heights
- Fire Engine-vehicle designed for firefighting operations, including emergency medical services
- Quint-vehicle that serves the dual purpose of an engine and ladder truck

Different types of fire apparatus vary in price and expected life, as well as the annual cost of operations and maintenance. Over the years, the fire department has taken different approaches to the type of fire apparatus' the Joplin Fire Department should utilize. Currently, the fire department has two ladder trucks, one tanker truck, 4 front line fire engines, 2 reserve engines, 2 reserve quints, 2 rescue trucks and 4 brush trucks.

Additionally, the City purchased a tanker truck in March of 2014 at a cost of $215,000. As mentioned in Option #2, this was a new piece of equipment added to the fleet, as the City did not previously have a tanker truck. By and large, the City of Joplin has fire hydrants throughout the community, which negates the need for tanker trucks in town. The tanker truck has been used approximately 30 times a year since its purchase, but only one time inside the City limits of Joplin. This truck has almost solely been used for mutual aid calls outside of Joplin.

Proposal: Evaluate the total cost of each type of fire apparatus, along with the usage of the vehicles to establish a long-range plan for the proper type of fire department equipment for the City of Joplin. Sell the tanker truck as proposed in Option #2 and #18.

Explanation of Projected Cost Savings:

There will be one-time funds from the sale of the tanker truck. Once the evaluation of the fire department equipment is complete, there could be some long-term savings in capital and operations. However, the estimated savings is unknown until the evaluation is complete.

OPTION #18 ESTIMATED ANNUAL SAVINGS-YEAR ONE **TBD**

There will be one-time revenue from the sale of the tanker truck. Given its age and condition, the sale should generate upwards of $150,000.

Estimated Timeline and Next Steps:

- Decide method of evaluation
- Establish timeframe for evaluation
- Advertise to sell tanker truck

OPTION #19: REDUCE THE NUMBER OF K-9'S

Explanation: The Joplin Police Department currently has 5 K-9's on the force. For many years, there were 3 K-9's in the police department. Police K-9's are an important part of a police department the size of Joplin. K-9's can specialize in narcotics, apprehension, or explosives, while some are dual purpose for narcotics and apprehension. The City currently has 4 dual purpose narcotics/apprehension dogs ranging in age from 1.5 years to 6 years old, as well as a 3 year old dual purpose bomb/apprehension dog.

There are additional costs related to each K-9 on a force. Therefore, it is important for the city to identify the "right" number and type of K-9's for Joplin in order to maximize taxpayer resources, while providing the needed services to the community. The annual total cost of 5 dogs is approximately $70,000.

Proposal: Reduce the K-9 force by two upon their retirement. The City would have 3 K-9's, which is one per shift. The K-9's should be dual purpose dogs.

Explanation of Projected Cost Savings:
This represents savings at the point in time the K-9's retire and aren't replaced. The oldest K-9 is 6 years old and the next one is 4 years old. The estimated savings won't occur until retirement, which is approximately 2-3 years from now. Also, K-9 officers can be redeployed to regular functions rather than specialized K-9 functions.

OPTION #19 ESTIMATED ANNUAL SAVINGS **$22,500**

This represents the annual operational savings. There is also capital savings of $21,500 for each new dog not replaced, which is $43,000 for two police dogs. Dogs have an average asset life of 8 years. The estimated operational savings will be similar each following year.

Estimated Timeline and Next Steps:

- Upon the next two K-9 retirements, don't replace the K-9's, thereby reducing the K-9 force by two
- Evaluate the type of K-9's for the Joplin Police Department to best serve the citizens of Joplin

CITY OF JOPLIN
SUMMARY OF K-9 COSTS
AS OF MAY 18, 2018

DESCRIPTION	FY 2013 AMOUNT	FY 2014 AMOUNT	FY 2015 AMOUNT	FY 2016 AMOUNT	FY 2017 AMOUNT	5-YR AVG AMOUNT	AVG COST PER DOG
K-9 SUPPLIES	11,803	10,612	10,144	17,438	8,812	11,762	2,352
K-9 TRAVEL	5,800	6,053	758	4,587	4,424	4,324	865
K-9 CONFERENCES	1,280	1,285	1,000	780	2,125	1,294	259
K-9 AVG OVERTIME*	36,718	38,050	39,430	39,430	40,650	38,856	7,771
K-9 WITH TRAINING**	12,500	12,500	12,500	12,500	12,500	12,500	20,000
K-9 KENNEL***	938	938	938	938	938	938	1,500
TOTAL	**69,038**	**69,438**	**64,770**	**75,672**	**69,449**	**69,673**	**32,747**

Notes:
1. By law, K-9 officers must receive an extra hour of pay when they work for taking care of the K-9 at home. This is calculated on the average of the 5 K-9 Officers.
2. K-9's with training currently cost $20,000. We have 5 dogs and the average asset life of a dog is 8 years. This is an annualized cost for all of the dogs.
3. K-9 kennels are built at the employees home for new K-9 officers or as needed. This is annualized in the same manner as the K-9 purchase.

OPTION #20: REDUCE THE NUMBER OF MOTORCYCLES

Explanation: The Joplin Police Department currently has 4 motorcycles. Originally, the police department received one motorcycle to be used for parades and escorts under the police lease by Harley Davidson. Under this program, the City paid $1 a year, plus gas and insurance, while Harley provided the motorcycle, as well as maintenance of the motorcycle. As the police department began to use motorcycles for traffic enforcement, the number of motorcycles was increased to 4 under the program.

The lease program has changed over time and now the annual cost is $3,300 per motorcycle per year, plus maintenance. The City was spending $13,200 to lease 4 motorcycles per year. This year, the City has purchased two motorcycles at $21,900 each. Additionally, the specialized equipment and supplies for motorcycles costs approximately $5,000 per year. Under the lease program, the annual cost of 4 motorcycles is $18,200. Under the purchase program, the annualized cost is approximately $13,760 (assuming a 10-year life).

Furthermore, while motorcycles can be used for traffic enforcement, another patrol car must be called for transport if a person is arrested. Motorcycles can't be used during inclement weather, so the City must also have a patrol car available for these officers in addition to the motorcycle. Thus, motorcycles aren't a very effective and efficient transportation method for police purposes.

Proposal: End the Harley Lease on October 31, which will decrease the motorcycle fleet by two. Use the remaining two motorcycles for parades and escorts.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the lease ends and the motorcycle fleet is reduced to two. Determine if the City should have one motorcycle or two on the police force and make any needed adjustments at the end of the life of one motorcycle.

OPTION #20 ESTIMATED ANNUAL SAVINGS **$11,600**

This represents the annual operational savings. There is also capital savings of $21,900 for each new motorcycle not replaced. The estimated savings will be similar each following year.

Estimated Timeline and Next Steps:

- End Harley Lease on October 31
- Evaluate the long-term motorcycle needs and usage for the police department
- Make any needed adjustments at the end of the life of the motorcycles

OPTION #21: REDUCE TELEPHONE COSTS

Explanation: The City spent approximately $210,000 on telephone costs in fiscal year 2017. The IT Director is already working on a major project to reduce the City's telephone costs, while continuing the same level of customer service. At this point in time, it is difficult to estimate an annual cost savings. Additionally, the savings will require some investment in capital that will have a return on investment of less than a year. Here is a summary of the overall project:

- Analog lines cost more as AT&T continues to increase the fees for these lines
- Move from analog to digital which is voice over internet phone (VOIP) when possible
- Annually evaluate any unused lines to ensure no unnecessary costs
- Establish one authorized person to add telephone lines as people that aren't "telephone" experts can unknowingly increase costs by making wrong line choices

Analog Lines-The City spends approximately $9,000 per year for fax technology that is nearly obsolete. There is a single circuit in a department that costs $16,000 annually. The total estimated savings is approximately $25,000.

Move from analog to digital-A single outside line costs $300 per year. For VOIP, there is a replacement phone cost of $150, plus a 3-year VOIP license of $100. Therefore, over three years, there is a savings of $650 per line. This is the strategy for the outlying facilities. The challenge is transitioning City Hall, the Justice Center, Health and PWC from the Nortel PBX to VOIP. In order to switch these buildings, there will be a one-time cost of $87,500, plus an annual cost of $11,700 for VOIP. VOIP eliminates long-distance charges. The city spent approximately $9,000 on long distance charges last year. This transition would also eliminate the channel connection, which costs $11,700 a year. The total estimated savings is approximately $50,000.

Annual evaluation of lines-From time to time, the City adds phone lines for specific purposes or projects. As the specific purpose ends, the lines aren't always terminated. An annual evaluation will help to ensure the City is not incurring any unnecessary costs. The total estimated savings is approximately $2,500.

One authorized person-Establish one authorized person to set up new telephone lines to ensure correct setup so the city does not incur any unnecessary costs. The total estimated savings is approximately $2,500.

Proposal: Develop a plan and timeline to meet these four goals, including when to budget the capital costs. Make this project a priority.

Explanation of Projected Cost Savings:
The estimated savings will occur with the timing of the project. There will be required one-time capital costs that will be recouped in less than one-year.

OPTION #21 ESTIMATED ANNUAL SAVINGS **$50,000 to $100,000**

This represents the estimated annual savings upon completion of the entire plan. The actual savings will occur over time as the project progresses. There will be a one-time capital investment to achieve these annual savings.

Estimated Timeline and Next Steps:

- Develop a plan and timeline for the reduction in telephone costs
- Budget one-time capital costs according to the plan timeline
- Make this project a priority

OPTION #22: REDUCE MUSEUM SUBSIDY

Explanation: The City provides a subsidy to the museum for their operations, as well as provides the facility and maintenance of the facility. Additionally, the City pays the utilities for the museum.

The museum has received increases in the annual subsidy from the City over the last several years.

FISCAL YEAR	CITY SUBSIDY	OTHER CITY MUSEUM COSTS	TOTAL MUSEUM COSTS	% CHANGE
2008	$148,732	$31,068	$179,800	
2009	$153,193	$50,245	$203,438	13.1%
2010	$178,193	$31,900	$210,093	3.3%
2011	$178,193	$56,631	$234,824	11.8%
2012	$178,193	$32,047	$210,240	-10.5%
2013	$196,012	$34,611	$230,623	9.7%
2014	$196,012	$32,030	$228,042	-1.1%
2015	$196,012	$51,245	$247,257	8.4%
2016	$196,012	$32,150	$228,162	-7.7%
2017	$190,131	$40,244	$230,375	1%

The subsidy has increased from 2008 to 2017 by over $41,000 and the total cost has increased 28.1% over the ten-year period. This does not account for the labor provided by the city for the maintenance of the facility. The cost of utilities and maintenance will increase over time with rate and cost increases.

Proposal: On November 1, the City should cap the subsidy at a flat rate of $150,000 and any increases in museum operations should be covered by the museum.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the subsidy is decreased and capped.

OPTION #22 ESTIMATED ANNUAL SAVINGS **$40,000**

This represents the annual savings. The estimated savings will be similar each following year.

Estimated Timeline and Next Steps:

- Implement reduction with adoption of fiscal year 2019 budget

OPTION #23: ELIMINATE HOLIDAY PAY AND ACCRUALS FOR SEASONALS AND PART-TIME SEASONALS

Explanation: The City currently employs seasonal and part-time seasonal workers in police, health, parks, solid waste management, stormwater, streets, golf, and sewer. Most seasonal employees work the holidays and receive pay for actual time worked. Under the personnel rules and regulations, these workers are eligible to earn holiday pay, as well as vacation and sick accruals. Most organizations don't pay seasonal and part-time seasonal workers these benefits. The City spent approximately $20,000 paying these benefits to seasonal workers.

Proposal: Cease paying seasonal and part-time seasonal workers for holiday pay and accruals on November 1, 2018.

Explanation of Projected Cost Savings:
This represents immediate savings at the point in time the rules and regulations are changed to remove this benefit.

OPTION #23 ESTIMATED ANNUAL SAVINGS **$20,000**

This represents the annual operational savings. The estimated savings will be similar each following year.

Estimated Timeline and Next Steps:

- Revise the personnel rules and regulations
- Obtain personnel board and city council approval
- Effective November 1, 2018

OPTION #24: ELIMINATE STEPS FOR SEASONALS AND PART-TIME SEASONALS

Explanation: The City currently employs seasonal and part-time seasonal workers in police, health, parks, solid waste management, stormwater, streets, golf, and sewer. The pay plan for these employees is a 3-step pay plan, where the employee will increase their hourly rate each season they return to the City for employment. The pay plan for these positions needs to be revised and simplified. It should be a stand-alone pay plan, separate from the salary administration plan for full-time employees. Any increases to the hourly rate of pay should occur when the entire pay plan is adjusted.

Proposal: Revise and simplify the seasonal and part-time seasonal pay plan to include one hourly rate for each position. The hourly rates will be adjusted by any adjustment to the entire pay plan.

Explanation of Projected Cost Savings:
This represents savings over time as the revised pay plan is implemented.

OPTION #24 ESTIMATED ANNUAL SAVINGS **$15,000**

This represents the annual operational savings. The estimated savings will be similar each following year.

Estimated Timeline and Next Steps:

- Revise the seasonal and part-time seasonal pay plan
- Obtain personnel board and city council approval
- Effective November 1, 2018

OPTION #25: EXPLORE OPTIONS FOR OLD IRON GATES CITY HALL

Explanation: The City annexed the Village of Iron Gates in November of 1995. As a part of the annexation, the City received the former Iron Gates City Hall. For many years, the building was used by the police department as their exercise facility. However, the new Public Safety Training Center now serves as the exercise and training facility for the police and fire departments. Therefore, currently there is no apparent need or purpose for the Iron Gates facility. The utilities for this facility cost approximately $2,200 last year, plus liability insurance and future maintenance costs.

Proposal: Explore options for the old Iron Gates City Hall.

Explanation of Projected Cost Savings:
If the City has no use for this facility, there would be savings in disposing of the facility.

OPTION #25 ESTIMATED ANNUAL SAVINGS **$2,500**

This represents the annual operational savings. There will be future savings by avoiding maintenance of the facility.

Estimated Timeline and Next Steps:

- Research any restrictions on the facility
- Explore options for the facility
- Present to the council as time allows

OPTION #26: EXPLORE ELIMINATION OR REDUCTION OF LOBBYIST SERVICES

Explanation: The City currently contracts for lobbyist services to assist with needed state legislative changes, as well as the voice with the state legislators on items that need changed to protect the interests of our community and citizens.

Proposal: Explore the reduction or elimination of the contracted lobbyist services.

Explanation of Projected Cost Savings:
This represents immediate savings upon a reduction or elimination of the contracted services.

OPTION #26 ESTIMATED ANNUAL SAVINGS **$18,000**

This represents the annual savings. The estimated savings will be similar each following year.

Estimated Timeline and Next Steps:

- Explore eliminating or reducing the lobbyist contracted services
- Present a plan to city council, including the next steps and timeline

OPTION #27: ESTABLISH POOL VEHICLE POLICY

Explanation: The City currently has several vehicles for specific purposes. The City has the CVB van, the IT van, the Council van, the PW Traverse, Explorer, Crown Victoria and a Ford Ranger. With the development of a policy, these vehicles can be designated as pool vehicles for more efficient and effective usage.

Some of these vehicles are nearly 20 years old, but have extremely low mileage. They are not in good shape. It is more cost beneficial to pool fewer vehicles and increase the usage, so the vehicles don't deteriorate from lack of use. Additionally, the vehicles can be pooled for usage by city employees for travel purposes. Using city vehicles for travel purposes reduces costs to the City by avoiding the cost of mileage.

Proposal: Develop a pool vehicle policy. Dispose of the IT van and Council van to reduce maintenance costs.

Explanation of Projected Cost Savings:
This represents savings by having fewer vehicles and increasing the usage.

OPTION #27 ESTIMATED ANNUAL SAVINGS **$2,500**

This represents the annual operational savings. Additionally, there may be more savings as city employees are able to use pool vehicles for travel purposes. There will also be capital savings of approximately $50,000 by decreasing the fleet size by two. There will be one-time revenue from the sale of the two vehicles of approximately $10,000.

Estimated Timeline and Next Steps:

- Develop and adopt a pool vehicle policy
- Effective November 1, 2018

IMPROVE OPERATIONS, POLICIES AND EMPLOYEE MATTERS:

OPTION #1: PERFORM OUTSIDE INDEPENDENT REVIEW OF DEPARTMENT OPERATIONS

Explanation: Prior to the charter revision in 2008, there was a section in the charter that stated:

"There shall be a study and evaluation of the operations of each department of the city government at least once every ten years. Such study and evaluation is to be performed by a person or persons independent of the city government who are appointed by the city council and who shall receive such compensation for their services as may be determined by the council. The nature, scope and objectives of each study and evaluation shall be determined by the council. Upon completion of each such study and evaluation, a written report to the council shall be prepared setting forth the observation and recommendations of those conducting the study and evaluation. Such report shall be a matter of public record."

While the charter revision removed the requirement, an independent study of operations can still be beneficial to the overall effectiveness and efficiency of the organization. Over the last twenty years, there have been two of these types of studies. There was a fire department management study in December of 1999 for the cost of $14,590. A golf course management study was performed in May of 2008 for the cost of $13,140.

Proposal: Reinstate this requirement and perform an outside independent study and evaluation of two departments at council's direction.

Explanation of Projected Cost Savings:
While there is a cost to these studies, the goal is for the studies to evaluate and recommend changes to help address operating efficiencies and improvements.

OPTION #1 ESTIMATED ONE-TIME COST **$40,000**
This amount is a one-time cost for two studies.

Estimated Timeline and Next Steps:

- Develop scope and objectives of studies
- Formulate RFP from scope and objectives and let bid
- Award contract for studies by November 1, 2018

OPTION #2: COMBINE FULL-TIME CLERK TITLE WITH SENIOR CLERK TITLE

Explanation: Currently, across the city there are full-time clerk positions and senior clerk positions. Here are the authorized full-time clerk positions:

- Community Planning
- Health WIC
- Health Medical Services
- Police Professional Standards (2 positions)
- Neighborhood Improvement

When the positions were established, each position was responsible for different functions and tasks. However, over time these responsibilities have blurred. Now, clerks work side by side with senior clerks performing the same tasks. Clerks are in Range 100, while senior clerks are in Range 130. Since the distinction in job duties no longer exists, combine the full-time clerk title with the senior clerk title.

For those full-time clerks that are above the starting pay for senior clerks, there is no immediate impact to the budget. The future impact is that the ending range for senior clerks is higher than for clerks by approximately $6,300 without benefits. The immediate impact to the budget is to bring the newer full-time clerks to the beginning of the range for senior clerks. This cost is approximately $6,500.

While this change does impact the budget minimally, it will help the operations of the overall organization.

Proposal: Combine full-time clerks to senior clerks with the adoption of the next pay plan.

Explanation of Projected Cost:
This item will have an immediate cost to the budget and could have a future impact as well, depending on how long employees remain with the City.

OPTION #2 ESTIMATED ANNUAL COST **$6,500**

This represents the estimated immediate cost to the city of changing this title. There could also be a financial impact into the future.

Estimated Timeline and Next Steps:

- Combine full-time clerks and senior clerks in the salary administration plan
- Obtain city council approval
- Effective with the adoption of the next pay plan

OPTION #3: CORRECT PROMOTIONAL PAY

Explanation: Prior to 2001 when the City utilized a range-type pay plan, the adopted promotional pay provision was that when an employee promoted they received the bottom of the new position pay range or mid-range of the new position pay range whichever was lesser, but a minimum of a 10% pay increase. This promotional pay policy accomplished two important goals. It incentivized employees to promote. It also helped to ensure people working for the supervisor didn't make more per hour than the supervisor.

Then, when the city adopted a 4% step-type pay plan, the promotional pay provision was changed to the bottom of the new step or a minimum of 4%. This has created an unintended consequence. While the pay plans have strived to ensure adequate separation between the ranges of workers and their supervisors, the ranges are wide to properly compensate employees that remain in the same position for twenty years. This means that employees who promote quickly in their career can make less per hour than their employees working for them. Additionally, 4% doesn't properly incentivize employees to promote, many times going from a non-exempt employee eligible for overtime to an exempt employee not eligible for overtime.

While there will be a cost to this change, the benefit to the overall organization far outweighs the cost. During 2017, there were 53 eligible promotions across the city. This policy would have increased the payroll and benefits by approximately $42,000, because some promotions received at least a 10% increase due to the minimum hourly rate in the new pay range. The 10% increase will not apply to those positions that already have built in increases through attaining certain job requirements, such as police officer trainee, police officer I, fire trainee, and wastewater trainee. This policy also will not apply when an employee promotes from a seasonal or part-time seasonal position to a full-time position.

Proposal: Revise personnel rules and regulations to change the promotional pay policy to a minimum of at least a 10% pay increase.

Explanation of Projected Cost:
In fiscal year 2017, this policy change would have cost approximately $42,000. The actual annual cost will vary depending on the promotions.

OPTION #3 ESTIMATED ANNUAL COST **$40,000**
This is the estimated annual cost. The future cost will depend on actual promotions.

Estimated Timeline and Next Steps:
- Revise the promotional pay policy in the personnel rules & regulations
- Obtain personnel board and city council approval
- Effective November 1, 2018

OPTION #4: CHANGE POLICY TO CORRECT TIMING OF RAISES, LONGEVITY AND ANY OTHER PAY RELATED ITEMS

Explanation: The current personnel rules and regulations sets forth that pay raises and longevity increases occur on the first full payroll after the anniversary date rather than on the actual date of occurrence. These policies are a reflection of the limitations of the previous computer system, which could not accommodate any type of pay changes in the middle of a payroll period.

Since there is a built in time lag in receiving paychecks, the additional time in the policies for pay changes creates confusion with employees. The current computer system has the ability to grant pay changes on the actual effective date. This change has little to no impact to the budget.

Proposal: Revise the personnel rules and regulations to reflect pay changes occur on the effective date.

Explanation of Projected Cost:
This item represents little to no cost to the City. This is an item that will help improve employee morale and understanding.

OPTION #4 ESTIMATED ANNUAL COST **N/A**

Estimated Timeline and Next Steps:

- Revise the personnel rules and regulations
- Obtain personnel board and city council approval
- Effective November 1, 2018

OPTION #5: REVIEW HEALTH INSURANCE CONTRIBUTION COST SHARE RATIO

Explanation: The largest benefit provided by the City is retirement, which cost approximately $4.9 million in fiscal year 2017. The next largest benefit provided by the City is health insurance coverage. This coverage cost approximately $4.2 million in fiscal year 2017. During 2010, the City undertook many steps to help contain health insurance increases. On January 1, 2011, the City changed to self-insured rather than fully insured coverage as a means to remove the profit component in these types of plans, as well as control our own plan design in order to help control and contain costs.

During this process, the City also adopted a contribution cost share ratio policy. The City pays 100% of the monthly premium for single employees and 75% of the monthly premium for family coverage, which was a reduction from 82.5%. The cost to the employee is 25% of the monthly premium for family coverage, as well as the cost of using the plan through the plan design components. The City also formed the Joplin Health Nuts, which is an employee-based committee working to help contain costs. To date, the efforts to contain and control costs have been successful as evidenced by the City's eight-year average trend increase of 6.3%. During the same eight-year period, the national trend increase for health insurance costs was 7.4%.

Additionally, the reserves have grown during this time period. Recently, Segal presented a reserve study to the Council. It is now time to develop an actual reserve policy. Our group has, on average, about 515 employees and 1,200 members. This is considered to be a small group for self-insured plans. This means that the claims fluctuations from year-to-year will be higher than a much larger group when the claims remain much more constant over time. In order to offset the claims fluctuations of a small group, the stop loss level must be evaluated each year. Additionally, a reserve policy and proper reserves are crucial to help smooth the year-to-year fluctuations.

With proper reserves and a reserve policy, in the years with a proposed higher percentage increase, the plan can purposefully dip into reserves to help reduce the increase. Conversely, in those years where the proposed change is zero or minimal, the premium change can purposefully be increased to build reserves to reduce future large premium increases. This process effectively helps to smooth the claims fluctuations for a small group. This makes budgeting easier and more predictable for cities, as well as helps employees absorb fluctuating cost changes.

While it may seem that reducing the city's share of the family coverage or changing plan design components will save the City money, this likely won't be the case. Some employees have other health insurance choices available. Increasing the cost to employees, whether through increasing the family premium or changing plan design elements, means that those employees may leave our health plan. Typically, employees that will leave the City plan are the "healthy" employees, thereby leaving the "sick" employees in the plan. Employee group plans need "healthy" employees to help offset the claims of the "sick" members. Due to the member size of our plan, if too many "healthy" employees exit the plan, this will actually increase the cost to the city through higher claims rather than reduce the cost.

Therefore, the plan needs to develop a proper reserve policy to help contain and control costs. Additionally, the Health Nuts need to continue to try to change behavior to keep our members as healthy as possible, in turn keeping the costs manageable for the city and the employees. At the same time the cost share ratio and stop loss levels must be evaluated annually.

> ***Proposal:*** Develop a proper reserve policy. Health Nuts expand wellness initiative and continue to explore methods to change behavior.

Explanation of Projected Cost Savings:
Any savings in health insurance costs will come through our group being as healthy as possible. The policy will further benefit the budget by smoothing the annual premium changes to help avoid the "bad" years when the proposed increase is greater than national trends.

OPTION #5 ESTIMATED ANNUAL SAVINGS **N/A**

Since 2011, the City has realized savings by staying below the national trend increase for health insurance costs on average. By continuing this effort, the City will realize further savings. Additionally, the reserve policy will smooth the claim fluctuations experienced by a group our size.

Estimated Timeline and Next Steps:

- Develop a proper reserve policy by October 2018 to be in place prior to the 2019 rate establishment
- Continuously expand and/or improve wellness initiative and behavioral changes of group members

CITY OF JOPLIN
OTHER CITY SURVEY OF HEALTH INSURANCE COST SHARE RATIO
AS OF MAY 30, 2018

CITY	POPULATION	CITY PROVIDED EMPLOYEE %	CITY PROVIDED FAMILY %
Shrewsbury	6,197	100%	100%
Marshfield	6,958	100%	80%
Carthage	14,247	100%	75%
Des Peres	8,507	90%	75%
Joplin	49,526	100%	75%
Moberly	13,867	100%	75%
Riverside	3,103	100%	75%
Carl Junction	7,634	100%	70%
Maryville	11,957	100%	70%
Harrisonville	10,002	87%	69%
Nixa	20,520	100%	65%
Webster Groves	23,111	100%	50%
Cameron	10,150	90%	33%
Clinton	8,989	100%	0%
East Prairie	3,151	100%	0%
Willard	5,447	100%	0%

OPTION #6: REVISE FLOATING HOLIDAYS/HOLIDAYS FOR CERTAIN POSITIONS

Explanation: Regular city employees work 2,080 hours per year (52 weeks times 40 hours per week), while fire employees work 2,912 hours per year (52 weeks times 56 hours per week). Regular city employees currently receive 8 set holidays and 2 floating holidays. The fire department receives an equivalent number of floating holidays and no set holidays due to the nature of their shifts. In order to avoid pay-related issues, for those departments that work year-round and have work schedules other than five 8-hour days, floating holidays work better than set holidays.

As a result, the personnel rules and regulations should be revised to change those regular departments that operate year-round and have work schedules other than five 8-hour days from set holidays to an equivalent amount of floating holidays. The floating holiday time granted per fiscal year would be 80 hours, which is equivalent to the number of set hours received currently. This is an item that doesn't impact the overall budget, but will help improve operations and time management for our employees.

Proposal: Revise the personnel rules and regulations to change some operations to an equivalent number of floating holidays, rather than set holidays.

Explanation of Projected Cost Savings:
This item neither costs money nor saves money. This improves operations and morale for employees.

OPTION #6 ESTIMATED ANNUAL SAVINGS **N/A**

Estimated Timeline and Next Steps:

- Revise the personnel rules and regulations to change some operations to floating holidays
- Obtain personnel board and city council approval
- Effective November 1, 2018

CITY OF JOPLIN
FINANCIAL SUSTAINABILITY SUMMARY
AS OF MAY 21, 2018

ITEM NUMBER	DESCRIPTION	ANNUAL REVENUE	ONE-TIME REVENUE	ANNUAL SAVINGS	CAPITAL SAVINGS	ONE-TIME COST	ANNUAL COST
REVENUE #1	USE TAX	1,200,000					
REVENUE #6	POOL ADMISSION FEES	42,000					
EXPENDITURE #1	CLOSE P&F PENSION FUND			1,090,000			
EXPENDITURE #2	REDUCE FIRE MINIMUM STAFFING			1,053,000			
EXPENDITURE #3	JUSTIFY OVERTIME			50,000			
EXPENDITURE #4	TAKE HOME VEHICLE POLICY		33,000	177,000			
EXPENDITURE #5	CALL BACK POLICY			100,000			
EXPENDITURE #6	WORK PERIOD			50,000			
EXPENDITURE #7	POLICE SOUTH STATION		235,000	15,000			
EXPENDITURE #8	POLICE CAPTAINS			20,000			
EXPENDITURE #9	CIVILIAN POSITIONS			51,600			
EXPENDITURE #10	PAY FOR EXTRA SHIFTS			32,000			
EXPENDITURE #11	CALEA CERTIFICATION			4,745			
EXPENDITURE #12	COURT STAFFING			47,300			
EXPENDITURE #13	CHAMBER SUPPORT			50,000			
EXPENDITURE #14	STIPENDS			18,360			
EXPENDITURE #15	TRAVEL, PUBLICATIONS, MEMBERSHIPS, UNIFORMS			50,000			
EXPENDITURE #16	ATHLETIC COMPLEX			650,000			
EXPENDITURE #17	JBS DEBT			150,000			
EXPENDITURE #18	FIRE DEPT EQUIPMENT		TBD	TBD			
EXPENDITURE #19	K-9'S			22,500			
EXPENDITURE #20	MOTORCYCLES			11,600			
EXPENDITURE #21	TELEPHONE COSTS			50,000			
EXPENDITURE #22	MUSEUM SUBSIDY			40,000			
EXPENDITURE #23	SEASONAL HOLIDAY AND ACCRUALS			20,000			
EXPENDITURE #24	SEASONAL STEPS			15,000			
EXPENDITURE #25	IRON GATES CITY HALL			2,500			
EXPENDITURE #26	LOBBYIST			18,000			
EXPENDITURE #27	POOL VEHICLES		10,000	2,500	50,000		

IMPROVE #1	INDEPENDENT REVIEW POLICE & FIRE DEPTS					40,000	
IMPROVE #2	COMBINE CLERK AND SENIOR CLERK						6,500
IMPROVE #3	PROMOTIONAL PAY						40,000
IMPROVE #4	TIMING OF RAISES AND OTHER PAY						N/A
IMPROVE #5	HEALTH INSURANCE COST SHARE			N/A			N/A
IMPROVE #6	CHANGE IN HOLIDAYS						N/A
TOTAL		**1,242,000**	**278,000**	**3,791,105**	**50,000**	**40,000**	**46,500**

TOTAL REVENUE AND ANNUAL SAVINGS LESS THAN ONE YEAR OUT LESS ANNUAL COSTS **1,953,805**

TOTAL REVENUE AND ANNUAL SAVINGS LESS ANNUAL COSTS **4,986,605**

Note: Highlighted items will take more than one year to implement.

SUMMARY

Governments are funded through taxpayer resources. It is imperative to utilize taxpayer resources in the most effective and efficient manner possible in order to be good stewards of those resources. Revenues are flat and expenditures continue to grow. The future does not see this changing, which means municipalities are being required to take a fresh look at operations and evaluate possible changes. I present this list of options to you as items worthy of discussion and decisions on how best to position the City's long-term finances.

In doing this project, the focus is on the long-term financial stability of the City to be able to implement a sustainable pay plan for ***all*** employees that allows us to attract and retain quality employees for the foreseeable future from ongoing revenues. However, there are many variables to take into account when developing a sustainable pay plan for all employees, such as:

- Wages and benefits at surrounding agencies
- Turnover at the city and surrounding agencies
- Real gross wages, which includes overtime and other special pay
- Recruitment and retention efforts and initiatives
- Environmental-related items

It is safe to say that people don't work in government for pay. Governments use benefits to attract employees. While this report provides some information related to pay and benefits, it is not an evaluation on a sustainable pay plan and other options to attract and retain employees. It is my hope that while the City is working on the operational change options included in this report, the City completes a detailed review of pay and environmental issues.

This report solely addresses options to improve the financial outlook of the City. With that said, I must caution strongly against using all savings from any operational changes in a revised pay plan. For instance, if decisions are made that result in $1 million in savings, we can't add $1 million in wages and benefits, because the city's financial picture would not change. I also urge against the adoption of any pay plan, unless operational changes are implemented *first* that results in savings above and beyond the cost of any proposed pay plan. Again, this is in order to reach the goal of a long-term sustainable operating budget for the City of Joplin.

With this in mind, I offer these options to the Manager and Council to contemplate and give any direction as you see fit.

cc: Department Heads w/attachments:

Attachments:
2000-2018 Raise History
2008-2017 Benefits History
2012-2017 Turnover Rates
Finance Committee Study

CITY OF JOPLIN
RAISE HISTORY
2000-2018

FISCAL YEAR	DESCRIPTION	COMMENTS	EFFECTIVE DATE
FY 2000	3% INCREASE	ACROSS-THE-BOARD	NOVEMBER 1999
FY 2001	RAISES VARIED	PLACEMENT IN NEW PAY PLAN	NOVEMBER 2000
FY 2002	5% STEP INCREASE	STEP INCREASE	NOVEMBER 2001
	1% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2002
FY 2003	5% STEP INCREASE	STEP INCREASE	NOVEMBER 2002
	1.5% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2003
FY 2004	5% STEP INCREASE	STEP INCREASE	NOVEMBER 2003
	1.25% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2004
FY 2005	2% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2005
FY 2006	3% STEP INCREASE	STEP INCREASE	ANNIVERSARY DATE
	3% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2006
FY 2007	RAISES VARIED	PLACEMENT IN NEW PAY PLAN	NOVEMBER 2006
	4% STEP INCREASE	STEP INCREASE	ANNIVERSARY DATE
	1% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2007
FY 2008	4% STEP INCREASE	STEP INCREASE	ANNIVERSARY DATE
	2% INFLATION ADJUSTMENT	ACROSS-THE-BOARD	MAY 2008
FY 2009	4% STEP INCREASE	STEP INCREASE	ANNIVERSARY DATE
FY 2010	3% RAISE	ACROSS-THE-BOARD	MARCH 2010
FY 2011	2.5% RAISE	ACROSS-THE-BOARD	NOVEMBER 2010
FY 2012	3% RAISE	ACROSS-THE-BOARD	MAY 2012
FY 2013	3.5% AVERAGE RAISE (PFP)	NEW PFP PAY PLAN-RAISES VARIED	MAY 2013
FY 2014	3.5% AVERAGE RAISE (PFP)	PFP PAY PLAN-RAISES VARIED	ANNIVERSARY DATE
FY 2015	NO RAISE		
FY 2016	NO RAISE		

FY 2017	3% RAISE	ACROSS-THE-BOARD	ANNIVERSARY DATE
FY 2018	2% RAISE	ACROSS-THE-BOARD	NOVEMBER 2017

CITY OF JOPLIN
BENEFIT HISTORY
FY2008-FY2017

FISCAL YEAR	LAGERS %	LAGERS % INC/(DEC)	P&F PENSION %	PENSION % INC/(DEC)	HEALTH % INC/(DEC)
2008	6.60%		17.00%		-11.20%
2009	6.60%	0.00%	20.00%	3.00%	10.20%
2010	9.10%	2.50%	23.00%	3.00%	11.20%
2011	10.10%	1.00%	26.00%	3.00%	3.80%
2012	11.10%	1.00%	27.86%	1.86%	6.80%
2013	12.10%	1.00%	31.46%	3.60%	3.40%
2014	13.10%	1.00%	30.87%	-0.59%	0.00%
2015	15.50%	2.40%	29.25%	-1.62%	11.70%
2016	14.90%	-0.60%	29.07%	-0.18%	4.30%
2017	13.40%	-1.50%	28.53%	-0.54%	11.80%

CITY OF JOPLIN
HISTORICAL TURNOVER RATES
As of December 31, 2017

Description	2017	2016	2015	2014	2013	2012
CITY OF JOPLIN:						
Authorized Employees	523	533	527	521	510	500
Terminated Employees	66	72	56	59	62	49
Turnover Rate	12.6%	13.5%	10.6%	11.3%	12.2%	9.8%
FIRE DEPARTMENT:						
Authorized Employees	95	95	95	92	92	92
Terminated Employees	9	10	8	6	5	8
Turnover Rate	9.5%	10.5%	8.4%	6.5%	5.4%	8.7%
POLICE DEPARTMENT:						
Authorized Employees	111	111	110	110	110	111
Terminated Employees	17	12	13	10	9	6
Turnover Rate	15.3%	10.8%	11.8%	9.1%	8.2%	5.4%

Notes:
1. Excludes retirees, part-time, temporary and seasonal employees.
2. Based on the calendar year.
3. Police Department based on sworn positions (excludes Jail Administrator position).

2016-17 CITY FINANCE COMMITTEE STUDY

The committee reviewed revenue and expense options in the general fund only. We approached this project with a benchmarking study to find cities similar to Joplin and compare certain metrics. This study mainly looked at the police, fire and parks departments due to the size, cost and significance to the city. We attempted to include public works but found comparisons to be difficult.

The criteria to find cities similar to Joplin are as follows:

- Cities in the middle section of the U.S.
- Hub city defined as a non-suburb city with a metropolitan population of 125,000-225,000 minimum.
- City population of approximately 40,000-70,000.
- Healthcare hub defined as a city with at least 1 major hospital in the 5 top employers of the community.
- Retail center/hub defined as a city with total retail sales between $1 billion and $1.7 billion.
- Major highway access defined as a city with at least 1 interstate or 4 lane state highway connection.
- City with airport providing at least one commercial airline.
- University or college in the city.
- Median household income defined as a city with a median household income within 20% of Joplin (higher or lower)

We looked at 100+ cities and narrowed it down to 9 cities as follows:

St. Joseph, MO
Janesville, WI
Lafayette, IN
Waterloo, IA
Grand Island, NE
Salina, KS
Grand Forks, ND
Oshkosh, WI
Manhattan, KS

None were a perfect match and the comparisons were often difficult due to different ways of organizing, contracting out of services, accounting, etc.

Thus, the following comments are more observations than conclusions or recommendations. Moreover, since we are not city government experienced consultants, we ask that the city manager and council take our observations and review and study them further to determine their usefulness.

*This was not a study comparing wages and benefits.

1.) POLICE DEPARTMENT

- Our police officers experienced an above average number of incident calls per officer compared to the study group. (3rd out of 9 cities)
- Comparing metro population per officer we had the highest number per officer of the 9 cities studied. For Joplin, we used 177,211 metro population. Some believe it to be a higher number, which just means our police officers are covering even more population. Moreover, of the 9 cities studied, Joplin had the 3rd largest square miles for our police officers to cover and 3rd highest miles of streets.
- It appears to be a difficult environment for police recruitment and retention nationwide and in Joplin. We recommend evaluating retention options to reduce turnover.
- Vehicles per officer were .96 or almost one vehicle per officer. The average for the group was .75 and the median was .73. This equates to approximately 25 more vehicles or rolling stock than average. Again, assuming the submitted numbers are correct and this includes all types of rolling stock, we are submitting this as an observation for further study. The police chief cited several reasons and examples of why we have more.

In summary, our police officers are making more incident calls than average, protecting and covering more metropolitan area people than the average city and covering a larger area than most cities in the study.

In our analysis and talking with the police chief, we believe the city manager and council should thoroughly analyze and look at police officer recruitment, wages and benefits, turnover and the local competitive environment for officers, before taking any action on these observations. As we all know, a strong police force is certainly important to our city.

2.) FIRE DEPARTMENT

- Our fire department compared very favorably in the number of calls per employee, coming in at almost exactly at the average and median of our nine cities studied.
- Vehicles per station were also very close to the average and median at approximately 5.
- The number of stations was exactly at the average and median of 6.
- The number of total fire department calls per citizen was also on average with the group.
- The minimum staffing per fire truck/station is 4 in Joplin and all nine cities in the study said their minimum was 3. This was discussed with our fire chief and we understand it is a safety issue and trade off to quicker response to save lives and reduce property damage. This should be scrutinized before any action is considered.
- The city has a very good insurance rating due to our fire department facilities and management. This results in lower premiums for our citizens and a safer environment.

3.) PARKS DEPARTMENT

This was a difficult area to compare due to most cities having 0 to 1 cemeteries to our 4, we have 3 swimming pools and many cities had 2, some cities do not have a museum and 4 did not have a civic center.

- Only 2 of the nine cities had more park acreage and acres per citizen than Joplin, thus we were above average. Discussions were held with our parks director regarding the possibilities of mowing less of some parks and/or contracting out some mowing. Thus, trying to reduce the work load of the department.
- Observations were made and discussed about the utilization of some of our sports and activity programs that compete with other Joplin organizations. It should be analyzed to determine if we should be in competition with other, mainly not for profit Joplin organizations. Moreover, do we have a good enough cost accounting of these programs to determine if we are cash flow positive on them or not? Maybe more partnerships should be considered with these organizations.
- Contracting or outsourcing should be evaluated on mowing, pools, golf course, cemeteries, etc. There are pros and cons to this approach and good contractors may not be available.
- The committee believes the council should be very careful in the future approving new major projects and facilities without a thorough cost analysis of the ongoing operating expense and new personnel required to support the project. The city has added several new park facilities and acreage over the last 10 years and even though they are sometimes done with grants or funding assistance, they require ongoing expense. This could be a purpose and use of our committee in the future.
- We are encouraged that the parks department is trying to get sponsors of park facilities, golf course hole sponsors, banners at softball parks, etc. to create more revenue. Hopefully this can continue and increase.
- The golf course appears to be making progress with the hiring of the course professional a few years ago. It may be time to evaluate the fee structure again.

4.) USE TAX

The committee recommends that the council and city management strongly evaluate and consider a use tax. We all know that cities, like Joplin, that rely heavily on sales tax from retail sales are losing tax revenue to online sales. This trend of more online sales is only predicted to increase, thus causing Joplin to lose more tax revenue.

CONCLUDING COMMENTS OF OUR STUDY

Again, most of our comments and observations should be further analyzed and discussed to determine if we were valid in what we observed.

Budget Questionnaire Data	Joplin, MO	Salina, KS	% Diff.	Grand Island, NE	% Diff.	Grand Forks, ND	% Diff.	Manhattan, KS	% Diff.	Janesville, WI	% Diff.	Oshkosh, WI
Police Department:												
Total Number of Police Employees	120.5	97	-20%	108	-10%	98	-19%	N/A		120.69	0%	127.49
Total Wages and Benefits	$7,876,049	$7,744,617	-2%	$ 9,861,873	25%	$ 8,835,356	12%			$12,269,392	56%	$10,086,058
Number of Sworn Police Officers	111	84	-24%	87	-22%	84	-24%			102	-8%	100
Number of Total Calls for Service	85,211	45,564	-47%	37,262	-56%	40,906	-52%			64,473	-24%	43,149
Number of Incident Calls for Service	54,907	18,681	-66%	N/A		25,618	-53%			N/A		N/A
Number of Self-Initiated Calls	30,304	26,883	-11%	N/A		15,288	-50%			N/A		N/A
Total Department Vehicles	107	40	-63%	65	-39%	56	-48%			48	-55%	72
Wages and Benefits per Employee	$ 65,361	$ 79,841	22%	$ 91,314	40%	$ 90,157	38%			$ 101,660	56%	$ 79,113
Vehicles per Police Officer	0.96	0.48	-51%	0.75	-22%	0.67	-31%			0.47	-51%	0.72
Number of Citizens per Officer	462.31	569.85	23%	588.92	27%	667.35	44%			628.66	36%	665.55
Number of Metro Pop. Per Officer	1,596.50	734.57	-54%	977.77	-39%	1,219.63	-24%			1,571.45		1,600.00
Number of Incident Calls per Citizen	1.07	0.39	-64%	0.73	-32%	0.46	-57%			1.01	-6%	0.65
Number of Incident Calls per Officer	494.66	222.39	-55%	428.30	-13%	304.98	-38%			632.09	28%	431.49
Fire Department:												
Number of Fire Employees	96	91	-5%	70	-27%	78	-19%	79	-18%	92.87	-3%	108
Total Wages and Benefits	$6,891,471	$8,653,439	26%	$ 7,390,467	7%	$ 7,383,274	7%	$ 4,981,940	-28%	$10,803,667	57%	$11,612,800
Number of Total Calls per Year	8,296	9,900	19%	5,010	-40%	4,460	-46%	2,563	-69%	10,125	22%	8,992
Number of EMS Calls	6,038	6,907	14%	N/A		4,363	-28%	1,044	-83%	2,315		8,862
Number of Fire Calls	2,231	2,993	34%	N/A		97	-96%	1,519	-32%	7,810		130
Total Department Vehicles	30	20	-33%	25	-17%	13	-57%	19	-37%	34	13%	28
Minimum Staffing per Fire Truck	4	3	-25%	3	-25%	3	-25%	3	-25%	3	-25%	3
Number of Stations	6	4	-33%	4	-33%	5	-17%	5	-17%	5	-17%	6
Wages and Benefits per Employee	$ 71,786	$ 95,093	32%	$ 105,578	47%	$ 94,657	32%	$ 63,063	-12%	$ 116,331	62%	$ 107,526
Vehicles per Station	5.00	5.00	0%	6.25	25%	2.60	-48%	3.80	-24%	6.80	36%	4.67
Number of Citizens per employee	534.54	526.01	-2%	731.94	37%	718.68	34%	709.85	33%	690.46	29%	616.25
Number of Total Calls per Citizen	0.16	0.21	28%	0.10	-40%	0.08	-51%	0.05	-72%	0.16	-2%	0.14
Number of Total Calls per Emp.	86.42	108.79	26%	71.57	-17%	57.18	-34%	32.44	-62%	109.02	26%	83.26
Parks & Recreation:												
Number of Parks & Rec. Employees	52.55	35.00	-33%	55.40	5%	111.00	111%	85.90	63%	37.92	-28%	23.35
Total Wages and Benefits	$2,086,908	$3,311,110	59%	$ 2,681,068	28%	$ 5,106,000	145%	$ 3,736,760	79%	$ 939,972	-55%	$ 1,701,100
Total Park Acreage	1,070	768	-28%	437	-59%	500	-53%	550	-49%	2,595	143%	440
Total Department Rolling Stock	72	78	8%	91	26%	86	19%	54	-25%	59		80
Number of Cemetaries	4	1	-75%	1	-75%	0	-100%	2	-50%	1	-75%	1
Number of Swimming Pools	3	1	-67%	2	-33%	3	0%	3	0%	3	0%	1
Number of Museums	1	1	0%	0	-100%	0	-100%	1	0%	0	-100%	1
Civic Center	1	1	0%	1	0%	0	-100%	1	0%	0	-100%	0
Wages and Benefits per Employee	$ 39,713	$ 94,603	138%	$ 48,395	22%	$ 46,000	16%	$ 43,501	10%	$ 24,788	-38%	$ 72,852
Vehicles per Employee	1.37	2.23	63%	1.64	20%	0.77	-43%	0.63	-54%	1.56	14%	3.43
Park Acreage per Employee	20.36	21.94	8%	7.89	-61%	4.50	-78%	6.40	-69%	68.43	236%	18.84
Number of citizens per Employee	976.52	1,367.63	40%	924.84	-5%	505.02	-48%	652.83	-33%	1,691.01	73%	2,850.32
Number of citizens per Park Acre	47.96	62.33	30%	117.24	144%	112.11	134%	101.96	113%	24.71	-48%	151.26
OTHER DATA:												
City Population	51,316	47,867	-7%	51,236	0%	56,057	9%	56,078	9%	64,123	25%	66,555
Metro Population	177,211	61,704	-65%	85,066	-52%	102,449	-42%	98,545	-44%	160,288	-10%	160,000
City size in square miles	35	25	-29%	28	-20%	27	-23%	19	-46%	34.15	-2%	26
Miles of Street	376.00	273.00	-27%	921.72	145%	246.83	-34%	210.00	-44%	332.30	-12%	243.70
Cost of Living Index	83.9	78.6		79.3		99.8		83.0		93.5		91.9
Union		No				No		Yes		Yes		

Budget Questionnaire Data	Joplin, MO	% Diff.	Waterloo, IA	% Diff.	Lafayette, IN	% Diff.	St. Joseph, MO	% Diff.	Mean	Median	Mean w/o high & low
Police Department:											
Total Number of Police Employees	120.5	6%	125.12	4%	155	29%	176	46%	125	121	122
Total Wages and Benefits	$7,876,049	28%	$11,942,204	52%	$13,701,060	74%	$ 11,150,931	42%	$ 10,385,282	$ 10,086,058	$ 10,288,837.57
Number of Sworn Police Officers	111	-10%	116.12	5%	139	25%	132	19%	106	102	105
Number of Total Calls for Service	85,211	-49%	63,760	-25%	106,952	26%	96,821	14%	64,900	63,760	62,841
Number of Incident Calls for Service	54,907		53,088	-3%	71,217	30%	50,612	-8%	45,687	51,850	46,056
Number of Self-Initiated Calls	30,304		10,672	-65%	35,735	18%	46,209	52%	27,515	28,594	27,053
Total Department Vehicles	107	-33%	65	-39%	110	3%	125	17%	76	65	75
Wages and Benefits per Employee	$ 65,361	21%	$ 95,446	46%	$ 88,394	35%	$ 63,358	-3%	$ 83,849	$ 88,394	$ 84,232.23
Vehicles per Police Officer	0.96	-25%	0.56	-42%	0.79	-18%	0.95	-2%	0.70	0.72	0.70
Number of Citizens per Officer	462.31	44%	589.56	28%	511.59	11%	583.08	26%	585.21	588.92	591.03
Number of Metro Pop. Per Officer	1,596.50	0%	1,463.10		1,451.72	-9%	964.98	-40%	1,286.63	1,451.72	1,320.73
Number of Incident Calls per Citizen	1.07	-39%	0.78	-28%	1.00	-6%	0.66	-39%	0.75	0.73	0.75
Number of Incident Calls per Officer	494.66	-13%	457.18	-8%	512.35	4%	383.42	-22%	429.65	431.49	430.34
Fire Department:											
Number of Fire Employees	96	13%	105.75	10%	143	49%	130	35%	102	96	98
Total Wages and Benefits	$6,891,471	69%	$ 9,108,887	32%	$14,530,100	111%	$ 11,051,954	60%	$ 9,714,007	$ 9,108,887	$ 9,111,995
Number of Total Calls per Year	8,296	8%	11,959	44%	8,049	-3%	9,425	14%	8,468	8,992	8,032
Number of EMS Calls	6,038	47%	6,830	13%	N/A		N/A		5,886	6,434	5,291
Number of Fire Calls	2,231	-94%	5,129	130%	N/A		N/A		3,065	2,612	2,400
Total Department Vehicles	30	-7%	29	-3%	25	-17%	24	-20%	25	25	25
Minimum Staffing per Fire Truck	4	-25%	3	-25%	3	-25%	3	-25%	3	3	3
Number of Stations	6	0%	6	0%	8	33%	9	50%	6	6	6
Wages and Benefits per Employee	$ 71,786	50%	$ 86,136	20%	$ 101,609	42%	$ 85,015	18%	$ 95,970	$ 95,093	$ 93,425
Vehicles per Station	5.00	-7%	4.83	-3%	3.13	-38%	2.67	-47%	4.55	4.83	4.42
Number of Citizens per employee	534.54	15%	647.38	21%	497.28	-7%	592.05	11%	617.18	616.25	629.40
Number of Total Calls per Citizen	0.16	-16%	0.17	8%	0.11	-30%	0.12	-24%	0.14	0.14	0.13
Number of Total Calls per Emp.	86.42	-4%	113.09	31%	56.29	-35%	72.50	-16%	84.24	83.26	80.63
Parks & Recreation:											
Number of Parks & Rec. Employees	52.55	-56%	22.50	-57%	36.00	-31%	45.00	-14%	47	38	46
Total Wages and Benefits	$2,086,908	-18%	$ 2,619,853	26%	$ 1,955,525	-6%	$ 2,693,441	29%	$ 2,566,109	$ 2,619,853	$ 2,598,221
Total Park Acreage	1,070	-59%	2,500	134%	400	-63%	1,500	40%	1,134	768	971
Total Department Rolling Stock	72	11%	197	174%	41	-43%	62	-14%	85.11	78.00	72.75
Number of Cemetaries	4	-75%	0	-100%	0	-100%	0	-100%	1	1	1
Number of Swimming Pools	3	-67%	2	-33%	3	0%	2	-33%	2.22	2.00	2.38
Number of Museums	1	0%	1	0%	0	-100%	0	-100%	0.44	0.00	0.50
Civic Center	1	-100%	1	0%	0	-100%	1	0%	0.56	1.00	0.63
Wages and Benefits per Employee	$ 39,713	83%	$ 116,438	193%	$ 54,320	37%	$ 59,854	51%	$ 61,885	$ 54,320	$ 57,405
Vehicles per Employee	1.37	150%	8.76	539%	1.14	-17%	1.38	1%	2.47	1.56	1.69
Park Acreage per Employee	20.36	-7%	111.11	446%	11.11	-45%	33.33	64%	33.06	20.36	23.54
Number of citizens per Employee	976.52	192%	3,042.67	212%	1,975.31	102%	1,710.38	75%	1,671.52	1,691.01	1,518.60
Number of citizens per Park Acre	47.96	215%	27.38	-43%	177.78	271%	51.31	7%	85.79	62.33	83.95
OTHER DATA:											
City Population	51,316	30%	68,460	33%	71,111	39%	76,967	50%	61,521	64,123	60,617
Metro Population	177,211	-10%	169,895	-4%	201,789	14%	127,377	-28%	138,420	160,000	135,104
City size in square miles	35	-26%	63	80%	20	-43%	44	26%	33.57	28.00	29.89
Miles of Street	376.00	-35%	436.00	16%	260.00	-31%	433.10	15%	391.41	332.30	325.12
Cost of Living Index	83.9		85.6		88.4		80.8		86.9	85.6	85.8
Union			Yes		Yes						

PUBLIC HEARING PROCEDURES

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

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

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

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

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

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

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

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

8. The City Council of the City of Joplin through this introduction, accepts into evidence the 2017 Comprehensive Plan, the Zoning Code of the City of Joplin, the Subdivision Regulations of the City of Joplin, the Telecommunications Ordinance, and the Stormwater Management Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E and 29-F of the Joplin Municipal Code. Report of the Planning and Zoning Commission, recommendations of the City's staff, and other written documentation presented as that information applies to each public hearing.

Thank you for your consideration and understanding.

P & Z Case 017-18
Trish Draper
(P & Z Recommended Approval)

RESOLUTION NO. 2018-012

A RESOLUTION granting a Special Use Permit (First Request) to Trish Draper for a parking lot located 2927 E. 18th Street in the City of Joplin, Jasper County, Missouri.

WHEREAS, the Planning and Zoning Commission at a Public Hearing held on May 14, 2018, recommended that a Special Use Permit be granted to Trish Draper for a parking lot located at 2927 E. 18th Street, in the City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on June 4, 2018, 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 Trish Draper for a parking lot located in the City of Joplin, Missouri, on the following described real estate, to-wit:

ALL OF THE WEST 80 FEET OF LOT NUMBERED THIRTY-NINE (39) IN DOWELL'S FIRST ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF

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 Trish Draper for the construction of a parking lot at 2927 E. 18th Street.

2. All open off-street parking and loading areas shall be graded with an all-weather material such as asphalt, concrete or double sealcoat.
3. The term of this permit is to be permanent.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.

5. 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 Bailey Austin 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 _____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

RS 2018-012

Case 017-18: 2927 E. 18th Street – A request for a Special Use Permit (1st request) to construct a Parking Lot – Trish Draper.

Edward Whitmore stated that the applicant could not be here today, so he will speak on her behalf. The property to the east is a medical spa and the request is for a parking lot for overflow parking at that location. The property to the north is also a parking lot. The future land use map shows the property to the north as retail-commercial. Utilities do not need to be extended to the property. Staff recommends approval for a permanent Special Use Permit for this property.

Mr. Duncan asked if there were questions from the Commission?

Mr. Ramsour asked if there were any storm water issues with that property?

Mr. Whitmore stated he would have to speak to the storm water engineer on that question.

Mr. Troy Bolander stated that it is part of the requirements to submit storm water management plans.

Mr. Duncan asked if there was anyone else to speak in favor of this case? There were not. He also asked if there was anyone who would like to speak against this case? There were not.

MR. RAMSOUR MOVED, SECONDED BY MRS. STEELE THAT CASE 017-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Special Use Permit

CASE 017-18 A request for a Special Use Permit (1st Request) for the operation of a parking lot

LOCATION 2935 E. 18th Street

APPLICANT Trish Draper

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Parking Lot	0.27 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	C-O	C3-PD	R-1
Land Use	Parking Lot	Medical Spa	Strip Mall	Undeveloped

TRANSPORTATION

Streets with access	Classification	Right-of-way width
18th Street	Secondary	50’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

DISCUSSION

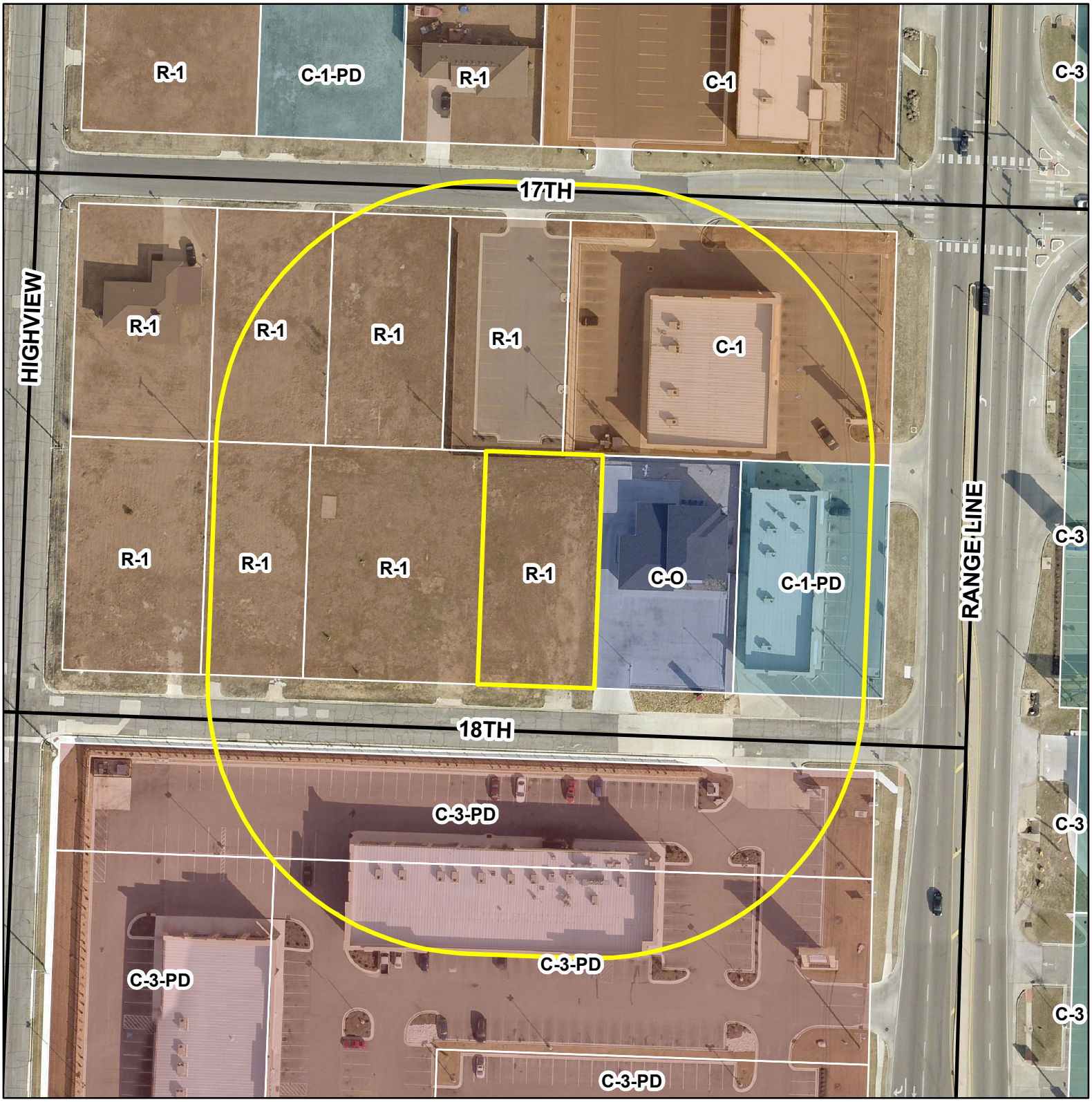
The adjacent property to the North already operates as a parking lot. The property to the East has an operational spa, which has limited parking for customers. To accommodate for additional parking, the owner is requesting a Special Use Permit.

The proposed parking lot would be directly North of existing retail stores across the street.

CONDITIONS

1. This Special Use Permit is issued to Trish Draper for the operation of a parking lot at 2935 E. 18th Street.
2. All open off-street parking and loading areas shall be graded with an all-weather material such as asphalt, concrete or double sealcoat.
3. The term of this permit shall be permanent.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 017-18.



0 75 150 300 450 600 Feet

Case 017-18: 2927 E. 18th Street -- A request for a Special Use Permit for the operation of a parking lot -- Trish Draper

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City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 4, 2018

Item: Resolution No. 2018-012
Originating Department: Planning & Community Development

Attachments: 1) Resolution No. 2018-012
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: 5/14/18

Recommended Action: Planning and Zoning Commission recommended Approval by a vote of "6 in Favor, 0 Nay, 1 Absent".

SUMMARY/REQUEST:
Case 017-18: 2927 E. 18th Street – A request for a Special Use Permit (1st request) to construct a Parking Lot – Trish Draper

STAFF SUMMARY:
The applicant is requesting a Special Use Permit for a parking lot for additional parking.

The following items are conditions for consideration of the Special Use Permit:

1. This Special Use Permit is issued to Trish Draper for the operation of a parking lot at 2935 E. 18th Street.
2. All open off-street parking and loading areas shall be graded with an all-weather material such as asphalt, concrete or double sealcoat.
3. The term of this permit shall be permanent.
4. All regulations as stated in Appendix 29-A (Zoning Code) of the Municipal Code shall be followed at all times.
5. Any other conditions set by the City Council of Joplin.

Staff recommends approval of Case 017-18.

PLANNING & ZONING COMMISSION TESTIMONY:
This Special Use Permit request is for a parking lot. The property to the east is a medical spa and the request is for a parking lot for overflow parking at that location. The property to the north is also a parking lot. The future land use map shows the property to the north as retail-commercial. Utilities do not need to be extended to the property.

PUBLIC COMMENT:
None.

CB 2018-258

Case 018-18: A tract of land located 200 feet south of W. 26th Street, between S. Picher Avenue and S. Bird Avenue – A request to Rezone from Apartment House District (R3) to Non-Retail District (CO) – The Kansas City University of Medicine and Biosciences.

Mr. Ramsour excused himself from this case due to affiliation.

Chris Mattox, White Doss Law Firm, 4510 Bellevue Avenue, Suite 300, Kansas City, MO 64111. The applicant is requesting to rezone from R-3 to C-O. This property was zoned as C-O as recently as November 2017. There was an alternative development plan that fell through. We have a contract to purchase this land, which we have not closed yet due to the outcome of this and City Council's meetings.

Mr. Cortez had a question for Staff. The apartment complex is not proceeding is that correct?

Mr. Whitmore stated that was correct and there is going to be a new owner.

Mrs. Steele wanted to know if there were specific plans for this property?

Mr. Mattox stated that he has not seen plans, but he does know that there are plans in the works.

MRS. BRUCKNER-SEARS MOVED, SECONDED BY MR. CORTEZ THAT CASE 018-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT, 1 ABSTAIN).

Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Rezoning

CASE 018-18 A request to rezone from R-3 (Apartment House District) to C-O (Non-Retail Commercial District) to enable future expansion of the medical school.

LOCATION A tract of land, located 200 feet south of W 26th Street, between S. Picher Avenue and S. Bird Avenue.

APPLICANT Kansas City University of Medicine and Biosciences

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-3	Undeveloped/Parking Lot	Approx. 6 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1 & R-2	C-O & R-1	C-O	CO-PD & C-O
Land Use	Duplex & Single-Family Homes	Offices	Apartments & Parking Lot for Medical School	Offices

FUTURE LAND USE

The City of Joplin's Future Land Use Map designates this area as appropriate for office and institutional land uses, which fits with a C-O zoning designation.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Picher Avenue	Local	65'
28th Street	Local	60'
Bird Avenue	Local	60'

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. Rezoning would make this property more consistent with the Comprehensive Plan's development policies.

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

Currently, this site is zoned R-3. Rezoning to C-O would be more consistent with Joplin's Future Zoning map.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

There will be minimal effect on surrounding properties. Many of these surrounding properties are vacant. For the few residential properties nearby, the property is simply returning to its previous zoning prior to November 2017.

DISCUSSION

In November 2017 this property was rezoned from C-O to R-3 for the owner to construct a multi-family development. However, the apartment project did not come to fruition and the property was sold to a new owner. The new property owner is the Kansas City University of Medicine and Biosciences who owns much of the nearby property and is located directly to the South. The University is seeking to rezone to the previous zoning district (C-O) to use the property in a way consistent with surrounding uses.

The current zoning allows for apartment houses. The new zoning of C-O permits multi-family uses if the tract is greater than 2 acres and the tract in this request is over 6 acres. The applicant can currently only construct multi-family housing on the property without being rezoned. But changing the zoning to C-O would allow more options for the property, including options more consistent with the Comprehensive Plan.

The majority of surrounding properties are already zoned C-O (Non-Retail District). Rezoning these parcels would allow for uses that are consistent with surrounding property and with Joplin's Future Zoning Map.

Staff recommends approval of Case 018-18.

ATTACHMENTS

- Application
- Map



Case 018-18: Eight parcels located South of 26th Street and East of Picher Avenue -- A request to rezone from Apartment House District (R-3) to Non-Retail District (C-O) -- The Kansas City University of Medicine and Biosciences

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 4, 2018

Item: COUNCIL BILL NO. 2018-258
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-258
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 05/14/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in Favor, 0 Nay, 1 Absent, 1 Abstain"

SUMMARY/REQUEST:
Case 018-18: A tract of land located 200 feet south of W. 26th Street, between S. Picher Avenue and S. Bird Avenue – A request to Rezone from Apartment House District (R3) to Non-Retail District (CO) – The Kansas City University of Medicine and Biosciences.

STAFF SUMMARY:
In November 2017 this property was rezoned from C-O to R-3 for the owner to construct a multi-family development. However, the apartment project did not come to fruition and the property was sold to a new owner. The new property owner is the Kansas City University of Medicine and Biosciences who owns much of the nearby property and is located directly to the South. The University is seeking to rezone to the previous zoning district (C-O) to use the property in a way consistent with surrounding uses property and with Joplin's Future Zoning Map.

Staff recommends approval of Case 018-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Chris Mattox, White Doss Law Firm, 4510 Bellevue Avenue, Suite 300, Kansas City, MO 64111. The applicant is requesting to rezone from R-3 to C-O. This property was zoned as C-O as recently as November 2017. There was an alternative development plan that fell through. We have a contract to purchase this land, which we have not closed yet due to the outcome of this and City Council's meetings.

Mrs. Steele wanted to know if there were specific plans for this property?

Mr. Mattox stated that he has not seen plans, but he does know that there are plans in the works.

PUBLIC COMMENT:
None.

P & Z Case 018-18

The Kansas City University
of Medicine and Biosciences
(P & Z Recommended Approval)

COUNCIL BILL NO. 2018-258 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-3 and including in District C-0 property as described below and located 200 feet south of West 26th Street, between South Picher Avenue and South Bird Avenue.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-3 and including same in District C-0:

ALL OF LOTS NUMBERED FORTY-FIVE (45) THROUGH SIXTY-TWO (62), BOTH INCLUSIVE, IN BRIARCLIFF ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH ALL OF VACATED 27TH STREET LYING SOUTH OF LOTS 45, 46, 47, 48 AND 52 AND NORTH OF LOTS 53, 54, 55, 56, AND 57. ALSO ALL OF LOT NUMBERED TWO (2) IN BRIARCLIFF THIRD ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AS AMENDED BY AFFIDAVIT FILED JUNE 10, 1975 AT 8:13 AM IN BOOK 1181 AT PAGE 2260.

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 for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CB 2018-259

Case 019-18: 210 S. Duquesne Road – A request to Rezone from Single Family Residential District (R1) to Apartment House District (R3) – The Doris Carlin Team for RBC Enterprises Limited Inc.

Mrs. Bruckner-Sears excused herself due to affiliation.

Mr. Bolander stated that he would give an update on this case. Staff recommended this case be stricken from the agenda at the April 9, 2018 Planning & Zoning meeting because of failure to advertise the southern tract of the property, which was an incomplete legal description that was published in The Joplin Globe. We published it again with the correct legal description, but since that time the applicant, Mr. Rick Benson has pulled this case from the agenda and requested not to proceed with it. We still must have a public hearing because it was published in the paper. Staff recommends that it be stricken from the agenda.

Mr. Duncan asked if there was anyone here to speak in favor of this case, there was not. He also asked if there was anyone to speak against this case and there was not.

MRS. KOELKEBECK MOVED, SECONDED BY MRS. STEELE TO STRIKE CASE 019-18 FROM THE AGENDA. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, AND MRS. STEELE, VOTING "AYE". (5 IN FAVOR, 0 NAYS, 1 ABSENT, 1 ABSTAIN).

Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Rezoning

CASE 019-18 A request to rezone from R-1 (Single Family Residential) to R-3 (Apartment House District) for construction of apartment buildings

LOCATION 210 S. Duquesne Road

APPLICANT The Doris Carlin Team for RBC Enterprises Limited Inc.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Residence	5.53 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	24-acre parcel with house	Duquesne Road/Vacant Lots	Vacant	Residential—One house

FUTURE LAND USE

The City of Joplin's Future Land Use Map classifies this lot as Low-density Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
Duquesne Road	Arterial	60'

UTILITIES Utilities must be extended to the property.

FLOOD PLAIN The property is near the 100-year flood zone but not within it.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The future land use map currently designates this property as low-density residential.

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

This property is currently zoned R-1. To build apartments, a zoning change to R-3 is required.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The property directly to the West has the potential to be significantly impacted by rezoning. The two properties currently share a drive approach from Duquesne Road.

Rezoning to R-3 would likely increase traffic volume on Duquesne Road.

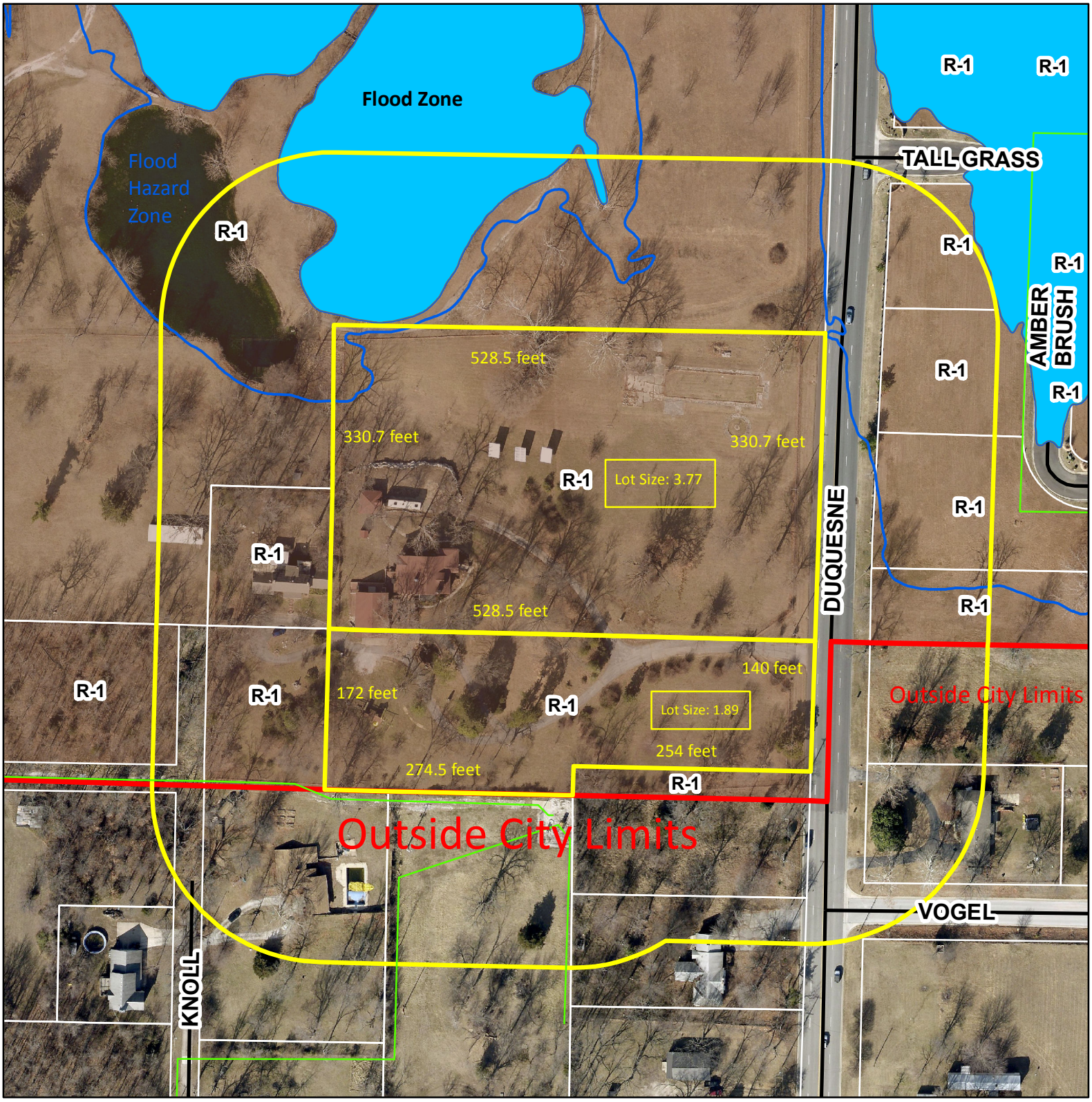
DISCUSSION

RBC Enterprises Limited, Inc. has withdrawn their application to rezone. Because this case has been advertised, a public hearing must still take place.

Staff recommends having Case 019-18 stricken from the agenda

ATTACHMENTS

- Application



0 120 240 480 720 960 Feet

Case 019-18: 210 S. Duquesne Road -- A request to rezone from Single Family Residential (R1) to Apartment House District (R3) -- The Doris Carlin Team for RBC Enterprises Limited Inc.

N W E S

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 4, 2018

Item: COUNCIL BILL NO. 2018-259
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-259
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 05/14/18

Recommended Action: Planning and Zoning Commission recommended to strike by a vote of "5 in Favor, 0 Nay, 1 Absent, 1 Abstain."

SUMMARY/REQUEST:
Case 019-18: 210 S. Duquesne Road – A request to rezone from Single Family Residential District (R1) to Apartment House District (R3) – The Doris Carlin Team for RBC Enterprises Limited Inc.

STAFF SUMMARY:
RBC Enterprises Limited, Inc. wishes to rezone the subject property with the intention to someday develop high-quality moderately-priced apartments for MSSU students. Other than living on campus, there are very few options for safe, affordable housing within walking distance of MSSU. With over 6,200 students enrolled, this development would provide much-needed housing for students that might not have transportation.

Staff recommends Case 019-18 be stricken.

PLANNING & ZONING COMMISSION TESTIMONY:
Staff recommended this case be stricken from the agenda at the April 9, 2018 Planning & Zoning meeting because of failure to advertise the southern tract of the property. We published it again with the correct legal description, but since that time the applicant, Mr. Rick Benson has withdrawn his application and requested not to proceed.

PUBLIC COMMENT:
None.

P & Z Case 019-18

The Doris Carlin
Team for RBC
Enterprises Limited
Inc.
(P & Z Recommended Strike)

COUNCIL BILL NO. 2018-259 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District R-3 property as described below and located at 210 S. Duquesne Road, City of Joplin, Jasper County, Missouri.

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

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

TRACT 1: ALL OF A TRACT OF LAND IN JOPLIN MISCELLANEOUS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 27, RANGE 32, JASPER COUNTY, MISSOURI, THENCE WEST 528.5 FEET, THENCE NORTH 330.7 FEET, THENCE EAST 528.5 FEET, THENCE SOUTH TO POINT OF BEGINNING; AND

TRACT 2: ALL OF THE NORTH 116.64 FEET OF LOT ONE (1) AND THE NORTH 140 FEET OF LOTS TWO (2) AND THREE (3) IN DUQUESNE NEIGHBORHOOD SUB-DIVISION, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF LOT THREE (3), THENCE SOUTH 140 FEET, THENCE EAST 130 FEET, THENCE NORTH 140 FEET, THENCE WEST TO POINT OF BEGINNING, TOGETHER WITH THAT PART OF VACATED 4TH STREET ON THE NORTH SIDE THEREOF.

TOGETHER WITH AN EASEMENT FOR UTILITIES AND INGRESS AND EGRESS AS A DRIVEWAY AND A PASSAGEWAY, AS FULLY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 886 AT PAGE 31, AND IN BOOK 890 AT PAGE 547 OF THE JASPER COUNTY OFFICIAL RECORDS. LOCATED IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

JOPLIN CITY COUNCIL
MEETING MINUTES

May 21, 2018

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

INVOCATION - read by City Clerk Barbara Gollhofer.

PLEDGE OF ALLEGIANCE to the United States of America was led by Mr. Lawson

ROLL CALL – Answering Roll Call were Taylor Brown, Melodee Colbert-Kean, Douglas Lawson, Diane Reid Adams, Gary Shaw; Ryan Stanley, Phil Stinnett, and Jim West. Also in attendance were City Manager Sam Anselm and City Attorney Peter Edwards.

PRESENTATIONS

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

REPORTS AND COMMUNICATIONS
FY2017 Annual Audit Report, presented by Finance Director Leslie Haase and Brian Holst of Cochran Head and Vick, CPA. Overall the audit was good. There was a change in significant accounting policies and that was in 2017 the City adopted the Governmental Accounting Standards (GASB Statement No. 77, Tax Abatement Disclosures). The results of the audit were 1) there were no unmodified reports (also called a clean opinion); 2) no identified deficiencies in internal control considered to be material weaknesses (second year in a row for this notation); 3) the City of Joplin complied in all material respects with the finance related laws and regulations that govern their operations.
Other Management Letter Comments: contains suggestions for best practices and possible improvements in internal control noted in the conduct of the audit: subrecipient monitoring; future accounting pronouncements. Recommendation: start documenting the process used to decide which subrecipient they're going to monitor and which kind of risk assessment procedure they (CDBG) do. Leslie reviewed the other audit reports.

CITIZEN REQUESTS AND PETITIONS
Ashley Raby, 811 W. 6th St., Joplin, MO, would like to address the City Council regarding police and continued release of frequent offenders. Mayor Shaw thanked Ms. Raby for bringing her concerns to the city council. He stated they are aware of it and they are working to resolve it.

PUBLIC HEARINGS

CONSENT AGENDA. Motion by Mr. Stanley, second by Mrs. Colbert-Kean to approve the Consent Agenda. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0

Minutes of the May 7, 2018 City Council Meeting

COUNCIL BILL NO. 2018-254 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located at 1430 S. Range Line Road, City of Joplin, Jasper County, Missouri. **Ordinance No. 2018-055**

COUNCIL BILL NO. 2018-257-AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 and including in District C-3 property as described below and located at 7548 E. 20th Street, City of Joplin, Newton County, Missouri. **Ordinance No. 2018-056**

COUNCIL BILL NO. 2018-606-AN ORDINANCE approving an Agreement by and between the City of Joplin, Missouri and Publication Printers Corporation, a Colorado Corporation, in the amount of $20,821.00 for the publication of 60,000 copies of the Convention & Visitors Bureau's 2018 Joplin Visitor's Guide; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri; and amending the Annual Budget of the City of Joplin for the Fiscal Year 2017-2018 as adopted by Ordinance 2017-167 on October 16, 2017. **Ordinance No. 2018-057**

RESOLUTIONS

ORDINANCES – EMERGENCY

Mr. West introduced Council Bill No. 2018-020 - an ordinance approving an Amended Loan Recipient Agreement by and between the City of Joplin, Missouri, and Able Manufacturing & Assembly, LLC., providing for the loan of up to Seven Hundred Fifteen Thousand Dollars, No Cents ($715,000.00) from the Economic Development Fund**;** authorizing the City Manager to execute the Amended Loan Recipient Agreement and other appropriate documents as required therein, by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. West, second by Mr. Stinnett that Council Bill No. 2018-020 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-058**

Mr. Stanley introduced Council Bill No. 2018-119 - an ordinance approving the City of Joplin to enter into a change order for the 2018 Resurfacing Project in the amount of Two Hundred Thirty-Six Thousand Nine Hundred Twenty-nine and 84/100 dollars ($236,929.84); and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Stanley, second by Mrs. Reid Adams that Council Bill No. 2018-119 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-059**

Mr. West introduced Council Bill No. 2018 – 357 - an ordinance approving the contract by and between the City of Joplin and B & D Yardbuilders for the demolition of the structure(s) and clearing of lot area located at 725 Murphy Ave. in the City of Joplin, Missouri, for Two Thousand and 00/100 Dollars ($2,000.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. West, second by Mr. Brown that Council Bill No. 2018-357 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-060**

Mr. Lawson introduced Council Bill No. 2018 – 358 - an ordinance approving the contract by and between the City of Joplin and B & D Yardbuilders for the demolition of the structure(s) and clearing of lot area located at 727 Murphy Ave. in the City of Joplin, Missouri, for Two Thousand and 00/100 Dollars ($2,000.00); 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. West that Council Bill No. 2018-358 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-061**

Mr. Stanley introduced Council Bill No. 2018-410 -an ordinance authorizing the City of Joplin to execute a Sub-Recipient Agreement Amendment and Memorandum of Understanding with the Joplin Area Chamber of Commerce Foundation to provide additional funds necessary to rehabilitate the roof at the existing Advanced Training and Technology Center through the Community Development Block Grant – Disaster Recovery (CDBG-DR) program in the amount not to exceed Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00); authorizing the City Manager, or his designee, the Director of Planning, Development, and Neighborhood Services to execute same on behalf of the City and containing an emergency clause. Motion by Mr. Stanley, second by Mrs. Reid Adams that Council Bill No. 2018-410 be approved on emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-062**.

Mr. Stanley introduced Council Bill No. 2018-507-an ordinance approving the First Amendment to the 1717 Market Place Tax Increment Financing Plan; and containing an emergency clause. Motion by Mr. Stanley, second by Mr. Stinnett that Council Bill No. 2018-507 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-063**

Mrs. Reid Adams introduced Council Bill No. 2018-508 - an ordinance of the City of Joplin, Missouri, imposing a use tax for general revenue purposes at the rate of two and five eighths percent ($2^{5/8}$%) for storing, using, or consuming within the City any article of tangible personal property pursuant to the authority granted by and subject to the provisions of Sections 144.600 through 144.761 RSMo; providing for the use tax to be repealed, reduced, or raised in the same amount as any city sales tax is repealed, reduced, or raised; and providing for submission of the proposal to the qualified voters of the City for their approval at the election called and to be held in the City on Tuesday August 7, 2018 and containing an emergency clause. Motion by Mrs. Reid Adams, second

by Mr. West that Council Bill No. 2018-508 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-064**

Mr. Brown introduced Council Bill No. 2018-509 - an ordinance amending the Annual Budget of the City of Joplin for the Fiscal Year 2017-2018 as adopted by Ordinance 2017-167 on October 16, 2017, to adjust appropriations and containing an emergency clause. Motion by Mr. Brown, second by Mrs. Reid Adams that Council Bill No. 2018-509 be approved on an emergency basis. Voting in favor were Council Members: Brown, Colbert-Kean, Lawson, Reid Adams, Shaw, Stanley, Stinnett and West, 8. Nays: 0. The council bill was declared adopted and entitled **Ordinance No. 2018-065.**

Ordinances – First Reading

Ordinances – Second Reading and Third Reading

Unfinished Business

New Business
Presentations from City Council applicants.
The following applicants gave a presentation to the city council detailing their interest in filling the vacant general city council seat: Anthony Monteleone; Steve Urie; Christopher Briley; Harvey Hutchinson; Rocky Biggers; and James Scott. The city council thanked the applicants for their time and interest and informed the applicants that a special meeting will be held on Wednesday, May 23, 2018 to receive nominations and vote to fill the vacancy.

News and announcements from Public Information officer, Lynn Onstot:
As Joplin residents begin warmer weather chores in their yards, the City's Stormwater Team reminds them to please mow the grass so that cut grass is distributed upon their yard and not out into the street. Mowed grass, leaves and other yard debris accumulates at their road's stormwater drains, causing a hazardous clog to the stormwater system for Joplin roads. City Crews appreciate everyone following these guidelines, as will your neighbors and others driving along your street during the next rainfall.

Starting today, Murphy Boulevard is closed b/w 15th & 20th Streets for realignment work & sidewalk construction. This project should be completed by mid to late summer. Detours are posted; and motorists are encouraged to use caution in the area. This is part of recovery work funded by HUD's Community Development Block Grant Disaster Recovery program.

Monday, May 28 is Memorial Day and City offices will be closed that day. In addition, residential trash service will not occur on Monday, May 28 with households having their trash picked up one day later than their normal scheduled day. Monday's service will be picked up on Tuesday and the week concludes with Friday customers having trash service on Saturday, June 2.

Comments from City Council members:
Mr. Stinnett commented that he was disappointed to learn that due to the shortage of lifeguards for the city's swimming pools, the City must limit the number of days two of the pools will be open. Schifferdecker pool will be open every day. Ewert will be closed Monday, Wednesday, Friday and

Saturday. Cunningham will be closed Tuesday, Thursday and Sunday. A total of 80 lifeguards are needed to safely operate all three pools daily. Mr. Stinnett asked the city manager for a breakdown of lifeguards for each pool and the requirements for why that many.

Mr. Stinnett commented that there is tall grass that needs mowed on a new street near Arizona and 31st Streets.

Mr. Stinnett stated he received a call from some citizens who live near 34th and Main Streets, regarding a crushing operation in that area. He was dismayed to find out that a special use permit was not required to run a crushing operation in a residential area. He would like to address the codes that allow this to happen. He also commented on the noise ordinance only being in effect from 10:00 pm to 6:00 am; allowing the business to make all the noise they wanted during the day; not taking into consideration that some people are home during the day and some people may need to sleep during the day due to working nights. The next issue was about the dust created by the operation. Mr. Stinnett stated something needs to be done to deter the amount of dust created by the operation like enforcing the dust ordinance. Putting a watering system in, right where the crushing occurs, would be a place to start. He further stated that in most construction places, we require them to have riprap in place so that they don't take dirt and mud into the streets, and this operation doesn't have that in place. Mr. Stinnett stated these issues are frustrating to the neighborhood, and he would like to come up with new ordinances to make sure this does not happen again.

Mayor Shaw stated that Mrs. Colbert-Kean has been asked to serve on an MML (Missouri Municipal League) committee, which would require the council's approval of travel expenses. Motion by Mr. Stinnett, second by Mr. West to approve this request. The vote was 8-0. Mrs. Colbert-Kean stated that expenses should be minimum because a city vehicle would be available for her use to MML.

Mayor Shaw stated he received a thank you note for flowers from former Mayor Kay Wells, whose husband (Jerry Wells) passed away recently.

Mayor Shaw stated he had the privilege of attending the Walk of Silence Friday, May 18 to honor the 161 lives who were lost in the May 2011 tornado. He also stated the Memorial Run was successful with over 2,000 runners participating, with 23 states and 6 foreign countries being represented.

Mayor Shaw expressed condolences to the family Bruce Ellard, who was a Joplin citizen, a former marine captain and pilot, and a volunteer in the records department for the Police Department. Mayor Shaw stated he had many pleasant memories of Mr. Ellard, who was a blessing to our community.

There being no further business, the meeting was adjourned at 8:11 p.m.

Respectfully,

Barbara J. Gollhofer, City Clerk, MRCC

Minutes of the Special Council meeting
May 23, 2018

Call to order
The Special Meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Gary L. Shaw.

Invocation was read by City Clerk Barbara Gollhofer

Flag salute was led by Mr. Brown.

Reading of the Special Call.
Notice is hereby given that the City Council of the City of Joplin, Missouri will hold a special meeting on Wednesday, May 23, 2018, at 6:00 pm in the 5th Floor Council Chambers, 602 S. Main Street, Joplin, Missouri for the purpose of electing a candidate to fill the vacant general council seat vacancy.

Election process to fill council seat vacancy
City Attorney Peter Edwards instructed the city council on the nomination process and then the voting procedure. If three (3) or fewer applicants were nominated, the electronic voting board will be utilized to cast votes. If more than three applicants are nominated, a paper ballot will be used.

Before accepting nominations, Mayor Shaw thanked all the applicants and encouraged those who do not win tonight to stay engaged by considering volunteering to serve on one of the city's boards and commissions, and/or to pursue a council seat in the 2020 election.

Mayor Shaw asked for nominations.

Mr. West nominated Anthony Monteleone and Doug Lawson nominated Mr. Hutchinson.

Hearing no more nominations, the nomination process was closed.

The council members were instructed to use the "Yes" button to vote for Mr. Monteleone (because he was nominated first), and to use the "No" button to vote for Mr. Hutchinson (because he was nominated second). Voting in favor of Monteleone were Council Members: Brown, Colbert-Kean, Reid Adams, Shaw; Stanley, Stinnett, and West, 7. Voting in favor of Mr. Hutchinson was Council Member Lawson, 1. Anthony Monteleone was declared the winner.

City Clerk Barbara Gollhofer administered the oath of office to Mr. Monteleone, and then Mr. Monteleone took the vacant seat on the dais.

Several council members thanked all the applicants and encouraged them to stay involved in city government by volunteering for a city board or committee and/or to run for a council seat in 2020.

There being no further business to come before council the meeting was adjourned at 6:11 p.m.

Respectfully submitted,

Barbara J. Gollhofer, City Clerk

City of Joplin City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: June 4, 2018
ITEM: Council Bill No. 2018-021 amending Chapter 90, Peddlers and Solicitors, Division 2, Registration Certificate, by repealing Sec. 90-62, Application; and enacting a new Section 90-62, Application.

ORIGINATING DEPARTMENT: Legal Department
ATTACHMENTS: Council Bill No. 2018-021

DEPARTMENT HEAD:	Peter C. Edwards	**DATE:**
CTY MANAGER:	Samuel L. Anselm	**DATE:**
FINANCE DIRECTOR:	Leslie Haase	**DATE:**
POLICE CHIEF:	Matt Stewart	**DATE:**

INTRODUCTION:

This Council Bill amends Chapter 90, Peddlers and Solicitors, Division 2, Registration Certificate, by repealing Sec. 90-62, Application, and enacting a new Section 90-62, Application.

DISCUSSION:

Sec. 90-62 currently provides that "The police department shall perform a background check for the finance department on each applicant for a solicitor's license prior to the issuance of a license."

The Missouri State Highway Patrol recently completed an audit of the City of Joplin. The MSHP recommended that Sec. 90-62 be amended to explicitly authorize FBI and Missouri state background checks, including fingerprinting pursuant to § 43.535, RSMo., as an aspect of criminal background checks for solicitors.

The Council previously approved Ordinance No. 2007-152, authorizing FBI and Missouri state background checks, including fingerprinting pursuant to § 43.535, RSMo. as an aspect of criminal background checks for licensing, among others, security guards, cab drivers, liquor license managers, private investigators, and pawn brokers operating within the City of Joplin.

RECOMMENDATION:

Staff recommends that this Council Bill be placed on First Reading.

Attachments

COUNCIL BILL NO. 2018-021 ORDINANCE NO.

AN ORDINANCE amending Chapter 90, Peddlers and Solicitors, Division 2, Registration Certificate, by repealing Sec. 90-62, Application; and enacting a new Section 90-62, Application.

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

WHEREAS, the current version of Sec. 90-62 does not explicitly authorize fingerprinting pursuant to § 43.535, RSMo., as an aspect of criminal background checks for solicitors.

WHEREAS, the Missouri State Highway Patrol recommends that Sec. 90-62 be amended to explicitly authorize fingerprinting pursuant to § 43.535, RSMo. as an aspect of criminal background checks for solicitors.

WHEREAS, this amendment explicitly authorizes fingerprinting pursuant to § 43.535, RSMo. as an aspect of criminal background checks for solicitors.

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

Section 1. That Chapter 90, Peddlers and Solicitors, Division 2, Registration Certificate, by repealing Sec. 90-62, Application, and a new Section 90-62, Application, is enacted in lieu thereof, as follows:

"Sec. 90-62. Application.

(a) Any person desiring a certificate required by this division shall file an application therefor with the director of finance, supplying all of the information required by the director, such information to include but not be limited to:

(1) The name and date of birth of the applicant.

(2) The address of the applicant.

(3) Home telephone number.

(4) Business address and telephone number.

(5) Physical description of the applicant.

(6) Record of any convictions other than minor traffic violations.

(7) Employer's name, address, and telephone number.

(8) Name and description of the item to be sold, or solicited for sale, and if a product is to be sold, whether it is to be delivered immediately or at a later date.

(9) If sale of a product is to be solicited, whether the product is to be mailed to the purchaser or delivered to the applicant, and if the product is to be mailed, the originating point of the product.

(b) The police department shall perform an FBI and Missouri state background check, including fingerprinting for the purpose of receiving criminal history record information pursuant to § 43.535, RSMo., for the finance department on each applicant for a solicitor's license prior to the issuance of a license.

STATE LAW REFERENCE: § 43.535, RSMo. Municipal and county government, MULES criminal record review permitted, fee – fingerprinting, when – confidentiality."

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2018, by a vote of _____.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer,
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards,
City Attorney

THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

PETITION TO ADD REAL PROPERTY TO AND REMOVE REAL PROPERTY FROM THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

City of Joplin, Missouri

May 30, 2018

EXHIBITS

EXHIBIT A PETITION TO ESTABLISH THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT B ORDINANCE NUMBER 2014-090 ESTABLISHING THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT C PRIOR DISTRICT LEGAL DESCRIPTION

EXHIBIT D PARCELS TO BE REMOVED BY THE PETITION

EXHIBIT E PARCELS TO BE ADDED BY THE PETITION

EXHIBIT F LEGAL DESCRIPTION OF DISTRICT UPON APPROVAL OF PETITION

EXHIBIT G DISTRICT BOUNDARY MAP

PETITION ADD REAL PROPERTY TO AND REMOVE REAL PROPERTY FROM THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

This petition ("Petition") to remove certain real property and add certain real property to the Northpark Lane Community Improvement District (the "District") located in the City of Joplin, Missouri (the "City") is submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

At set forth herein, the entity signing this Petition in accordance with the Act (the "Petitioner") requests that the governing body of the City (the "City Council") hold a public hearing and approve and adopt the Petition as described herein and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Creation and Establishment of the District

The District was created and established, pursuant to the terms set forth in the Petition to Establish the Northpark Lane Community Improvement District (the "Original Petition") and in accordance with the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "Act"), by the City Council's approval and adoption of Ordinance Number 2014-090 (the "Ordinance"), on or about June 16, 2014. The District has, thereafter, continued in lawful existence and operation, without interruption, and the Original Petition has not been previously amended or modified. A copy of Ordinance Number 2014-090 is attached hereto as Exhibit B and incorporated herein by this reference.

B. Name of District

The name of the District is the Northpark Lane Community Improvement District and shall remain unchanged upon amendment by this Petition.

C. Legal Description

The District, as approved by the Ordinance, includes all of the real property set forth in the legal description in Exhibit C of the Petition (the "Existing Land") and, upon adoption of this Petition, will be amended to reflect the removal of certain real property from the District (the "Removed Land") as legally described in Exhibit D and the addition of certain property to the District as legally described in Exhibit E of the Petition (the "Added Property"). "District Land" as used in this Petition and as legally described in Exhibit F, shall mean, collectively, the Existing Land and the Added Property less and except the Removed Land.

D. Boundary Map

A map portraying the amended boundaries of the District is attached as Exhibit G to this Petition.

2. PETITIONER

Based on the tax records of Jasper County, Missouri as of the date of the filing of this Petition, Petitioner:

A. Collectively owns more than fifty percent (50%) by assessed value of the property to be added to the District by this Petition; and

B. Collectively represents more than fifty (50%) per capita of all owners of the property to be added to the District by this Petition.

3. FIVE YEAR PLAN

A. Purpose of the District

The purposes of the District as set forth in the Petition shall remain unchanged upon adoption of this Amended Petition.

B. Services and Improvements

The services and improvements as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

C. Budget

The budget of the District as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

D. Powers

The powers of the District as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall remain a political subdivision of the State of Missouri and shall not operate as a not-for-profit corporation. The District shall continue to have all of the powers granted to and or exercisable by a Community Improvement District according to the Act except to the extent its powers are expressly limited by the Original Petition or this Petition.

B. Board of Directors:

1. Number

The number of members on the District's Board of Directors as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

2. Qualifications

The qualification requirements in the Original Petition for the District's five (5) member Board of Directors as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

3. Terms

The process for the election and/or appointment of members of the Board of Directors shall be as set forth in the Original Petition.

4. Successor Directors

The terms of office of members of the Board of Directors shall remain unchanged upon adoption of this Petition.

5. Ex Officio City Representative

The ex officio city representative as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

5. REAL PROPERTY TAX

The District, following adoption of this Petition, shall have no power to submit a real property tax to the qualified voters for approval; as such, the maximum rate of real property taxes imposed by the District on District Property is zero consistent with the Original Petition.

6. SPECIAL ASSESSMENT

The District, following adoption of this Petition, shall have no power to impose a special assessment; as such, the maximum rate of special assessment imposed by the District on District Property is zero consistent with the Original Petition.

7. SALES TAX

The District, pursuant to its Resolution No. 2016-02, approved by mail-in ballot of the eligible voters of the District, imposed a sales tax in the amount of 1% that shall remain unchanged upon adoption of this Petition.

8. ASSESSED VALUE

As of the date of this Petition, the total assessed value of all of the real property to be added to the District pursuant to this Petition is $771,230.00 according to the records of the Jasper County Assessor's Office. The total assessed value of all of the real property to be included in the District, including the Added Property, upon adoption of this Petition is $9,799,310.

Address	Parcel I.D.	Assessed Value 2017
201 N. Northpark Ln	20300600000004001	1,207,640
Northpark Lane	20300600000004902	19,040
Northpark Lane	20300600000004903	27,200
S. Range Line Road	20300600000010000	5,908,220
137 N. Range Line Road	20300600000010002	218,720
101 N. Range Line Road	20300600000010003	96,420
JOP	20300600000010004*	1,040,550
JOP	20300600000010005*	510,290
JOP	20300600000001202	771,230
	Total	$9,799,310

*Note that a portion of each of these parcels is being removed from the District while a portion of each of these parcels will remain within the District. See Exhibit F and Exhibit G for further detail.

9. LIFE OF DISTRICT

The maximum length of time for the existence of the District shall be until the earlier of: (a) twenty (20) years following the effective date of the District Sales Tax (September 30, 2036); or (b) upon redemption or maturity of all District Obligations issued by the District to fund the District Project. The proposed length of time for the existence of the District as set forth above and in the Original Petition shall remain unchanged upon adoption of this Petition.

10. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority as set forth in the Original Petition.

11. FISCAL YEAR OF THE DISTRICT, REPORTING, ANNUAL BUDGET

The fiscal year, budget, annual meeting and reporting requirements of the District as set forth in the Original Petition shall remain unchanged upon adoption of this Petition.

12. REQUEST TO AMEND ESTABLISHED DISTRICT

By execution and submission of this Petition, Petitioner requests that the City Council hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.

By execution and submission of this Petition, Petitioner requests that the City Council amend the boundaries of the District as set out in this Petition.

The signature pages, attached hereto, are incorporated by reference as though fully set forth herein.

13. NOTICE TO PETITIONERS

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk of the City of Joplin.

14. BLIGHT DETERMINATION

This Petition does not include a request for a determination of blight for any real property within the District.

14. SEVERABILITY

If any provision of the Original Petition or this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of the Original Petition or this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition or the Original Petition invalid, inoperative or unenforceable to any extent whatsoever.

15. FINANCIAL INFORMATION

On or prior to the fifteenth (15) day of each month, the District shall use reasonable efforts to provide to the Finance Director of the City of Joplin: (1) a copy of the bank statement received from Arvest Bank for the account of the District for the previous month and (2) a copy of the statements received from the Missouri Department of Revenue detailing the amount of Local Option Sales and Use Taxes received by the District for the previous month. Notwithstanding the foregoing, in no event shall the District's failure to provide such statements be considered a default under any agreement between the District and the City. The District shall sign an Irrevocable Authorization and Consent to the Release of this financial and bank account information to the City of Joplin, on appropriate forms approved by the District's bank and the Missouri Department of Revenue, including but not limited to Form 4379. In the event that the above information is not timely provided to the City, the City shall have the right to

request the information from the District's bank and the Missouri Department of Revenue. Further, the District agrees to pay the City of Joplin a $2,500 annual administrative fee.

16. CONSENT OF THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT TO ADD PROPERTY TO AND REMOVE REAL PROPERTY FROM THE BOUNDARIES OF THE DISTRICT AS SET FORTH IN THIS PETITION

By signing below, the Chairman of the Board of Directors of the Northpark Lane Community Improvement District consents to the removal and addition of certain properties to the District pursuant to this Petition.

THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT
By and through its Chairman of the Board of Directors:

_____
Joan Ghani, Chairman

Together with the signator who has executed the attached signature page.

Signature Page for Petition to Remove and Add Real Property to the Northpark Lane Community Improvement District

The undersigned requests that the City Council of the City of Joplin, Missouri, add real property to the Northpark Lane Community Improvement District according to the preceding.

Name of Owner:	Northpark Mall/Joplin, LLC
Owner's Telephone Number:	423-855-0001
Owner's Mailing Address:	2030 Hamilton Place Boulevard Chattanooga, TN 37421-6000
Name of Signer:	Jeffery Curry
Basis of Legal Authority to Sign:	Chief Legal Officer of CBL Holdings I, Inc., the sole general partner of CBL & Associates Limited Partnership, the sole member and chief manager of the Owner
Signer's Telephone Number:	(423) 490-8642
Signer's Mailing Address:	2030 Hamilton Place Boulevard Chattanooga, TN 37421-6000

Entity Type: Delaware limited liability company

The map, parcel number and assessed value of the tract of real property to be added to the District owned: The Added Property will contain the following parcel:

Address	Parcel I.D.	Assessed Value (2017)	Map	Legal Description
JOP MALL 101 Range Line Rd, Bldg D, Joplin, MO 64801	20300600000001202	$771,230	See attached Exhibit G	See attached Exhibit E

The map, parcel number and assessed value of the tract of real property to be removed from the District owned: The Removed Land will contain a portion of the following parcels:

Address	Parcel I.D.	Assessed Value (2017)	Map	Legal Description
JOP MALL 101 Range Line Rd, Bldg D, Joplin, MO 64801	20300600000010005	$510,290	See attached Exhibit G	See attached Exhibit D
JOP MALL 101 Range Line Rd, Bldg D, Joplin, MO 64801	20300600000010004	$1,040,550	See attached Exhibit G	See attached Exhibit D

Signature Page for Petition to Remove and Add Certain Real Property to the Northpark Lane Community Improvement District

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

NORTHPARK MALL/JOPLIN, LLC,
a Delaware limited liability company

By: CBL & Associates Limited Partnership,
its sole member and chief manager

By: CBL Holdings I, Inc., its sole general partner

By: _____
Name: Jeffery Curry
Title: Chief Legal Officer

Date: _____ ___, 2018

STATE OF TENNESSEE)
) **SS.**
COUNTY OF HAMILTON)

On this ____ day of _____, 2018, before me personally appeared Jeffery Curry, the Chief Legal Officer of CBL Holdings I, Inc., the sole general partner of CBL & Associates Limited Partnership, the sole member and chief manager of Northpark Mall/Joplin, LLC**,** to me personally known to be the individual described in and who executed the foregoing instrument by authority of the members of Northpark Mall/Joplin, LLC**,** and acknowledged that she executed the same as the free act and deed of said Northpark Mall/Joplin, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:
_____

Signature Page for Petition to Remove and Add Certain Real Property to the Northpark Lane Community Improvement District

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

CBL AND ASSOCIATES MANAGEMENT, INC.,
a Delaware corporation

By: _____
Name: _____
Title: _____

Date: _____ ___, 2018

STATE OF TENNESSEE)
) **SS.**
COUNTY OF HAMILTON)

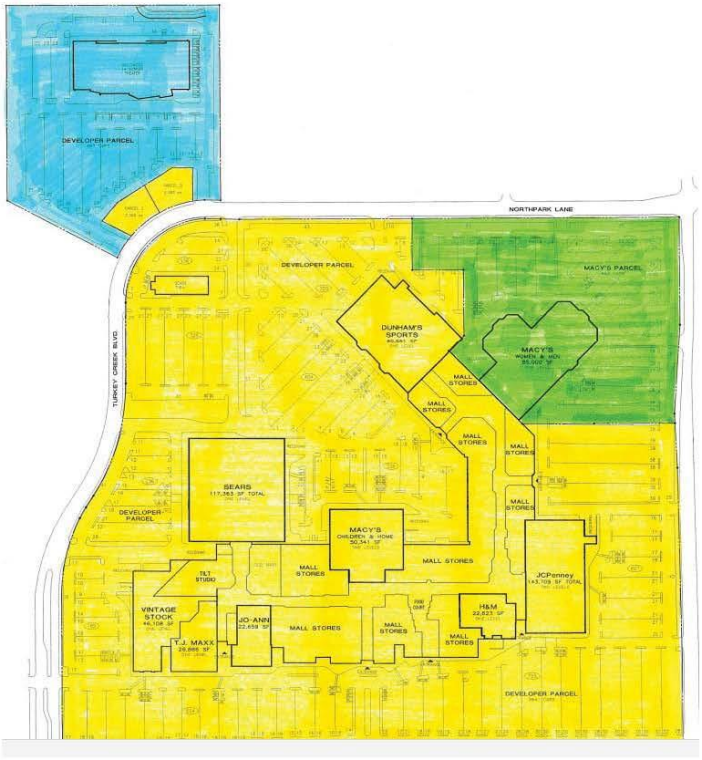
On this ____ day of _____, 2018, before me personally appeared _____, the _____ of CBL and Associates Management, Inc., to me personally known to be the individual described in and who executed the foregoing instrument by authority of the board of directors of said CBL and Associates Management, Inc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:
_____

MAP OF PROPERTY OWNERS



Owned by CBL & Associates Management, Inc.

Owned by others

Owned by Northpark Mall/Joplin, LLC.

EXHIBIT A

2014 PETITION TO ESTABLISH THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT B

ORDINANCE NUMBER 2014-090 ESTABLISHING THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT C

PRIOR DISTRICT LEGAL DESCRIPTION

THE NORTHPARK LANE COMMUNITY IMPROVEMENT DISTRICT

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 25, 2003.

TRACT 1 (FEE PARCEL)
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE SOUTH 89°35'00" WEST, 35.00 FEET; THENCE SOUTH 00°25'00" EAST, 1235.97 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THIRD STREET, FOR A POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 88°58'56" WEST, 142.99 FEET; THENCE SOUTH 88°43'42" WEST, 614.00 FEET; THENCE SOUTH 89°39'42" WEST, 500.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF US ROUTE 71 (RANGELINE ROAD); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°05'18" WEST, 541.61 FEET; THENCE LEAVING THE RIGHT-OF-WAY, SOUTH 89°43'43" EAST, 220.00 FEET; THENCE NORTH 00°05'18" WEST, 435.80 FEET; THENCE NORTH 89°43'43" WEST, 200.00 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY; THENCE NORTH 00°05'18" WEST, 277.18 FEET; THENCE NORTH 06°06'19" EAST, 182.39 FEET; THENCE NORTH 00°05'18" WEST, 563.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TURKEY CREEK BLVD.; THENCE NORTH 89°37'20" EAST, 654.91 FEET; THENCE 261.91 FEET ALONG A 565.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 77°09'34" EAST, 259.57 FEET; THENCE 40.49 FEET ALONG A 257.28 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 60°10'55" EAST, 40.45 FEET; THENCE SOUTH 57°13'46" EAST, 44.06 FEET; THENCE 380.49 FEET ALONG A 662.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 73°55'23" EAST, 375.11 FEET; THENCE NORTH 89°57'31" EAST, 262.06 FEET; THENCE 409.12 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 46°37'58" EAST, 371.09 FEET TO THE WEST RIGHT-OF-WAY OF NORTHPARK LANE; THENCE SOUTH 00°55'55" WEST, 51.85 FEET; THENCE SOUTH 00°27'17" WEST, 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°31'52" WEST, 660.58 FEET; THENCE SOUTH 00°11'34" EAST, 166.37 FEET; THENCE SOUTH 00°26'00" EAST, 272.78 FEET; THENCE SOUTH 45°25'05" EAST, 332.19 FEET; THENCE SOUTH 44°37'24" WEST, 331.97 FEET; THENCE SOUTH 00°25'00" EAST, 493.46 FEET TO THE POINT OF BEGINNING. CONTAINING 59.82 ACRES MORE OR LESS. BEARINGS BASE ON RECORD BEARING ALONG THE SECOND COURSE FROM THE POINT OF COMMENCEMENT. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING INC. DRAWING NUMBER JOP 100-814.

And also including the following described property:

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 5, 2003.

ALL OF LOTS 1, 2 AND 3 IN NORTHPARK HOLLYWOOD SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FORMERLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE NORTH 01°40'28" EAST, 226.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°22'40" WEST, 625.40 FEET; THENCE NORTH 03°00'28" EAST, 52.41 FEET; THENCE 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET; THENCE SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, NORTH 01°40'28" EAST, 226.58 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, NORTH 88°22'40" WEST, 625.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURKEY CREEK BOULEVARD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°00'28" EAST, 52.41 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE ALONG SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS. ALL LYING IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. CONDITIONS AND MONUMENTS AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER JOP 100-767.

EXHIBIT D
PARCELS TO BE REMOVED BY THE PETITION

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W½) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 79.40 FEET NORTH AND 35.00 FEET WEST OF A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 6;
THENCE NORTH 00°25'00" WEST, 493.48 FEET, ALONG THE CENTERLINE OF VACATED NORTHPARK LANE TO A (P.I.);
THENCE NORTH 44°36'26" EAST, 332.00 FEET TO A (P.I.);
THENCE SOUTH 45°23'34" EAST, 71.00 FEET TO A (P.I.);
THENCE NORTH 89°36'26" EAST, 212.11 FEET TO A (P.I.);
THENCE NORTH 00°29'14" WEST, 165.00 FEET TO A (P.I.);
THENCE NORTH 89°36'26" EAST, 165.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF PROPOSED NORTHPARK LANE;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°29'14" EAST, 861.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THIRD STREET;
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°35'56" WEST, 344.997 FEET TO A (P.I.);
THENCE NORTH 86°28'47" WEST, 288.686 FEET TO A (P.I.);
THENCE SOUTH 87°16'24" WEST, 30.036 FEET TO THE POINT OF BEGINNING, CONTAINING 10.81 ACRES MORE OR LESS, (INCLUDING A PORTION OF VACATED NORTHPARK LANE).

BASIS OF BEARINGS ASSUMED NORTH AZIMUTH.
(RANGE LINE ASSUMED DUE NORTH/SOUTH).

EXHIBIT E
PARCELS TO BE ADDED BY THE PETITION

TRACT 1:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN AXLE FOUND (IRON PIN RECORD) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 89°35'00" WEST 35.00 FEET, THENCE NORTH 00°11'00" WEST 166.59 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE TRACT, SAID POINT BEING ALSO THE POINT OF BEGINNING, THENCE NORTH 89°33'12" EAST 660.58 FEET TO THE NORTHEAST CORNER OF THE TRACT, THENCE SOUTH 00°29'14" EAST 560.15 FEET TO A POINT, THENCE SOUTH 89°36'26" WEST 165.00 FEET, THENCE SOUTH 00°29'14" EAST 165.00 FEET, THENCE SOUTH 89°36'26" WEST, 212.11 FEET, THENCE NORTH 45°23'34" WEST, 403.27 FEET TO THE CENTERLINE OF VACATED NORTH PARK LANE, THENCE ALONG SAID CENTERLINE, NORTH 00°25'00" WEST 272.77 FEET, THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 00°11'00" WEST 166.59 FEET TO THE POINT OF BEGINNING.

TRACT 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ACCESS TO AN FROM PUBLIC RIGHTS-OF-WAY, FOR PARKING FOR THE CIRCULATION OF VEHICLES, FOR ACCESS TO CERTAIN UTILITY FACILITIES TO AND AS DELINEATED AND DEFINE BY CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 18, 1985 IN BOOK 1303 AT PAGE 101, AS ASSIGNED TO METROPOLITAN LIFE INSURANCE COMPANY IN RECIPROCAL EASEMENT AGREEMENT, ASSIGNMENT AND ASSUMPTION AGREEMENT FILED MAY 22, 1990 AT 2:35 P.M. IN BOOK 1375 AT PAGE 356, AND AMENDMENT NO. 1 FILED NOVEMBER 12, 1996 AT 11:39 A.M. IN BOOK 1516 AT PAGE 2321, AS MODIFIED BY AFFIDAVIT FILED JANUARY 28, 2997 AT 2:41 P.M. IN BOOK 1522 AT PAGE 313 AND AS CORRECTED BY INSTRUMENT FILED JUNE 24, 1997 AT 8:01 A.M. IN BOOK 1533 AT PAGE 1585, AND METROPOLITAN AGREEMENT RELATING TO AMENDMENT NO. 1, FILED JUNE 24, 1997 AT 8:03 A.M. IN BOOK 1533 AT PAGE 1612, ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT FILED JULY 10, 1998 AT 12:57 P.M. IN BOOK 1568 AT PAGE 952, ASSIGNMENT FILED OCTOBER 20, 1998 AT 4:01 P.M. IN BOOK 1578 AT PAGE 1344, ASSIGNMENT FILED DECEMBER 31, 1998 AT 1:23 P.M. IN BOOK 1586 AT PAGE 211, AND ASSIGNMENT FILED DECEMBER 4, 2004 AT 3:34:15 P.M. IN BOOK 1897 AT PAGE 530.

EXHIBIT F
LEGAL DESCRIPTION OF DISTRICT UPON APPROVAL OF PETITION

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 25, 2003.

TRACT 1 (FEE PARCEL)
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE SOUTH 89°35'00" WEST, 35.00 FEET; THENCE SOUTH 00°25'00" EAST, 1235.97 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THIRD STREET, FOR A POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 86°58'56" WEST, 142.99 FEET; THENCE SOUTH 88°43'42" WEST, 614.00 FEET; THENCE SOUTH 89°39'42" WEST, 500.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF US ROUTE 71 (RANGELINE ROAD); THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°05'18" WEST, 541.61 FEET; THENCE LEAVING THE RIGHT-OF-WAY, SOUTH 89°43'43" EAST, 220.00 FEET; THENCE NORTH 00°05'18" WEST, 435.60 FEET; THENCE NORTH 89°43'43" WEST, 200.00 FEET TO THE AFOREMENTIONED RIGHT-OF-WAY; THENCE NORTH 00°05'18" WEST, 277.18 FEET; THENCE NORTH 06°06'19" EAST, 182.39 FEET; THENCE NORTH 00°06'18" WEST, 563.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TURKEY CREEK BLVD.; THENCE NORTH 89°37'20" EAST, 654.91 FEET; THENCE 261.91 FEET ALONG A 565.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 77°09'34" EAST, 259.57 FEET; THENCE 40.49 FEET ALONG A 257.28 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 60°10'55" EAST, 40.45 FEET; THENCE SOUTH 57°13'46" EAST, 44.06 FEET; THENCE 380.49 FEET ALONG A 652.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 73°55'23" EAST, 375.11 FEET; THENCE NORTH 89°57'31" EAST, 262.08 FEET; THENCE 409.12 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 46°37'58" EAST, 371.09 FEET TO THE WEST RIGHT-OF-WAY OF NORTHPARK LANE; THENCE SOUTH 00°55'55" WEST, 51.85 FEET; THENCE SOUTH 00°27'17" WEST, 60.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°31'52" WEST, 660.58 FEET; THENCE SOUTH 00°11'34" EAST, 166.37 FEET; THENCE SOUTH 00°25'00" EAST, 272.78 FEET; THENCE SOUTH 45°25'05" EAST, 332.19 FEET; THENCE SOUTH 44°37'24" WEST, 331.97 FEET; THENCE SOUTH 00°25'00" EAST, 493.46 FEET TO THE POINT OF BEGINNING. CONTAINING 59.82 ACRES MORE OR LESS. BEARINGS BASE ON RECORD BEARING ALONG THE SECOND COURSE FROM THE POINT OF COMMENCEMENT. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING INC. DRAWING NUMBER JOP 100-814.

And also including the following described property:

THE SAME TRACT AS DESCRIBED IN THE NEWTON COUNTY ABSTRACT & TITLE CO. TITLE COMMITMENT NUMBER 16978 WITH AN EFFECTIVE DATE OF AUGUST 5, 2003.

ALL OF LOTS 1, 2 AND 3 IN NORTHPARK HOLLYWOOD SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, FORMERLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE NORTH 01°40'28" EAST, 226.58 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°22'40" WEST, 625.40 FEET; THENCE NORTH 03°00'28" EAST, 52.41 FEET; THENCE 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET; THENCE SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE ALONG THE EAST LINE OF NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6, NORTH 01°40'28" EAST, 226.58 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, NORTH 88°22'40" WEST, 625.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF TURKEY CREEK BOULEVARD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 03°00'28" EAST, 52.41 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 353.39 FEET ALONG A 329.98 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31°25'27" WEST, 336.74 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 28°56'32" EAST, 400.08 FEET; THENCE SOUTH 88°22'39" EAST, 624.77 FEET TO THE EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE ALONG SAID EAST LINE OF THE NORTHWEST FRACTIONAL QUARTER, SOUTH 01°40'28" WEST, 690.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES MORE OR LESS. ALL LYING IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE. CONDITIONS AND MONUMENTS AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER JOP 100-767.

And also including the following described property:

TRACT 1:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W1/2) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN AXLE FOUND (IRON PIN RECORD) AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, THENCE SOUTH 89°35'00" WEST 35.00 FEET, THENCE NORTH 00°11'00" WEST 166.59 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE TRACT, SAID POINT BEING ALSO THE POINT OF BEGINNING, THENCE NORTH 89°33'12" EAST 660.58 FEET TO THE NORTHEAST CORNER OF THE TRACT, THENCE SOUTH 00°29'14" EAST 560.15 FEET TO A POINT, THENCE SOUTH 89°36'26" WEST 165.00 FEET, THENCE SOUTH 00°29'14" EAST 165.00 FEET, THENCE SOUTH 89°36'26" WEST, 212.11 FEET, THENCE NORTH 45°23'34" WEST, 403.27 FEET TO THE CENTERLINE OF VACATED NORTH PARK LANE, THENCE ALONG SAID CENTERLINE, NORTH 00°25'00" WEST 272.77 FEET, THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 00°11'00" WEST 166.59 FEET TO THE POINT OF BEGINNING.

TRACT 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ACCESS TO AN FROM PUBLIC RIGHTS-OF-WAY, FOR PARKING FOR THE CIRCULATION OF VEHICLES, FOR ACCESS TO CERTAIN UTILITY FACILITIES TO AND AS DELINEATED AND DEFINE BY CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 18, 1985 IN BOOK 1303 AT PAGE 101, AS ASSIGNED TO METROPOLITAN LIFE INSURANCE COMPANY IN RECIPROCAL EASEMENT AGREEMENT, ASSIGNMENT AND ASSUMPTION AGREEMENT FILED MAY 22, 1990 AT 2:35 P.M. IN BOOK 1375 AT PAGE 356, AND AMENDMENT NO. 1 FILED NOVEMBER 12, 1996 AT 11:39 A.M. IN BOOK 1516 AT PAGE 2321, AS MODIFIED BY AFFIDAVIT FILED JANUARY 28, 2997 AT 2:41 P.M. IN BOOK 1522 AT PAGE 313 AND AS CORRECTED BY INSTRUMENT FILED JUNE 24, 1997 AT 8:01 A.M. IN BOOK 1533 AT PAGE 1585, AND METROPOLITAN AGREEMENT RELATING TO AMENDMENT NO. 1, FILED JUNE 24, 1997 AT 8:03 A.M. IN BOOK 1533 AT PAGE 1612, ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT FILED JULY 10, 1998 AT 12:57 P.M. IN BOOK 1568 AT PAGE 952, ASSIGNMENT FILED OCTOBER 20, 1998 AT 4:01 P.M. IN BOOK 1578 AT PAGE 1344, ASSIGNMENT FILED DECEMBER 31, 1998 AT 1:23 P.M. IN BOOK 1586 AT PAGE 211, AND ASSIGNMENT FILED DECEMBER 4, 2004 AT 3:34:15 P.M. IN BOOK 1897 AT PAGE 530.

Less and except the following described property:

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF (W½) OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 32 WEST, JOPLIN, JASPER COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 79.40 FEET NORTH AND 35.00 FEET WEST OF A STONE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SAID SECTION 6;

THENCE NORTH 00°25'00" WEST, 493.48 FEET, ALONG THE CENTERLINE OF VACATED NORTHPARK LANE TO A (P.I.);

THENCE NORTH 44°36'26" EAST, 332.00 FEET TO A (P.I.);

THENCE SOUTH 45°23'34" EAST, 71.00 FEET TO A (P.I.);

THENCE NORTH 89°36'26" EAST, 212.11 FEET TO A (P.I.);

THENCE NORTH 00°29'14" WEST, 165.00 FEET TO A (P.I.);

THENCE NORTH 89°36'26" EAST, 165.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF PROPOSED NORTHPARK LANE;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°29'14" EAST, 861.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF THIRD STREET;

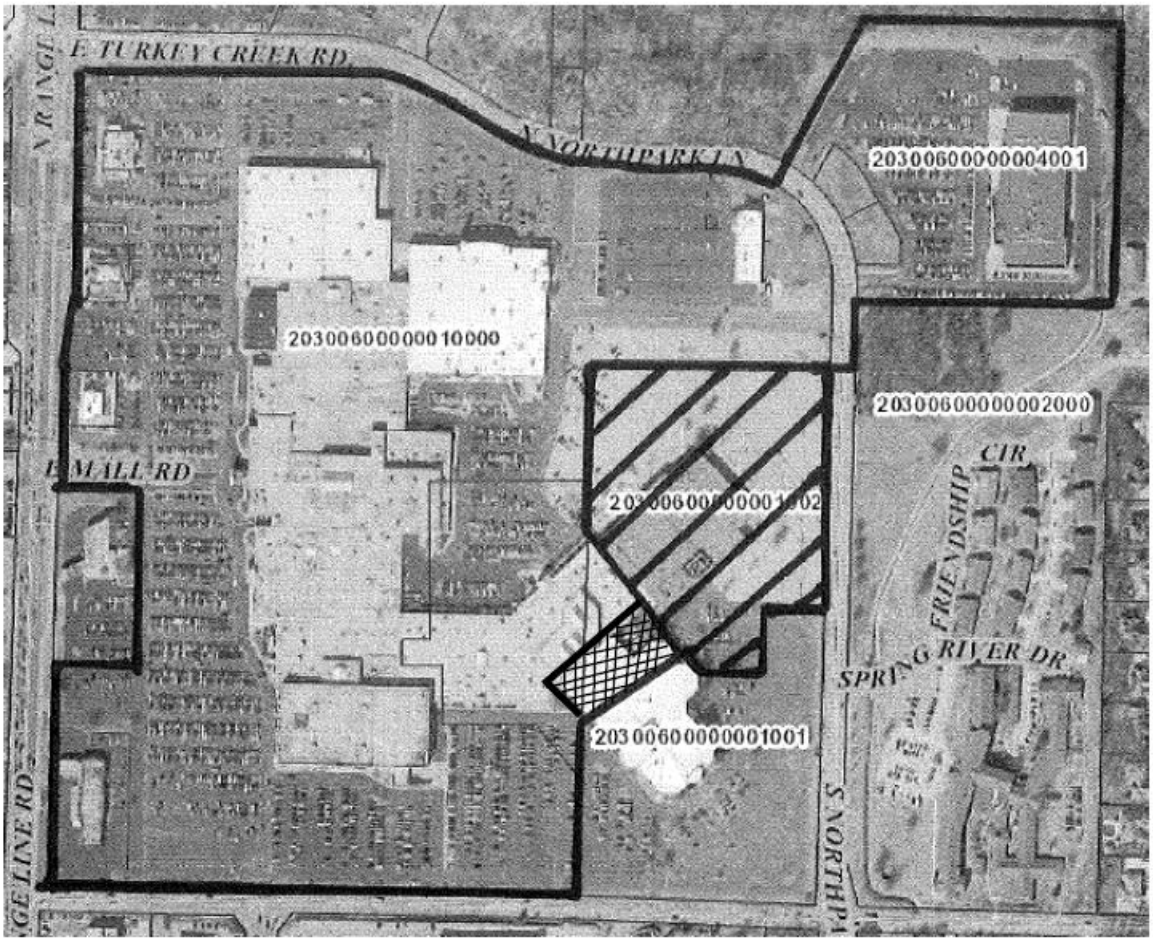
THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 89°35'56" WEST, 344.997 FEET TO A (P.I.);

THENCE NORTH 86°28'47" WEST, 288.686 FEET TO A (P.I.);

THENCE SOUTH 87°16'24" WEST, 30.036 FEET TO THE POINT OF BEGINNING, CONTAINING 10.81 ACRES MORE OR LESS, (INCLUDING A PORTION OF VACATED NORTHPARK LANE).

BASIS OF BEARINGS ASSUMED NORTH AZIMUTH.
(RANGE LINE ASSUMED DUE NORTH/SOUTH).

EXHIBIT G



Existing Northpark Lane Community Improvement District, approved by Ordinance Number 2014-090

Property to be added to the District pursuant to the Amended Petition

Property to be removed to the District pursuant to the Amended Petition

COUNCIL BILL NO. 2018-510 **ORDINANCE NO.**

AN ORDINANCE approving a Petition to add real property to and remove real property from the Northpark Lane Community Improvement District.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting the addition of real property to and removal of real property from a Community Improvement District, to adopt an ordinance approving the addition of real property to and removal of real property from a Community Improvement District; and

WHEREAS, the City of Joplin, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the Northpark Lane Community Improvement District (the "District") was established pursuant to Joplin City Ordinance No. 2014-90 on or about June 16, 2014 ("2014 Ordinance"), a copy of which is included as Exhibit B to the 2018 Petition, as hereinafter defined; and

WHEREAS, on May 30, 2018, property owners within the District, collectively owning one hundred percent (100%) by assessed value of the real property and one hundred percent (100%) per capita of all owners of real property within the District filed with the City Clerk a petition for the addition of real property to and removal of real property from the District pursuant to the CID Act (the "2018 Petition"), said 2018 Petition recites the following facts:

(a) That the Petitioners are requesting the City Council to amend the boundaries of the District;

(b) The amended legal description of the District, including a map illustrating the updated district boundaries;

(c) A five-year plan stating that the District's Five-Year Plan included in the May 2014 petition (the "2014 Petition"), a copy of which is included as Exhibit A to the 2018 Petition, to establish the District, remain unchanged by the 2018 Petition;

(d) A notice that the signatures of the signers may not be withdrawn later than seven (7) days after the 2018 Petition is filed with the City Clerk;

(e) A statement that the District will remain a political subdivision governed by a five (5) member board appointed by the Mayor with the consent of the City Council;

(f) The total assessed value of all real property within the District;

(g) That the Petitioners are not seeking a determination that the District, or any legally described portion thereof, is a blighted area;

(h) The length of time for the existence of the District remains unchanged from the 2014 Ordinance and 2014 Petition;

(i) The method of financing for the District projects and services by implementation of a District Sales Tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, at a rate not to exceed one percent (1%), upon an affirmative vote of the qualified voters of the District and in accordance with the CID Act remains unchanged from the 2014 Ordinance and 2014 Petition;

(j) That the District, pursuant to its Resolution No. 2016-02, will continue to impose a sales tax in the amount of 1%, which amount shall remain unchanged upon adoption of this Ordinance;

(k) That the District will continue to have no power to submit a real property tax to the qualified voters for approval;

(l) That the District will continue to have no power to submit a special assessment to the qualified voters for approval;

(m) That the District will submit certain financial information of the District to the City as provided in the 2018 Petition;

(n) That the District will make an annual payment of a $2,500 as an administrative payment to the City;

(o) The consent of the District to add property to and remove real property from the boundaries of the District;

(p) The limitations, if any, on the borrowing capacity of the District, the limitations, if any, on the revenue generated by the District, and any other limitations on the powers of the District remain unchanged from the 2014 Petition; and

WHEREAS, the City Clerk verified that the 2018 Petition substantially complies with the CID Act, submitted the verified 2018 Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven (7) days after the Petition was filed with the City Clerk; and

WHEREAS, all the real property included in the District is entirely located within the City of Joplin; and

WHEREAS, on June 18, 2018, the City Council held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak; and

WHEREAS, the City Council having considered the evidence and testimony given at the public hearing, desires to approve the 2018 Petition and amend the boundaries of the District to reflect the additions of real property to and removal of real property from the District and make such other findings as necessary.

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

Section 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the 2018 Petition.

Section 2. The City Clerk has verified the 2018 Petition substantially complies with all submission requirements of the CID Act.

Section 3. The amendment to the boundaries of the District to reflect the addition of real property to and removal of real property from the District is hereby approved, as provided in the 2018 Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The District includes the contiguous tracts of real estate as described and shown in the attached 2018 Petition.

Section 4. As set forth in the 2014 Petition, the District shall continue to be governed by a board of directors consisting of five (5) members, appointed by the Mayor with the consent of the City Council in accordance with Section 67.1451.5 of the CID Act.

Section 5. The District's Board of Directors shall have the authority to impose a sales tax as set forth in the 2014 Petition and in conformance with the CID Act.

Section 6. The District shall have and possess without limitation such powers authorized under the CID Act and as set forth or otherwise limited in the 2014 Petition.

Section 7. Pursuant to the 2014 Ordinance, the maximum length of time for the existence of the District shall continue to be be until the earlier of: (a) twenty (20) years following the effective date of the District Sales Tax; or (b) upon redemption or maturity of all District Obligations issued by the District to fund the District Project and the District Services.

Section 8. The City Manager, City Clerk and any other appropriate City officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.

Section 9. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section

and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 10. This Ordinance shall become effective immediately upon approval by the City Council and execution of the Ordinance by the Mayor.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2018.

_____
Gary L. Shaw, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

City of Joplin

City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: JUNE 4, 2018

COUNCIL BILL 2018-510
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: NORTHPARK MALL COMMUNITY IMPROVEMENT DISTRICT PETITION TO ADD REAL PROPERTY TO AND REMOVE REAL PROPERTY FROM THE NORTHPARK CID , EXHIBIT A

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

INTRODUCTION:
This Council Bill approves a petition amending the boundaries of the Northpark Lane Community Improvement District (District), including the removal of certain real property from and addition of certain real property to the District.

DISCUSSION:
The Northpark Mall owners submitted a petition to the City to amend the boundaries of the District which was formed pursuant to City Ordinance 2014-90. The 2018 petition provides for the removal of certain real property from and the addition of certain real property to the District. Specifically, the 2018 petition adds the Dunham's Sports parcel to the District and clarifies that no part of the Macy's Men's and Women's store is within the District.

The petition proposes to continue to collect a 1% sales tax within the district to fund the improvements listed in the petition. The improvements will be as provided in the 2014 petition which established the District. The CID will issue bonds in order to make the reimburse the Northpark Mall owners for improvements that have been completed to date and to pay for the improvements which remain to be completed. The bonds will not be an obligation of the City of Joplin.

This District will remain a separate political subdivision governed by a Board of Directors, appointed by the Mayor, with the consent of the City Council.

The District will provide certain financial information to the City as required by the 2018 petition and will pay the City an annual administrative fee of $2,500.

The Mall is a vital economic driver in our community and it is important to support the requested enhancements for the benefit of the public. These improvements are needed to enhance the competitiveness of the mall.

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

Case 016-18: 721 S. St. Louis – A request for a Site Plan Review for a vehicle repair shop – 360 Auto Service.

Shane Pennel, 721 S. St. Louis, Joplin, MO. We are an automotive repair business and we are wanting to build across the street at 721 S. St. Louis. There will be a 12-bay shop, nice waiting room, bathrooms, and break room. It will improve the area.

Mr. Duncan asked if there was anyone else to speak in favor of this plan?

Wayne Stevenson, Anderson Engineering, 811 E. 3rd Street, Joplin, MO. He stated he was there if there were any questions and he was working with Shane on the project.

Mr. Duncan asked if there was anyone to speak against this plan? There were not.

MR. CORTZ MOVED, SECONDED BY MR. RAMSOUR, THAT CASE 016-18, BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MR. DUNCAN, MR. CORTEZ, MR. RAMSOUR, MRS. KOELKEBECK, MRS. STEELE, AND MRS. BRUCKNER-SEARS VOTING "AYE". (6 IN FAVOR, 0 NAYS, 1 ABSENT).

360 AUTO EXPRESS

SOUTH SAINT LOUIS
JOPLIN, MISSOURI 64801

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	DEMOLITION PLAN
C1.3	SITE LAYOUT
C1.4	GRADING PLAN / STORMWATER PLAN
C1.5	UTILITY PLAN
C1.6	LANDSCAPE PLAN
C1.7	DETAILS
S1.0	FOUNDATION PLAN
S1.1	FOUNDATION PLAN

OWNER:

360 AUTO SERVICE
SHANE PENNEL
SOUTH SAINT LOUIS STREET
JOPLIN, MISSOURI 64801

ENGINEER:

ANDERSON ENGINEERING, INC.
811 E. THIRD STREET
JOPLIN, MO 64801
P: (417) 782-7399

PROJECT INFORMATION:

PROPOSED USED: AUTOMOBILE CARE & SERVICE CENTER
MAX NO. EMPLOYEES: 8 PERSON
MAX WAITING ROOM SEATING CAPACITY: 15
PARKING SPACES REQUIRED: 23
PARKING SPACES PROVIDED: 27 + ADA

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GENERAL NOTES

1. THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THIS SITE.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE PROJECT DOCUMENTS & PER THE CITY OF JOPLIN STANDARDS & SPECIFICATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
4. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY, STATE AND COUNTY PRIOR TO EXCAVATION WITHIN ANY RIGHT-OF-WAY, AND PRIOR TO ANY CONSTRUCTION.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO BE LIABLE FOR DAMAGE AND CONSEQUENT REPAIR TO SUCH IN THE COURSE OF HIS OPERATIONS.
6. THE CONTRACTOR AND/OR BUILDER WILL KEEP THE SUBDIVISION NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ALL CITY STREETS ADJACENT TO THE DEVELOPMENT SHALL BE KEPT CLEAR OF MUD, ROCK, DIRT, DEBRIS, PAPER AND WASTE MATERIAL AT ALL TIMES. THE PROPER AMOUNT OF INSPECTION SHALL BE CALLED FOR AT THEIR PROPER TIMES, OR ANY AND ALL WORK MAY BE REJECTED.
7. IF ANY WORK OR ACCESS TO ANY ADJOINING PROPERTY IS DONE, IT IS THE FULL RESPONSIBILITY OF THE APPLICANT/OWNER TO OBTAIN PROPER RELEASES FROM ADJOINING PROPERTY OWNERS AND ASSUME ALL LIABILITY FOR ACTION TAKEN DURING ALL CONSTRUCTION.
8. ALL DISTURBED AREAS ARE TO BE RE-SEEDED IN ACCORDANCE WITH THE APPROVED PLANS.
9. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK AND DRIVEWAYS.
10. THE CONTRACTOR SHALL HAVE ON SITE A SET OF PLANS. THE CONTRACTOR SHALL HAVE ON THE PROJECT AT ALL TIMES, AS HIS AGENT, A COMPETENT SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS, THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, AND WHO SHALL RECEIVE INSTRUCTIONS FROM THE ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
11. ALL TRENCHES, WHICH LIE UNDER PROPOSED PAVEMENT OR LIE WITHIN TWO FEET OF THE BACK OF CURB SHALL BE BACKFILLED TO PAVEMENT SUBGRADE WITH COMPACTED GRANULAR MATERIAL.
12. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTENANCES SHALL NOT ENCROACH ON SIDEWALKS, CURBS OR PAVEMENT. WHERE CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO PROCEEDING.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY NEW SINKHOLES, MINE FEATURES OR OTHER GEOLOGIC ANOMALIES DISCOVERED DURING CONSTRUCTION.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
15. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
16. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
18. COORDINATION BETWEEN ALL PARTIES IS AN ESSENTIAL PART OF THE CONTRACT.

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EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
811 E. THIRD STREET • JOPLIN, MISSOURI 64801 • PHONE (417) 782-7399
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION • LC 62

REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	DRAWN BY: JOSHUA OATHOUT
				CHECK BY: WAYNE STEPHENSON
				LICENSE NO. PE-2012018139
				DATE: FEBRUARY 26, 2018
				FIELD BOOK:
				JOB NUMBER: 18JO10010

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SHANE PENNEL
360 AUTO EXPRESS

COVER PAGE

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI — WAYNE A. STEPHENSON — NUMBER PE-2012018139 — 2-26-18

DRAWING NO. JOP 100-4780

SHEET NUMBER C1.0

DEMOLITION KEY NOTES:

1. REMOVE EXISTING GRAVEL/PAVEMENT. COORDINATE WITH NEIGHBOR. REFER TO GRADING PLAN FOR NEW ELEVATIONS.
2. REMOVE EXISTING ASPHALT CURB. COORDINATE WITH NEIGHBOR.
3. REMOVE EXISTING TREES / SHRUBS ON NORTHERN PORTION OF SITE (LOT 98-100)
4. CLEAN UP GRAVEL EDGE OF ALLEY AND PREPARE FOR ASPHALT
5. CONTRACTOR TO VERIFY LOCATION OF SEWER MANHOLE AND MAIN PRIOR TO CONSTRUCTION. VERIFY SEWER HAS ADEQUATE DEPTH FOR SEWER LATERAL CONNECTIONS.
6. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER METERS. VERIFY METERS ARE FUNCTIONAL AND ABLE TO SERVE NEW BUILDING. CONTRACTOR RESPONSIBLE FOR WATER MAIN TAPS, NEW METERS, VAULTS, ETC FOR NEW BUILDING IF NOT IN WORKING ORDER.
7. CONTRACTOR TO VERIFY LOCATION OF EXISTING GAS MAIN. VERIFY GAS MAIN IS ADEQUATE FOR SERVICE TO NEW BUILDING. CONTRACTOR RESPONSIBLE FOR ALL GAS TAP FEES, METERS, PIPING, ETC TO BUILDING.
8. CAUTION: OVERHEAD ELECTRIC

LEGEND

- SEWER MANHOLE
- WATER METER
- POWERPOLE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- UNDERGROUND ELECTRIC
- FENCE LINE

CAUTION:
SOME UTILITIES WERE NOT PROVIDED WITH THE SURVEY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING LOCATIONS OF ALL EXISTING UTILITY SERVICES SERVING EXISTING BUILDING. CONTRACTOR RESPONSIBLE FOR THE COMPLETE REMOVAL OF ALL EXISTING UTILITY SERVICES TO THE EXISTING BUILDING. COORDINATE REMOVAL WITH UTILITY COMPANIES.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST. VOIDS SHALL BE FILLED IN ACCORDANCE WITH THE "EARTHWORK NOTES" ON THIS PLAN SHEET.
4. TREE REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF ALL TREES AS SPECIFIED BY THE PLAN, INCLUDING ALL STUMPS AND ROOTS WITH THE FOLLOWING EXCEPTION: EXISTING (HEALTHY) TREES (ALONG THE SITE PERIMETER) THAT ARE SIX INCHES OR GREATER IN DIAMETER AT BREAST HEIGHT (DBH) SHALL BE PRESERVED AND INCORPORATED INTO THE LANDSCAPING. IF REMOVAL OF SAID TREES IS DEEMED NECESSARY BY THE CONTRACTOR, THE CONTRACTOR SHALL OFFER WRITTEN NOTIFICATION TEN BUSINESS DAYS PRIOR TO DEMOLITION TO THE ENGINEER. WRITTEN APPROVAL MUST BE OBTAINED PRIOR TO REMOVAL OF SAID TREES. (INDICATE ALL TREES ON THE SITE OR AS INDICATED IN THE PLAN SET.)
5. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ALL ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE FAMILIAR WITH THE APPROPRIATE SPECIFICATIONS FOR WELL ABANDONMENT, MATERIALS, PROCEDURES AND ACCESS TO EQUIPMENT REQUIRED TO PROPERLY SEAL WELLS (IF ANY). THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN, COMPLETE, AND FILE THE APPROPRIATE FORMS THROUGH THE LOCAL JURISDICTION AND/OR THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HRS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
10. THE CONTRACTOR SHALL PERFORM A FULL-DEPTH SAW-CUT ALONG THE PERIMETER OF PAVEMENT REMOVAL THAT ABUTS EXISTING PAVEMENT THAT IS TO REMAIN.
11. ANY DAMAGE SUSTAINED BY ITEMS THAT ARE TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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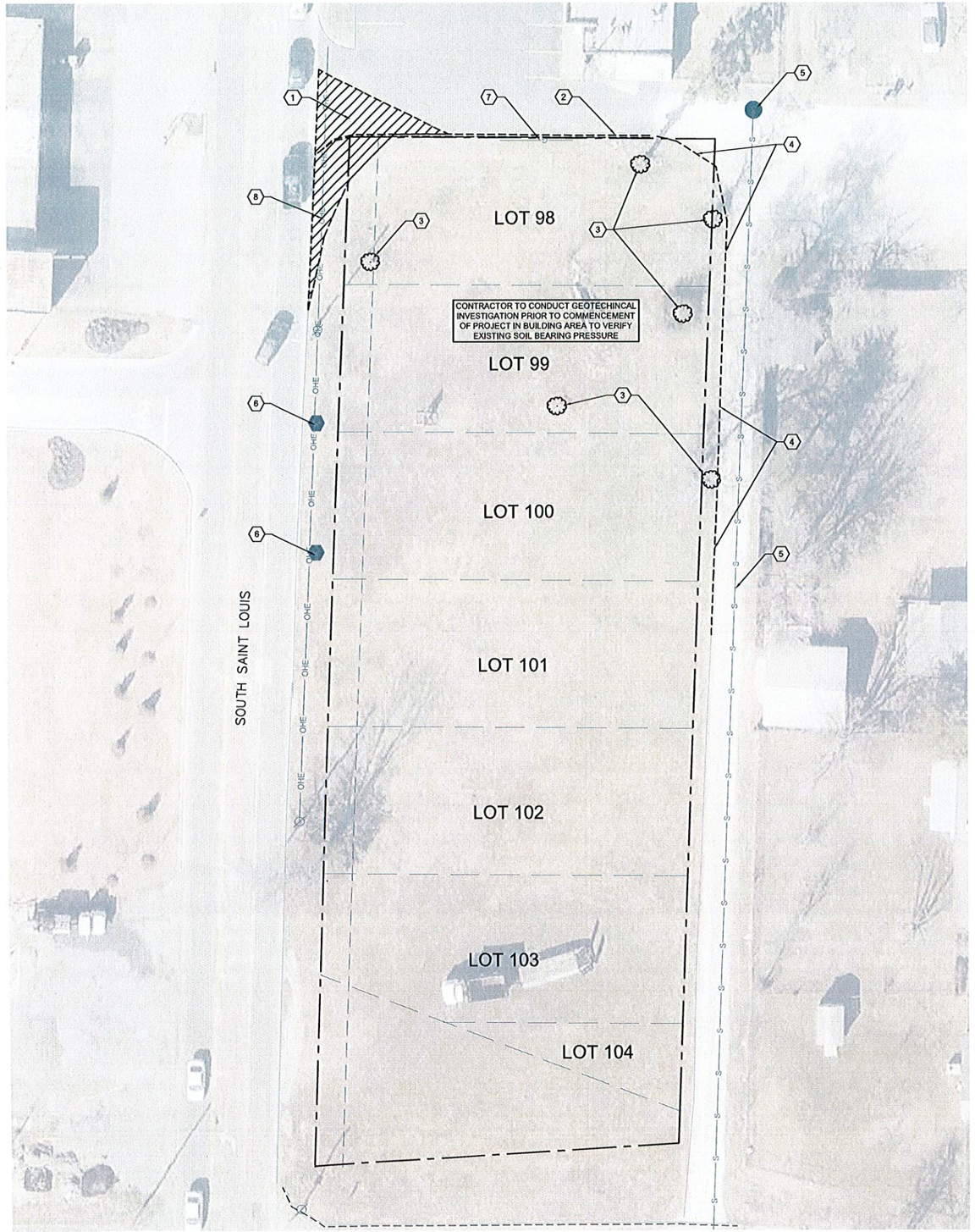
CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

EXISTING UTILITY NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES AND LOCATIONS. IF EXISTING UTILITIES ARE FOUND TO BE IN GOOD WORKING ORDER AND MEET BUILDING DEMANDS CONTRACTOR CAN UTILIZE EXISTING UTILITY. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH APPLICABLE SERVICE PROVIDER. PRIOR TO CONSTRUCTION, TO ENSURE SERVICE TO THE NEW BUILDING IS ADEQUATE.



1 C1.2 **DEMOLITION PLAN**
SCALE: 1" = 20'-0"

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A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION - LC 62

REVISIONS		
NO.	DESCRIPTION	DATE	BY

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DRAWING INFO.

DRAWN BY:	JOSHUA OATHOUT
CHECK BY:	WAYNE STEPHENSON
LICENSE NO.	PE-2012018139
DATE:	FEBRUARY 28, 2018
FIELD BOOK:	
JOB NUMBER:	18J010010

SHANE PENNEL
360 AUTO EXPRESS

DEMOLITION PLAN

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI WAYNE A. STEPHENSON NUMBER PE-2012018139 PROFESSIONAL ENGINEER 2-28-18

DRAWING NO. JOP 100-4780
SHEET NUMBER C1.2

PAINT LEGEND

BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST. 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300.
STRIPING AND HANDICAP STRIPING	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP PARKING "SYMBOLS" ONLY	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

PAVEMENT MARKING KEY:

SYSL/4" - SINGLE YELLOW SOLID LINE, 4" WIDE

SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	TRASH PAD
	AREAS OF SOD

GENERAL NOTES:

A. ALL SITE DIMENSIONS TO THE FACE OF CURB, STRIPPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.

B. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.

B. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

C. REFER TO STRUCTURAL PLANS FOR DEVELOPMENT OF SIDEWALKS ADJACENT TO FOUNDATIONS.

D. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

E. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.

F. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.

SITE EXCAVATION REQUIREMENTS:

1. A GEOTECHNICAL ANALYSIS SHOULD BE PERFORMED PRIOR TO THE START OF CONSTRUCTION TO VERIFY SOIL BEARING PRESSURE AND GENERAL SOIL CHARACTERISTICS.
2. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
3. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

GENERAL NOTES:

A. REFER TO PROJECT MANUAL AND/OR OTHER SITE RELATED DRAWINGS FOR ADDITIONAL REQUIREMENTS.
B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

GENERAL NOTE:
CONTRACTOR(S) SELECTED BY THE DEVELOPER/OWNER TO CONSTRUCT ANY PUBLIC/PRIVATE SANITARY SEWER, STORM SEWER AND WATER MAIN TAP OR EXTENSIONS, SHALL CONTACT THE CITY, OR GOVERNING AUTHORITY, AND REQUEST A PRE-CONSTRUCTION MEETING. THIS MEETING SHALL OCCUR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE MEETING WILL INCLUDE, BUT NOT BE LIMITED TO, ESTABLISHING CONTACT NAMES AND NUMBERS FOR PERSONS RESPONSIBLE FOR PERFORMING THE WORK, WORK SCHEDULES, SHOP DRAWING REQUIREMENTS, BONDS AND INSURANCE REQUIREMENTS, AND TESTING AND INSPECTION PROTOCOLS.

LEGEND

- SEWER MANHOLE
- WATER METER
- CROSSING CONTROLLER
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- UNDERGROUND ELECTRIC
- FENCE LINE

KEY NOTES:

1. STANDARD DUTY ASPHALT PAVING REFER TO DETAILS.
   ALTERNATE: PROVIDE BID FOR STANDARD DUTY CONCRETE PAVING IN ALL STANDARD DUTY ASPHALT PAVING AREAS.
2. HEAVY DUTY ASPHALT PAVING REFER TO DETAILS.
   ALTERNATE: PROVIDE BID FOR HEAVY DUTY CONCRETE PAVING IN ALL HEAVY DUTY ASPHALT PAVING AREAS.
3. HANDICAP PARKING SIGN: REFER TO DETAILS.
4. HANDICAP PARKING SYMBOL: REFER TO DETAILS.
5. HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
6. LIMITS OF NEW PAVING: MATCH EXISTING PER CITY AND OR STATE STANDARDS. CONCRETE DRIVE.
7. REMOVE PAVEMENT AND REPLACE AS NEEDED TO MAKE GRADING PLAN WORK. FIELD ADJUST.
8. PARKING LOT STRIPING: SYSL/4" (TYP.)
9. TRASH PAD CONCRETE PAVING. PAD MUST BE A MINIMUM SIZE OF 20' X 12', NO PARKING STRIPING.
10. CONCRETE CURB. REFER TO DETAILS.
11. TRASH ENCLOSURE. REFER TO DETAILS.
12. MATCH GRAVEL ALLEY FLUSH. ENSURE GRAVEL IS ADEQUATELY COMPACTED.
13. GRAVEL RIP-RAP PAD OR EROSION CONTROL MAT.
14. CONCRETE STOP. (TYP) - 2'-0" FROM BUILDING (DOWELED INTO PLACE)
15. ROLL DOWN CURB 3:1 SLOPE

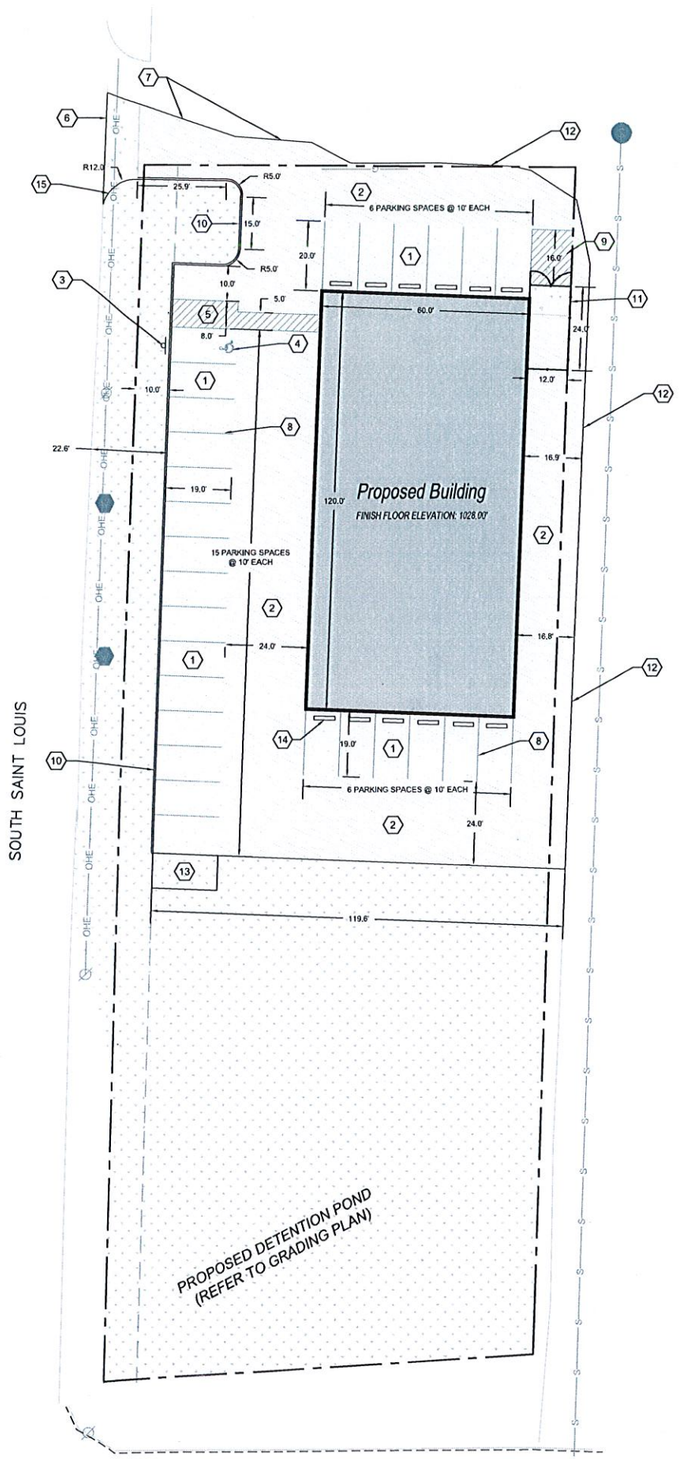
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

CAUTION:
PRIOR TO STARTING ANY WORK CONTRACTOR TO LOCATE EXISTING UTILITIES AND POT HOLE TO DETERMINE DEPTHS AT ALL UTILITY CROSSINGS. CONTRACTOR TO CONTACT ENGINEER OF ANY CONFLICTS WITH PROPOSED WORK.



1 C1.3 **SITE PLAN**
SCALE: 1" = 20'-0"

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REVISIONS

NO.	DESCRIPTION	BY	DATE

DRAWING INFO.

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DATE:	FEBRUARY 28, 2018
FIELD BOOK:	
JOB NUMBER:	18JOT0010

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SHANE PENNEL
360 AUTO EXPRESS

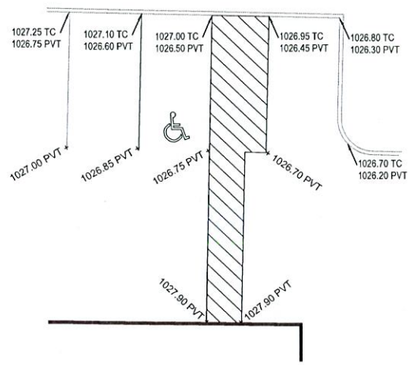
SITE PLAN

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI
WAYNE A. STEPHENSON
NUMBER PE-2010018139
PROFESSIONAL ENGINEER
2-28-18

DRAWING NO.
JOP 100-4780

SHEET NUMBER
C1.3



NOTE:
1. TRUNCATED DOMES AS DETECTABLE WARNINGS AS PER 'AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES' (ADAAG).
2. NO CROSS SLOPES GREATER THAN 2%
3. CURB RAMP LANDING SHALL HAVE MINOR SLOPE TOWARDS ROADWAY TO ALLOW FOR ADEQUATE DRAINAGE.
4. ALL RAMPS SHALL BE COMPLIANT WITH ADA STANDARDS AND REGULATIONS.

2 / C1.4 HANDICAP PARKING AREA
SCALE: 1"=10'

SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.

1217	EXISTING GRADE LINES	× 1027.0 PVT	NEW SPOT ELEVATIONS
1217	PROPOSED NEW GRADE LINES		LIST / ABBREVIATION: GRADE NONE; SIDEWALK SW; TOP OF WALL TW; TOP OF CURB TC; TOP OF PAVEMENT PVT; NEW GRADE GD; CONCRETE CONC; EXISTING TOP OF CURB ETC; EXISTING GRADE EGD; EXISTING PAVEMENT EPVT; EXISTING SIDEWALK ESW; FLOW LINE FL; TOP OF BERM TOP
	NEW BUILDING CONSTRUCTION		
	PROPERTY BOUNDARY		
			TEMPORARY BENCHMARK
			GUIDEWIRE ELEVATION = 1016.03'

STAGES OF CONSTRUCTION:

1. CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS.
2. INSTALLATION OF EROSION CONTROL MEASURES.
3. INSTALLATION OF ALL STORMWATER DRAINAGE IMPROVEMENTS.
4. CONSTRUCTION OF IMPROVEMENTS
5. FINAL GRADING.
6. PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
7. REMOVAL OF EROSION CONTROL MEASURES.

KEY NOTES:

* *CONTRACTOR TO ENSURE SEDIMENT STAYS ON-SITE. PROVIDE ADDITIONAL MEASURES AS NECESSARY, TO PREVENT OFF-SITE TRACKING AND SEDIMENT DISPOSITION. REPAIR & REPLACE AS NEEDED THROUGHOUT CONSTRUCTION.*

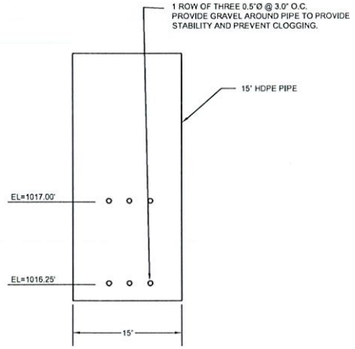
* *CONTRACTOR TO PROVIDE CONSTRUCTION EGRESS ON EITHER ACCESS TO SITE. COORDINATE WITH CITY AND OWNER.*

(E1) *INSTALL 12" COMPOST FILTER SOCKS OR APPROVED EQUAL. SEE DETAILS*

(E2) *INSTALL INLET PROTECTION: SANDBAGS OR APPROVED EQUAL - REMOVE ONCE VEGETATION IS ESTABLISHED*

LEGEND

- SEWER MANHOLE
- WATER METER
- CROSSING CONTROLLER
- PROPERTY LINE
- SANITARY SEWER — SS —
- STORM SEWER
- TELEPHONE LINE — TEL —
- GAS LINE — G —
- WATER LINE — W —
- ELECTRIC LINE — OHE —
- UNDERGROUND ELECTRIC — UE —
- FENCE LINE — x — x —



WATER QUALITY HOLES

FINAL STORM WATER RUNOFF SUMMARY:

TOTAL PROPERTY AREA= 0.99 ACRES
TOTAL DISTURBED AREA = 0.99 ACRES < 1.0 ACRES THEREFORE A NOI IS NOT REQUIRED.

WATER QUALITY VOLUME:
½ INCH OVER IMPERVIOUS AREA
IMPERVIOUS AREA: 9,144 SQUARE FEET
23680X.5/12*1.25 = 1,233 CUBIC FEET

1" RAINFALL (WHOLE AREA)
PRE SITE VOLUME = 0 CUBIC FEET
POST SITE VOLUME = 705 CUBIC FEET
705*1.25 = 882 CUBIC FEET

PRE-DEVELOPED TO DISCHARGE POINT
PERVIOUS AREA:
GRASS = 1.21 ACRES (CN = 61)

PRE-DEVELOPED TO DISCHARGE POINT
CN = [1.21*61)/1.21
CN = 61

POST-DEVELOPED TO DISCHARGE POINT
PERVIOUS AREA:
ON-SITE GRASS = 0.43 ACRES (CN = 61)
IMPERVIOUS AREA:
ON-SITE PARKING AREA & BUILDING = 0.78 ACRES (CN = 98)

POST-DEVELOPED TO DISCHARGE POINT
CN = [(0.43*61)+(0.78*98)]/1.21
CN = 84.9

PRE-DEVELOPED FLOWS
2-YEAR: 1.53 CFS
10-YEAR: 3.88 CFS
100-YEAR: 8.75 CFS

POST-DEVELOPED FLOWS
2-YEAR: 4.86 CFS
10-YEAR: 8.11 CFS
100-YEAR: 13.77 CFS

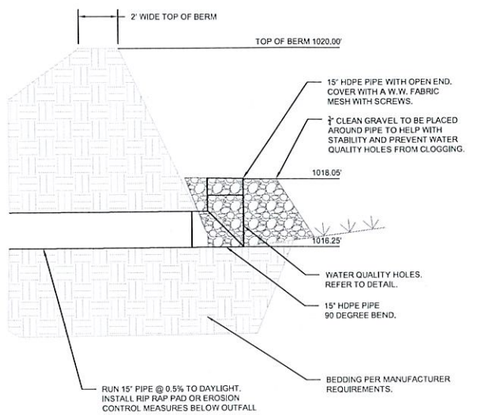
NOTE: THERE IS AN AREA THAT WILL DIRECTLY BE DISCHARGED INTO STREET. THIS AREA WILL BE ALL IMPERVIOUS AREA LOCATED ON THE NORTH SIDE OF THE BUILDING. THE RUNOFF WILL RUN ONTO SAINT LOUIS STREET AND HEAD SOUTH TO THE POND DISCHARGE POINT. AS A RESULT, THE POND WILL HOLD BACK THIS ADDITIONAL FLOW. CALCULATIONS FOR AREA SHOWN BELOW.

POST-DEVELOPED DIRECT RELEASE
IMPERVIOUS AREA:
ON-SITE PARKING AREA & BUILDING = 0.15 ACRES (CN = 98)

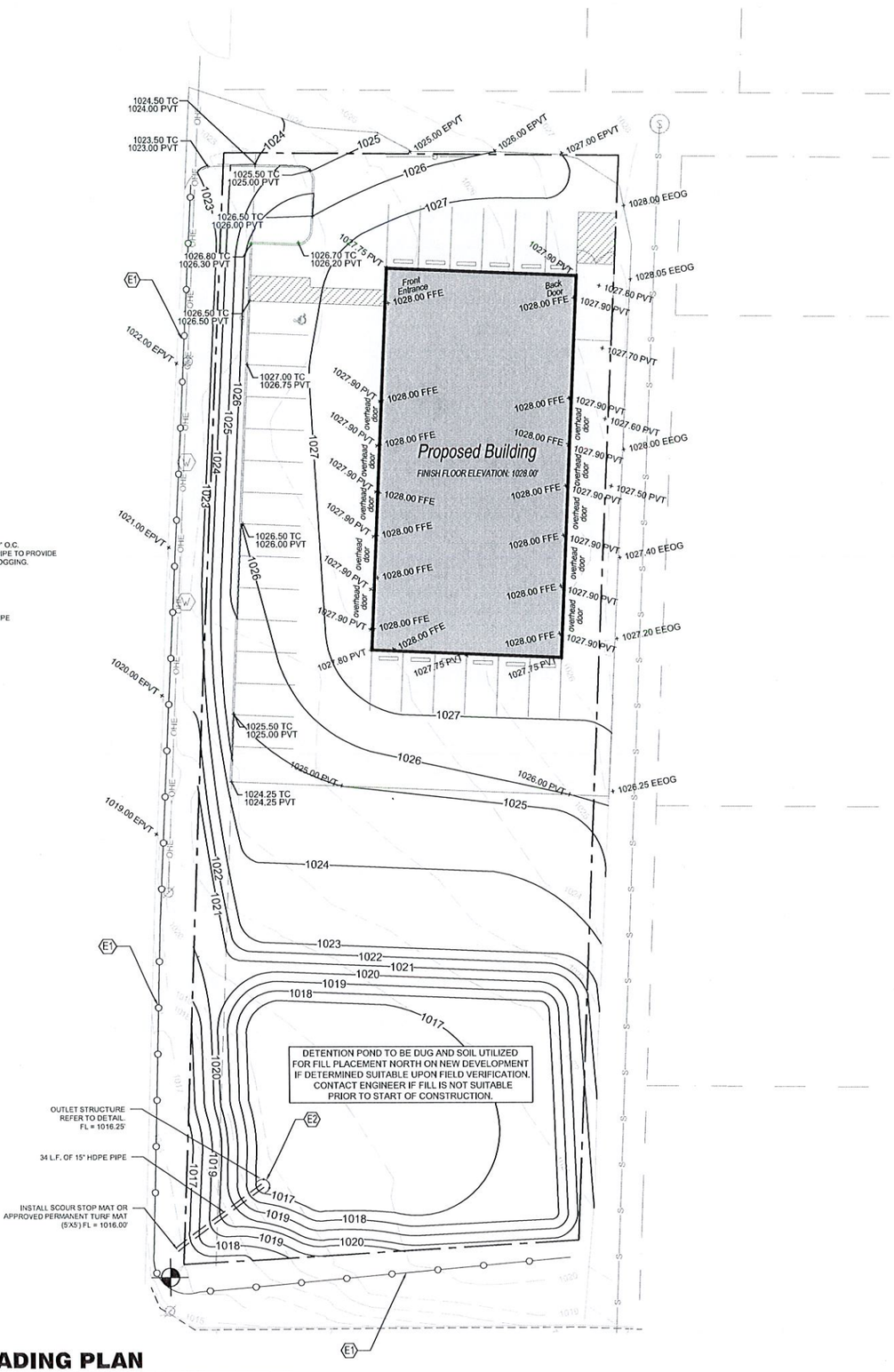
POST-DEVELOPED DIRECT RELEASE FLOWS
2-YEAR: 0.81 CFS
10-YEAR: 1.12 CFS
100-YEAR: 1.86 CFS

STORM EVENT	PRE FLOWS	DIRECT RELEASE		DETENTION RELEASE		POST FLOWS		POND LEVEL
2-YEAR	1.53 CFS	0.81 CFS	+	0.14 CFS	=	0.95 CFS	@	1018.07'
10-YEAR	3.88 CFS	1.12 CFS	+	1.66 CFS	=	2.78 CFS	@	1018.30'
100-YEAR	8.75 CFS	1.86 CFS	+	6.43 CFS	=	8.29 CFS	@	1018.96'

ALL STORMWATER CALCULATIONS WERE MODELED IN HYDROGRAPH USING THE SCS 24 HOUR RAINFALL EVENT. ALL WATER LEAVING THE SITE HAS BEEN ACCOUNTED FOR. PRE CONDITIONS INCLUDE THE ENTIRE SITE AND ALLEYWAY AND WAS ASSUMED ALL GRASS. POST CONDITIONS CONSIDERED THE ENTIRE SITE AND ALLEYWAY. A WATER QUALITY VOLUME MET AT 1017.00' WILL BE RELEASED THROUGH THREE ¾" DIAMETER HOLES OVER 24.3 HOURS. THE 2, 10, AND 100 YEAR STORMS FLOWS WILL ALL BE RESTRICTED TO PRE DEVELOPMENT CONDITIONS.



3 / C1.4 OUTLET STRUCTURE
SCALE: NOT TO SCALE



1 / C1.4 GRADING PLAN
SCALE: 1" = 20'-0"

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			LICENSE NO.	PE-2012018139
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			FIELD BOOK:	
			JOB NUMBER:	18JO10010

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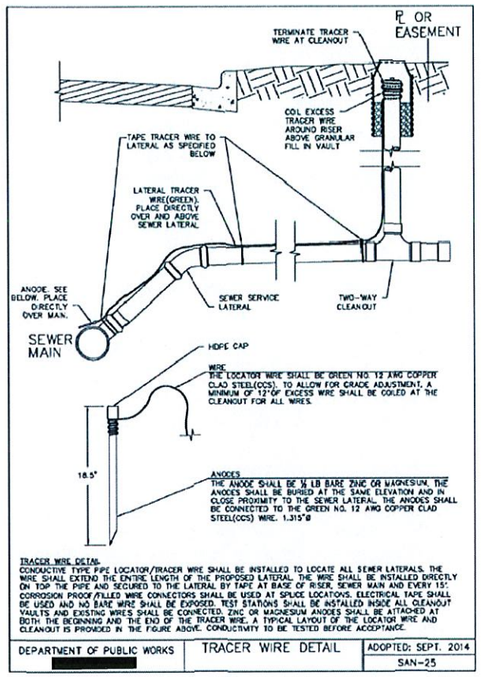
GRADING/STORMWATER PLAN

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI — WAYNE A. STEPHENSON — NUMBER PE-2012018139 — PROFESSIONAL ENGINEER

DRAWING NO. JOP 100-4780
SHEET NUMBER C1.4



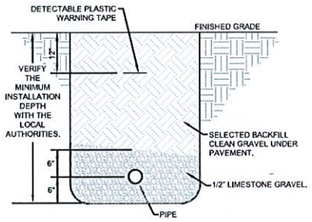
TRACER WIRE DETAIL

CONDUCTIVE TYPE PIPE LOCATOR/TRACER WIRE SHALL BE INSTALLED TO LOCATE ALL SEWER LATERALS. THE WIRE SHALL EXTEND THE ENTIRE LENGTH OF THE PROPOSED LATERAL. THE WIRE SHALL BE INSTALLED DIRECTLY ON TOP THE PIPE AND SECURED TO THE LATERAL BY TAPE AT BASE OF RISER, SEWER MAIN AND EVERY 15'. CORROSION PROOF/FILLED WIRE CONNECTORS SHALL BE USED AT SPLICE LOCATIONS. ELECTRICAL TAPE SHALL BE USED AND NO BARE WIRE SHALL BE EXPOSED. TEST STATIONS SHALL BE INSTALLED INSIDE ALL CLEANOUT VAULTS AND EXISTING WIRES SHALL BE CONNECTED. ZINC OR MAGNESIUM ANODES SHALL BE ATTACHED AT BOTH THE BEGINNING AND THE END OF THE TRACER WIRE. A TYPICAL LAYOUT OF THE LOCATOR WIRE AND CLEANOUT IS PROVIDED IN THE FIGURE ABOVE. CONDUCTIVITY TO BE TESTED BEFORE ACCEPTANCE.

DEPARTMENT OF PUBLIC WORKS [redacted]	TRACER WIRE DETAIL	ADOPTED: SEPT. 2014 SAN-25

EXISTING CONDITIONS NOTES:

1. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS/INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. REFER TO SPECIFICATIONS ALSO.
2. EXISTING INSTALLATIONS (SUCH AS WATER MAINS/LINES, GAS MAINS/LINES, SEWER MAINS/LINES, TELEPHONE LINES, POWER LINES, AND UTILITY STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE) ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN PREPARING THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING ALL EXISTING INSTALLATIONS.
4. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS/INSTALLATIONS.



2 PIPE INSTALLATION DETAIL

C1.5 SCALE: NOT TO SCALE

TELECOM & FIBER SERVICE:
CONTRACTOR RESPONSIBLE FOR ALL TELECOM AND FIBER OPTIC SERVICE REQUIRED BY THE OWNER. COORDINATE WITH OWNER AND UTILITY COMPANY ON INSTALLATION AND TRENCHING REQUIREMENTS.

CONTRACTOR TO COORDINATE WITH EMPIRE ELECTRIC AND OWNER ON PLACEMENT OF TRANSFORMER PAD AND UNDERGROUND ELECTRIC. CONTRACTOR RESPONSIBLE FOR ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY. COORDINATE WITH OWNER AND UTILITY COMPANY PRIOR TO SUBMITTING BID. LOCATION & ROUTE SHOWN HERE FOR ILLUSTRATION PURPOSES ONLY. FINAL ROUTE & DESIGN SHALL BE PER EMPIRE ELECTRIC DIRECTION & AUTHORITY.

VERIFY LOCATION OF WATER MAIN AND EXISTING WATER METERS. IF METERS ARE IN GOOD WORKING ORDER, UTILIZE EXISTING METER. IF METERS ARE NOT SUITABLE, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP FEES, BACK FLOW PREVENTERS, VAULTS, FITTINGS ETC, REQUIRED BY WATER COMPANY, TO SERVE SITE. COORDINATE WITH MISSOURI AMERICAN WATER PRIOR TO SUBMITTING BID.

SCH 40 PVC WATER LATERAL. CONTRACTOR RESPONSIBLE FOR ALL FITTINGS, PIPE, BENDS ETC, TO THE BUILDING. COORDINATE SIZE AND EXACT PLACEMENT WITH OWNER.

CONTRACTOR TO VERIFY LOCATION OF GAS MAIN. COORDINATE WITH OWNER IF GAS IS NEEDED FOR BUILDING. CONTRACTOR RESPONSIBLE FOR ALL FITTINGS, TAPS, TAP FEES, PIPING, BENDS, ETC REQUIRED BY OWNER AND GAS COMPANY.

SEWER LATERAL CONNECTION. CONTRACTOR TO VERIFY LOCATION OF SEWER MAIN. CONTRACTOR RESPONSIBLE FOR ALL FITTINGS, TEES, SERVICE TAPS REQUIRED BY CITY OF JOPLIN.
MAX INVERT = 1023.50'
VERIFY SEWER MAIN IS LOWER THAN MAX INVERT.

25 L.F. OF 4" SDR 35 SEWER LATERAL. PROVIDE TRACER WIRE PER JOPLIN STANDARD DETAILS. COORDINATE EXACT LOCATION WITH PLUMBING PLAN.

TRAFFIC RATED SEWER CLEANOUT, MATCH FLUSH WITH PAVEMENT, INV= 1024.00'
REFER TO DETAIL.

Proposed Building
FINISH FLOOR ELEVATION: 1028.00'

REFER TO FOUNDATION PLAN FOR CONTINUATION

60 L.F. OF 4" SDR 35 SEWER LATERAL. CONTRACTOR TO PROVIDE TRACER WIRE TO FIRST CLEANOUT.

CONTRACTOR RESPONSIBLE FOR ALL FITTINGS, TEES, SERVICE TAPS, ETC, REQUIRED BY CITY OF JOPLIN.
MAX INVERT = 1022.40'
VERIFY SEWER MAIN IS BELOW MAX INVERT.

TRAFFIC RATED SEWER CLEANOUT, MATCH FLUSH WITH PAVEMENT, INV= 1023.50'

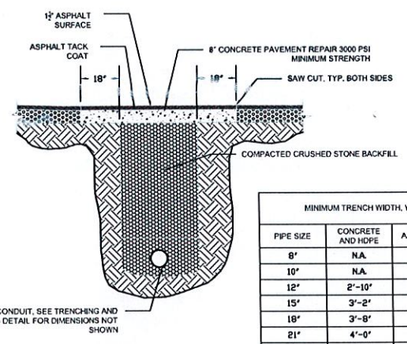
GREASE INTERCEPTOR, COORDINATE TYPE WITH OWNER.

TRAFFIC RATED SEWER CLEANOUT, MATCH FLUSH WITH PAVEMENT, INV= 1023.20'

TRAFFIC RATED SEWER CLEANOUT, MATCH FLUSH WITH PAVEMENT, INV= 1022.70'

SOUTH SAINT Llouis

OHE



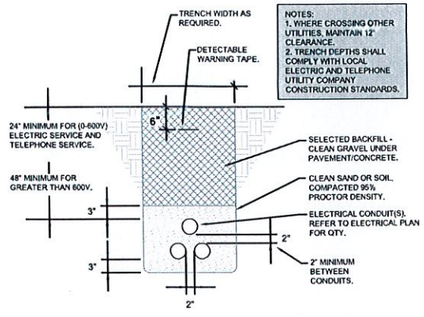
MINIMUM TRENCH WIDTH, W		
PIPE SIZE	CONCRETE AND HDPE	ALL OTHERS
8"	N.A.	2'-0"
10"	N.A.	2'-2"
12"	2'-10"	2'-4"
15"	3'-2"	2'-7"
18"	3'-8"	2'-10"
21"	4'-0"	3'-2"
24"	4'-6"	3'-6"
30"	5'-2"	4'-2"
36"	5'-8"	4'-8"
42"	6'-3"	5'-4"
48"	6'-10"	5'-10"

MAXIMUM TRENCH WIDTH, W, ALLOWABLE IS EQUAL TO MINIMUM TRENCH WIDTH PLUS 6"

NOTES:
1. THE WIDTH OF THE TRENCH SHALL BE HELD AS NEARLY AS POSSIBLE TO THE MINIMUM TRENCH WIDTH SPECIFIED HEREIN, FOR THE COMPLETE DEPTH OF TRENCH
2. BACKFILL SHALL BE WELL GRADED CRUSHED STONE ¾" TO ¼" WITH LESS THAN 5% PASSING THE #4 SIEVE
3. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR (ASTM D698) IN 8" MAX. LOOSE LIFTS
4. BACKFILL TO EXTEND 2' BEYOND EDGE OF STREET
5. TRENCH GREATER THAN 5 FEET IN DEPTH SHALL BE SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED PER OSHA AND LOCAL ORDINANCES

3 PAVEMENT CUT REPAIR

C1.5 SCALE: NOT TO SCALE



NOTES:
1. WHERE CROSSING OTHER UTILITIES, MAINTAIN 12" CLEARANCE.
2. TRENCH DEPTHS SHALL COMPLY WITH LOCAL ELECTRIC AND TELEPHONE UTILITY COMPANY CONSTRUCTION STANDARDS.

4 UNDERGROUND ELECTRICAL

C1.5 SCALE: NOT TO SCALE

UTILITY NOTE:
CONTRACTOR RESPONSIBLE FOR ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANIES. ANY OMMISSIONS ON THESE DRAWINGS WILL NOT CONSTITUTE A CHANGE ORDER. COORDINATE WITH UTILITY COMPANIES.

1 UTILITY PLAN

C1.5 SCALE: 1" = 20'-0"

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISIONS NO.	DESCRIPTION	BY	DATE

DRAWING INFO.
DRAWN BY: JOSHUA CATHOUT
CHECK BY: WAYNE STEPHENSON
LICENSE NO. PE-2012018139
DATE: FEBRUARY 28, 2018
FIELD BOOK:
JOB NUMBER: 18.010010

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UTILITY PLAN

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI WAYNE A. STEPHENSON NUMBER PE-2012018139 PROFESSIONAL ENGINEER 2-28-18

DRAWING NO. JOP 100-4780
SHEET NUMBER C1.5

PROJECT SEEDING SCHEDULE

MATERIALS

1. LAWNS: (HYDROSEED); FRESH, CLEAN, NEW CROP SEED MIXTURE BY APPROVED METHOD COMPOSED OF FALCON TALL FESCUE (75%) AND REBEL RYE (25%) OR CROSSFIRE (25%) AND DEGRADABLE GREEN DYED WOOD CELLULOSE FIBER OR 100% RECYCLED LONG FIBER PULP. MIXTURE SHALL BE FREE FROM WEEDS OR OTHER FOREIGN MATTER TOXIC TO SEED GERMINATION. SEED PURITY SHALL BE 95% WITH A MINIMUM 80% GERMINATION.
2. LAWNS: (SOD); STRONGLY ROOTED, 2 YEARS OLD, ASPA APPROVED, CONSISTING OF FALCON TALL FESCUE (75%) AND REBEL RYE (25%) OR CROSSFIRE (25%) CUT WITH MINIMUM ½-INCH AND MAXIMUM 1-INCH TOPSOIL BASE OR APPROVED EQUAL.

LAWN PLANTING

A. FOR SEEDED LAWNS, APPLY SEED AT RATE OF 5 POUNDS PER 1000 SQUARE FEET. APPLY EROSION CONTROL MATTING OVER AREAS WHERE SLOPES EXCEED 1:4 OR IN AREAS OF CONCENTRATED STORM WATER FLOW.
B. FOR LAWNS WITH SOD, PLACE SOD TIGHTLY, WITH GRAIN IN SAME DIRECTION, JOINTS STAGGERED. APPLY WOOD PEGS COMPOSED OF SOFTWOOD OF SUFFICIENT SIZE AND LENGTH TO ENSURE ANCHORAGE AT AREAS WHERE SLOPES EXCEED 1:4 AND AT LOCATIONS OF CONCENTRATED WATER FLOW.

PLANTING SCHEDULE

* REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY & PER AVAILABILITY.

KEYNOTE	SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE @ PLANTING	DETAIL
A		EASTERN REDBUD	CERCIS CANADENSIS	1	2" CALIPER	3
B		CREPE MYRTLE	LASGERSTROEMIA	9	5 GALLON	2
C		SPIREA	SPIRAEA CULTIVARS	2	5 GALLON	2
D		DOWNY SERVICEBERRY	PICEA GLAUCA VAR. DENSATA	1	6' IN HEIGHT	3

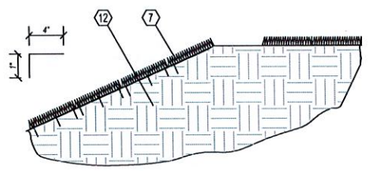
LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND

	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	AREA OF PAVING
	NEW FENCE CONSTRUCTION
	AREA OF SOD/SEED LAWN AREA WHICH EXCEEDS 25% SLOPE TO BE PROVIDED WITH SOD. REFER TO GRADING PLAN. CONTRACTOR RESPONSIBLE FOR SODDING ALL DISTURBED AREAS ON SITE.
	AREA OF NEW TREE REFER TO PLANTING SCHEDULE FOR SIZE AND TYPE
	AREA OF NEW SHRUB REFER TO PLANTING LEGEND FOR SIZE AND TYPE

PLANTING KEY NOTES:

1. PLANTING: REFER TO PLANTING SCHEDULE FOR TYPE
2. SET TREE LEVEL AND PLUM. STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
3. ENCASE WIRE AROUND TRUNK IN BLACK RUBBER. MOVE UP ABOVE EQUAL TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
4. SET TREE WITH TOP 1/3 OF ROOT ABOVE FINISH GRADE.
5. REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 3" DEEP 5/8" CREEK GRAVEL OVER BLACK VISQUEEN VAPOR BARRIER.
6. LAWN (AREA OF SOD)
7. REFER TO SITE GRADING PLAN FOR SLOPE. PLACE THREE PINS EVERY 2'-0", SPACING EQUALLY. SOD SHALL BE COMPOSED OF TWO VARIETIES MINIMUM OF FESCUE GRASS
8. 1" X 4" X 10" WHITE WOOD FLAG
9. 4" BLACK POLY VINYL EDGING
10. PREFERRED SOIL
11. COMPACTED PLANTING
12. SUB GRADE
13. TWO STRANDS OF WIRE
14. TRUNK WRAP
15. 2" X 2" X 10" WOOD STAKES BURY BELOW FINISH GRADE
16. PREPARED PLANTING MIXTURE
17. TREES 6'-0" IN HEIGHT OR LESS SHALL BE STAKED
18. EXTENTS OF PLANTING BERM TO HOLD WATER
19. TREES TALLER THAN 3'-0" MUST BE TIED.
20. 2" X 4" STAKE - OR - METAL FENCE POST



1 SODDING WITH PINS
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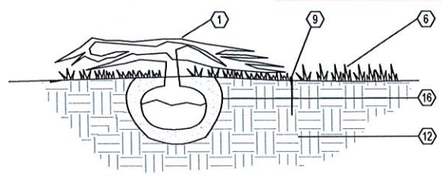
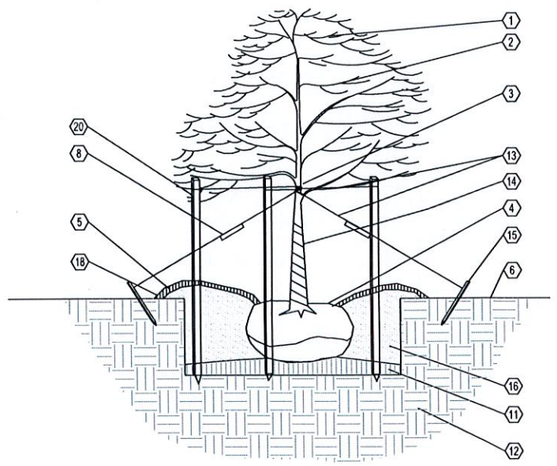
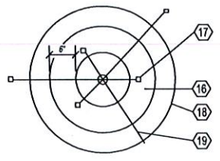


2 SHRUB PLANTING
C1.6 SCALE: NTS





3 TREE PLANTING
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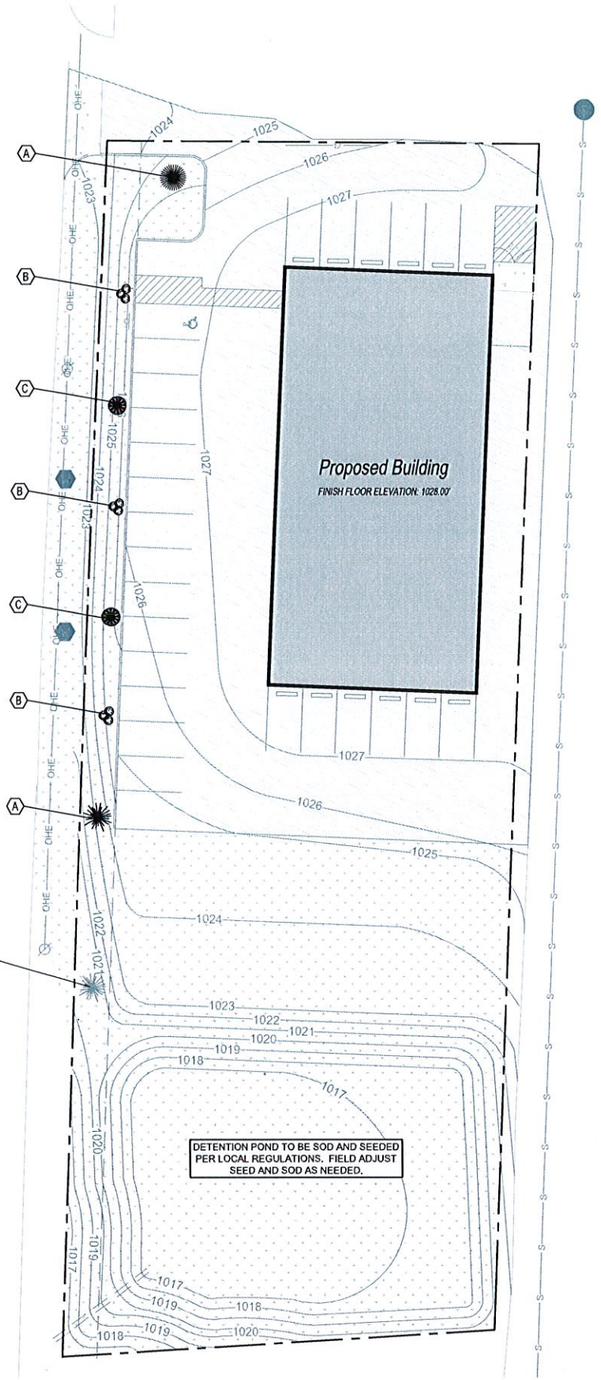

1 LANDSCAPE PLAN
C1.6 SCALE: 1" = 20'-0"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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CHECK BY: WAYNE STEPHENSON
LICENSE NO. PE-2012018139
DATE: FEBRUARY 26, 2018
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JOB NUMBER: 18JO10010

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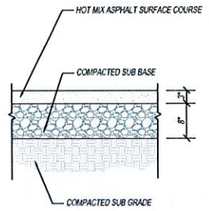
LANDSCAPE PLAN

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI · WAYNE A. STEPHENSON · NUMBER PE-2012018139 · PROFESSIONAL ENGINEER
2-28-18

DRAWING NO. JOP 100-4780
SHEET NUMBER C1.6



1 STANDARD DUTY ASPHALT PAVING SECTION
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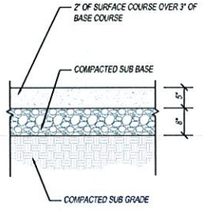
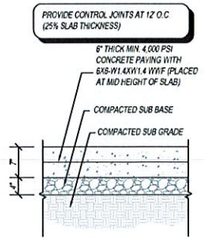


2 HEAVY DUTY ASPHALT PAVING SECTION
C1.7 SCALE: NOT TO SCALE



3 TRASH PAD CONCRETE PAVING SECTION
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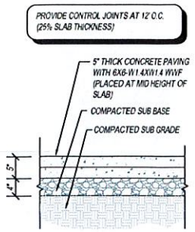

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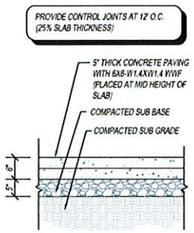
C1.7 SCALE: NOT TO SCALE



5 (ALT) HEAVY DUTY CONCRETE PAVING
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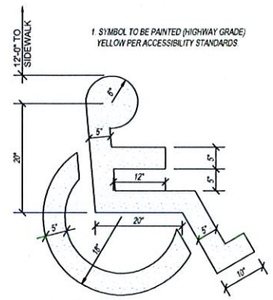

6 HANDICAP PARKING SYMBOL
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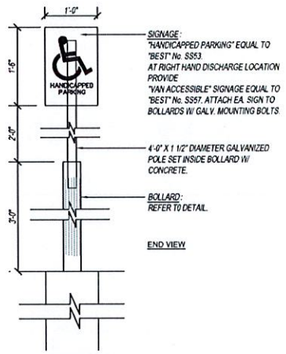

7 HANDICAP PARKING SIGN
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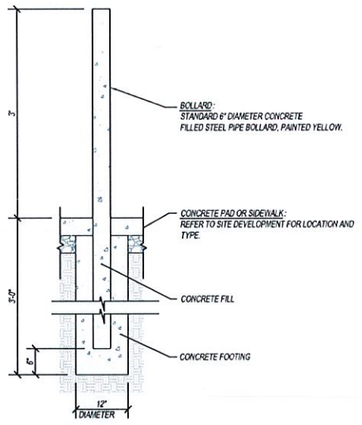

8 STEEL BOLLARD SECTION
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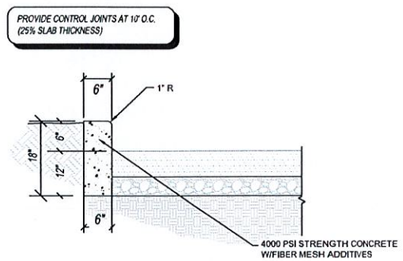
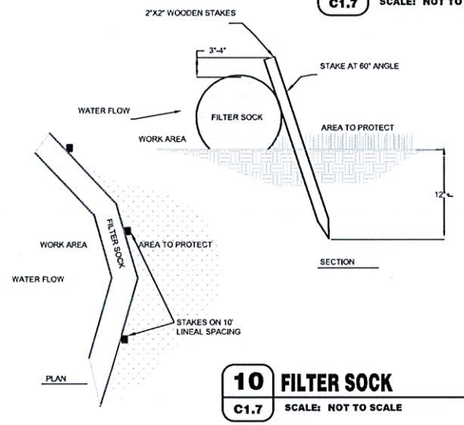


9 CONCRETE CURB
C1.7 SCALE: NOT TO SCALE



10 FILTER SOCK
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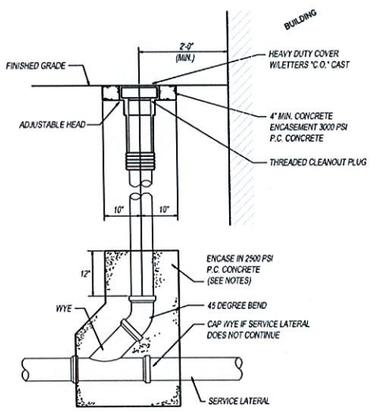
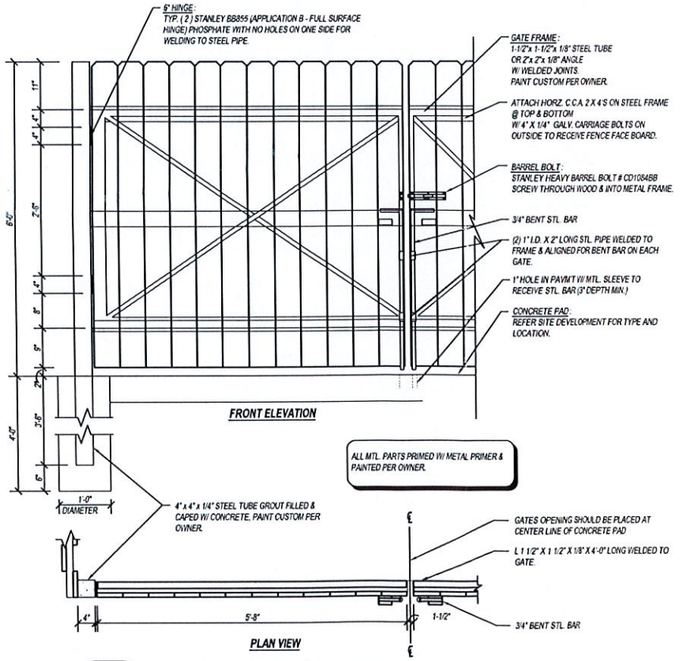
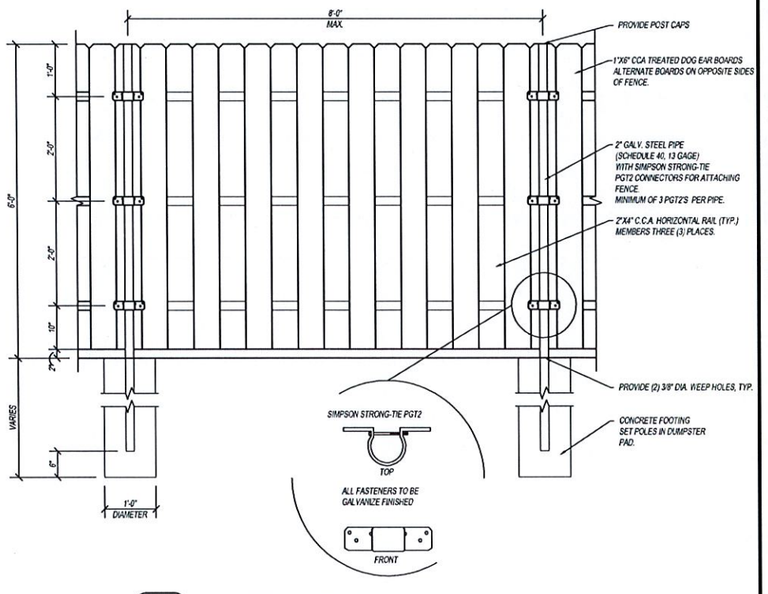


NOTE:
1. ALL LATERALS SHALL HAVE A ONE-WAY CLEAN-OUT EVERY EVERY 50' OR A TWO-WAY CLEAN-OUT EVERY 100'
2. IF THE SERVICE LATERAL IS LESS THAN 12' DEEP, THE CONCRETE ENCASEMENT IS NOT REQUIRED.

11 SANITARY SEWER CLEANOUT
C1.7 SCALE: 1 1/2"=1'-0"



12 SCREEN FENCE GATE
C1.7 SCALE: 3/4" = 1'-0"



13 SCREEN FENCE
C1.7 SCALE: 3/4" = 1'-0"

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REVISIONS			DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	
			DRAWN BY:	JOSHUA CATHCUT
			CHECK BY:	WAYNE STEPHENSON
			LICENSE NO.	PE-2012018139
			DATE:	FEBRUARY 28, 2018
			FIELD BOOK:	
			JOB NUMBER:	18JO10010

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DETAILS

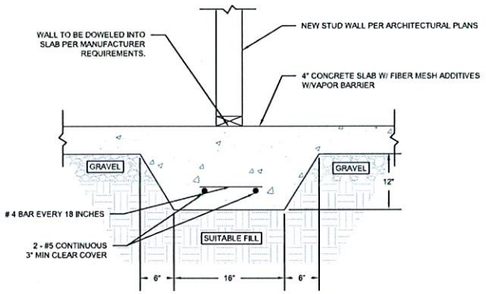
JOPLIN, JASPER COUNTY, MISSOURI



DRAWING NO. JOP 100-4780
SHEET NUMBER C1.7

GENERAL NOTES:

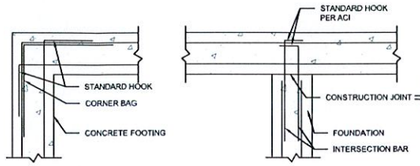
1. ALL BOLT PATTERN DIMENSIONS AND OFFICE SPACE DIMENSIONS SHALL COME FROM WHITNEY MANUFACTURER PLANS AND ARCHITECTURAL PLANS. ALL COLUMN FOOTINGS TO BE CENTERED ON BOLT GRIDS PROVIDED BY WHITNEY MANUFACTURING. WALL FOOTING SHALL BE CENTERED ON WALL BOLT PATTERNS SUPPLIED BY WHITNEY MANUFACTURING.
2. FOUNDATION DESIGNED BASED ON 2000PSF BEARING CAPACITY. CONTRACTOR SHALL FIELD VERIFY ACTUAL SOIL CONDITIONS PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IF A 2000 PSF BEARING CAPACITY IS NOT MET.
3. CONTRACTOR SHALL ADD PERFORATED PIPE TO GRAVEL UNDER SLAB SECTIONS BASED ON SOIL RECOMMENDATIONS FROM FIELD INSPECTION.
4. ALL GRADE BEAM AND WALL FOUNDATION REINFORCEMENT SHALL EXTEND THROUGH COLUMN SECTIONS. CORNER COLUMNS SHALL EXTEND REINFORCEMENT THROUGH THE FOOTING AND 90 DEGREE THE REINFORCEMENT UNDER THE ANCHOR BOLTS.
5. ALL ANCHOR BOLTS SHALL BE J BOLTS WITH A MINIMUM LENGTH OF 36". BOLT SIZE SHALL COME FROM WHITNEY MANUFACTURER PLANS.
6. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
7. ALL REBAR SHALL BE GRADE 60 AND HAVE MINIMUM 3" COVER WHEN AGAINST EARTH.
8. BUILDING AREA SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. REMOVE ANY SOFT AREAS AND REPLACE WITH SUITABLE FILL MATERIAL PLACED IN MAXIMUM 8" LIFTS COMPACTED TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY.
9. WHEN COLUMNS HAVE ADDITIONAL BOLT PATTERNS, COLUMN SHALL BE CENTERED ON 4 BOLT PATTERN AND 2 BOLT PATTERNS SHALL PROVIDE 36" INCH J BOLTS WITH HOOKS STRAIGHT DOWN INTO FOOTING.
10. THE ENGINEER CAN NOT VALIDATE THE EFFECTIVENESS OF THE DESIGN WITHOUT PROPERLY INSPECTING THE CONSTRUCTION OF THE FOUNDATIONS. IT IS RECOMMENDED THAT THE ENGINEER BE ON SITE DURING THE PLACEMENT OF REBAR AND POURING OF CONCRETE TO VALIDATE REINFORCEMENT SPACING AND FOUNDATION LAYOUT.
11. A GEOTECHNICAL ENGINEER SHOULD OBSERVE THE BEARING SURFACE TO VERIFY ADEQUATE BEARING SUPPORT FOR THE FOOTING.
12. COLUMN FOOTINGS WIDTHS SHALL BE SHOWN ON PLANS/DETAILS. WALL FOOTINGS AND GRADE BEAM FOOTINGS SHALL BE 2' WIDE BY 2' DEEP.
13. MINIMUM FOOTING DEPTH SHALL BE 30" PER LOCAL ORDINANCE.
14. NO FOOTING TRENCH SHALL BE OPENED WITHOUT HAVING REINFORCING AND CONCRETE READY TO BE PLACED WITHIN THAT WORKING DAY. ANY VARIATION FROM THIS PROCEDURE SHALL ONLY BE UPON APPROVAL OF THE ENGINEER.
15. MECHANICAL LIFT BAYS SHALL BE DOWELED INTO SLAB AND CONSTRUCTED PER MANUFACTURER PLANS AND DIMENSIONS.
16. ALL LIFTS AND DRAINS SHALL CONNECT TO A PVC PIPE PER MANUFACTURER REQUIREMENTS. PIPE SHALL BE FIELD ADJUSTED TO DRAIN TOWARDS GREASE INTERCEPTOR AT SOUTHEAST PORTION OF BUILDING.
17. ALL LAP LENGTHS TO BE 40DB OR 2' MINIMUM.
18. ALL CORNER BARS AND T BARS TO BE PLACED PER DETAIL.
19. ALL DRAINAGE PVC PIPE TO BE PLACED UNDER FOOTINGS WITH A COVER OF 6 INCHES BETWEEN TOP OF PIPE AND BOTTOM OF FOOTING.
20. ALL HOOKS AND Z BARS TO BE 90 DEGREES UNLESS OTHERWISE NOTED.



C S1.0 SECTION
SCALE: NOT TO SCALE

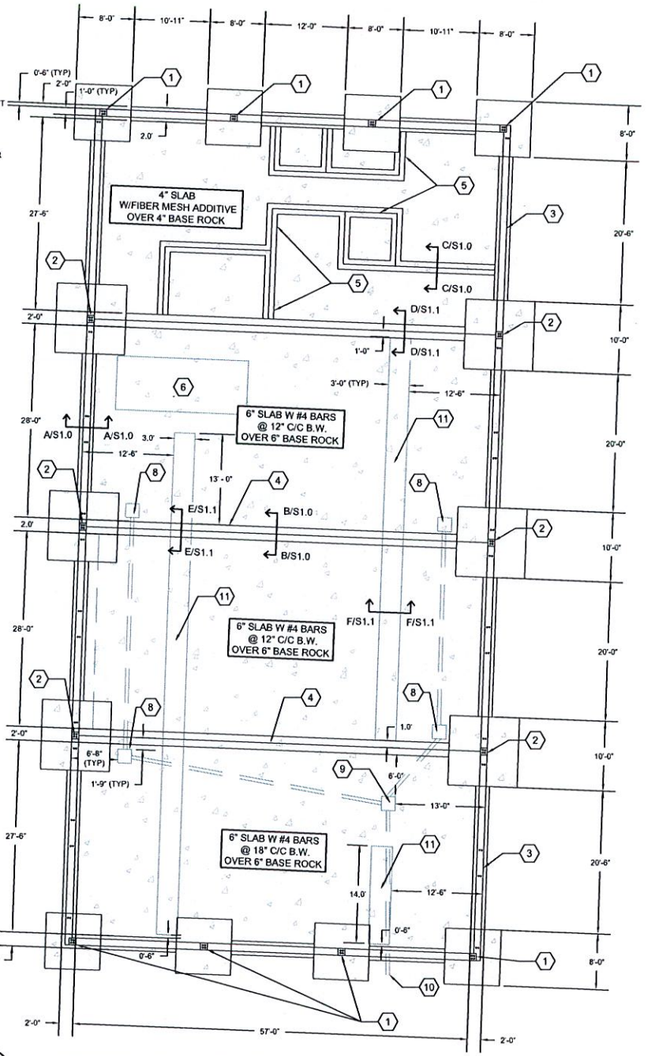
KEY NOTES:

1. 8'X8' COLUMN FOOTING. REFER TO DETAIL. BOTTOM OF FOOTING ELEVATION = 1024.50'. ALL FOOTINGS TO BE CENTERED ON ANCHOR BOLT PATTERN PER WHITNEY MANUFACTURER PLANS.
2. 10'X10' COLUMN FOOTING. REFER TO DETAIL. BOTTOM OF FOOTING ELEVATION = 1024.50'. ALL FOOTINGS TO BE CENTERED ON ANCHOR BOLT PATTERN PER WHITNEY MANUFACTURER PLANS.
3. 2' WIDE WALL FOOTING. REFER TO DETAIL. BOTTOM OF FOOTING ELEVATION =1024.50'. WALL FOOTING TO BE CENTERED ON ANCHOR BOLT PATTERN PER WHITNEY MANUFACTURER PLANS.
4. 2' WIDE GRADE BEAM. REFER TO DETAIL. BOTTOM OF FOOTING ELEVATION =1024.50'. WALL FOOTING TO BE CENTERED ON ANCHOR BOLT PATTERN PER WHITNEY MANUFACTURER PLANS.
5. THICKENED SLAB EDGE. REFER TO DETAIL. CENTERED OF THICKENED SLAB TO SIT UNDER WALLS PER FRAMING PLAN BY OTHERS FOR OFFICE AREA.
6. RX12AJFT SCISSOR LIFT STATIONS. PITS TO BE INSTALLED PER MANUFACTURER PLANS. CONTRACTOR TO VERIFY WITH MANUFACTURER THAT PIT PLANS WORK WITH PROPOSED 6" SLAB AND REINFORCEMENT. CENTER OF LIFT TO BE OFFSET 14' FROM CENTER OF BAY DOOR.
7. RX12AJFT SCISSOR LIFT STATIONS. PITS TO BE INSTALLED PER MANUFACTURER PLANS. SLAB REINFORCEMENT TO DIVE UNDER PIT WITH 3" MIN CLEAR COVER. CENTER OF LIFT TO BE OFFSET 14' FROM CENTER OF BAY DOOR. TIE EACH LIFT STATION TO UNDERDRAIN SYSTEM PER MANUFACTURER RECOMMENDATIONS.
8. 2'x2' NYLOPLAST DRAIN OR APPROVED EQUAL. PROVIDE PVC PIPE PER MANUFACTURER REQUIREMENTS AND DRAIN AS INDICATED ON PLANS.
9. TRAFFIC RATED 2'X2' NYLOPLAST DRAIN OR APPROVED EQUAL. INSTALL IN SLAB PER MANUFACTURER RECOMMENDATIONS. PROVIDE PVC PIPE PER MANUFACTURER REQUIREMENTS AND DRAIN TO SOUTHEAST CORNER OF BUILDING AS INDICATED ON PLANS.
10. DRAIN POINT FOR UNDERDRAIN SYSTEM. FL = 1023.50'. HOOK TO GREASE INTERCEPTOR PER UTILITY PAGE. FIELD ADJUST LOCATION AS NEEDED.
11. 3' WIDE TRENCH. REFER TO SECTION F-F



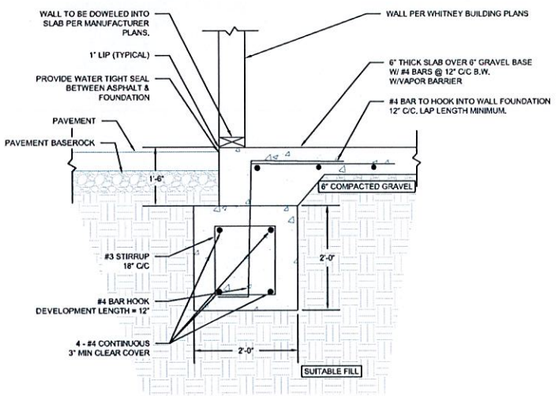
CORNER DETAIL

T DETAIL



1 S1.0 FOUNDATION PLAN
SCALE: 1" = 10'-0"

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



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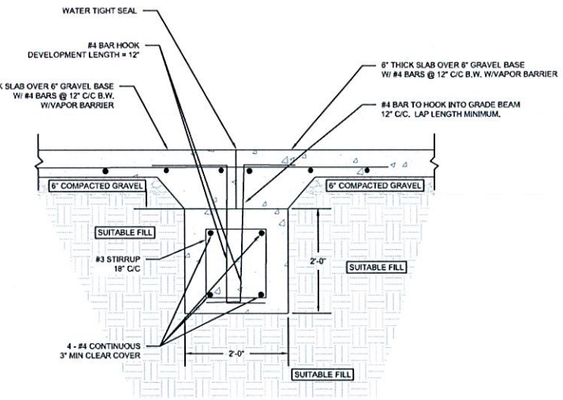
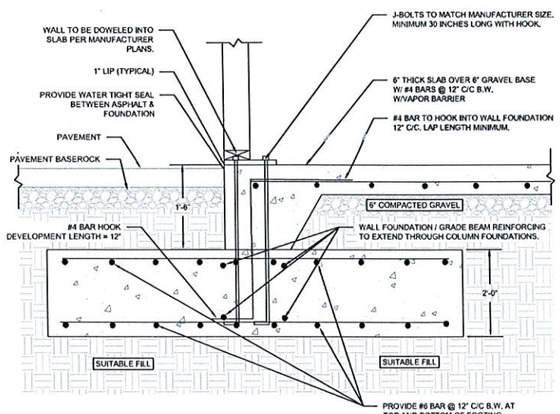
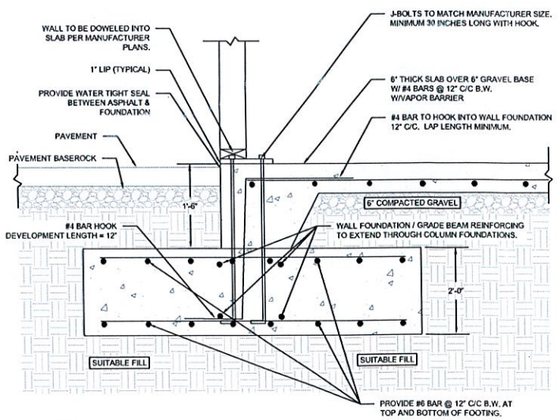
SCALE: NOT TO SCALE



B S1.0 SECTION
SCALE: NOT TO SCALE



5 S1.0 10'X10' COLUMN FOOTING
SCALE: NOT TO SCALE



6 S1.0 8'X8' COLUMN FOOTING
SCALE: NOT TO SCALE

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NO.	DESCRIPTION	DATE	BY	DRAWN BY: JOSHUA OATHOUT
				CHECK BY: WAYNE STEPHENSON
				LICENSE NO. PE-2010018139
				DATE: FEBRUARY 23, 2018
				FIELD BOOK:
				JOB NUMBER: 18J010010

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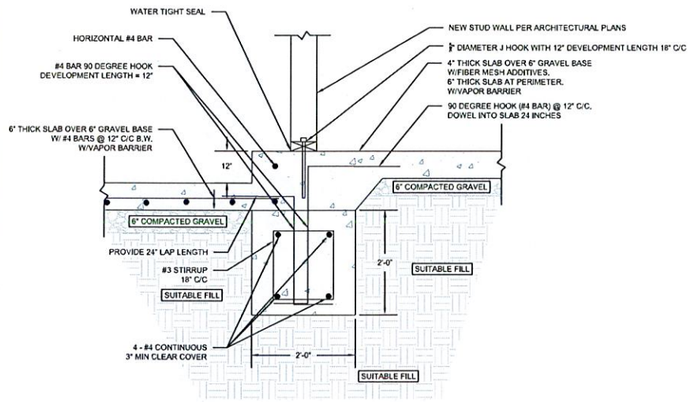
SHANE PENNEL
360 AUTO EXPRESS

FOUNDATION PLAN

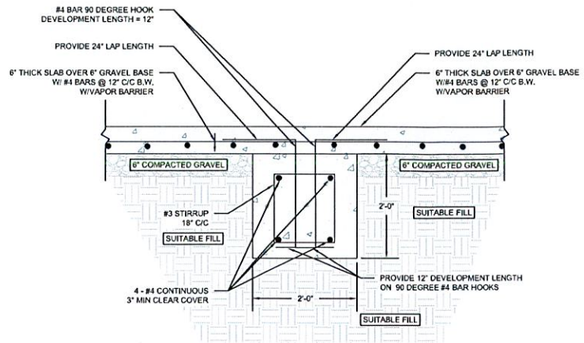
JOPLIN, JASPER COUNTY, MISSOURI



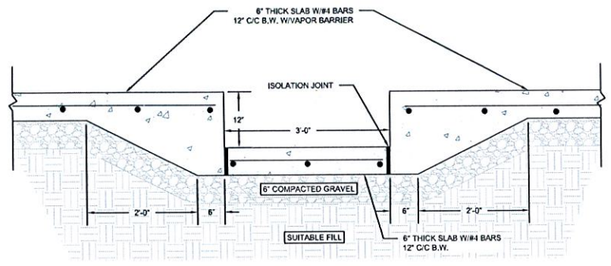
DRAWING NO. JOP 100-4780
SHEET NUMBER S1.0



D **SECTION**
S1.1 SCALE: NOT TO SCALE



E **SECTION**
S1.1 SCALE: NOT TO SCALE



F **SECTION**
S1.1 SCALE: NOT TO SCALE

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SHANE PENNEL
360 AUTO EXPRESS

FOUNDATION PLAN

JOPLIN, JASPER COUNTY, MISSOURI

STATE OF MISSOURI
WAYNE A. STEPHENSON
NUMBER PE-2010018139
12-28-18

DRAWING NO.
JOP 100-4780

SHEET NUMBER
S1.1

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: June 4, 2018

Item: Site Plan Review for 721 S. St. Louis.
Originating Department: Planning & Community Development

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

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 5/14/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "6 In Favor, 1 Absent."

SUMMARY/REQUEST:
Case 016-18: 721 S. St. Louis – A request for a Site Plan Review for a vehicle repair shop – 360 Auto Service – Shane Pennel.

STAFF SUMMARY:
Property is within a planned overlay district (PD) and requires a site plan review and approval prior to issuing a building permit. The site plan submitted shows the construction of an auto repair shop on 4 lots that totals an area of 0.53 acres. 360 Auto Service's current business location is directly southwest of the proposed site, on the NW corner of St. Louis Avenue and 8th Street.

The proposed building footprint is 7,200 square feet. The building will have 12 repair bays, with 6 on the West and 6 on the East. An alleyway directly to the East that will provide access to the bays on the East side of the building.

The site plan contains adequate off-street parking with 27 parking stalls that are ADA compliant. There will be a maximum of 8 employees and the waiting room will have a max capacity of 15.

Staff has reviewed the proposed site plan and determined that it meets the requirements of the Joplin Zoning Code.

Staff recommends approval of Case 016-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Shane Pennel, 721 S. St. Louis, Joplin, MO. We are an automotive repair business and we are wanting to build across the street at 721 S. St. Louis. There will be a 12-bay shop, nice waiting room, bathrooms, and break room. It will improve the area.

PUBLIC COMMENT:
Wayne Stevenson, Anderson Engineering, 811 E. 3rd Street, Joplin, MO. Mr. Stevenson stated that he was here to support Shane and answer any question the commission might have.

Z&P Meeting: May 14, 2018
City Council Meeting: June 4, 2018

STAFF PLANNING REPORT
Site Plan

CASE 016-18 Site Plan Review

NAME OF SITE PLAN 360 Auto Service

LOCATION: 721 S. St. Louis Ave.

APPLICANT: Shane Pennel

PRESENT ZONING: Planned Commercial Overlay District (C3-PD)

PRESENT LAND USE: Undeveloped

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C3	R1	C3-PD	C3
Land Use	Liquor Store	Single Family Residential	Undeveloped	Walmart Neighborhood Market

SUBDIVISION/TRACT:

Number of lots
4

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
St. Louis Avenue	Arterial	60’

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES

Utilities are located on site and have sufficient capacity to serve this proposed development.

FLOOD PLAIN

N/A

DISCUSSION

Property within a planned overlay district (PD) requires site plan review and approval prior to issuing a building permit. The site plan submitted shows the construction of an auto repair shop on 4 lots that totals an area of 0.53 acres. 360 Auto Service's current business location is directly southwest of the proposed site, on the NW corner of St. Louis Avenue and 8th Street.

The proposed building footprint is 7,200 square feet. The building will have 12 repair bays, with 6 on the West and 6 on the East. Ingress/egress will be from St. Louis Avenue on the West, with direct access from the alleyway on the North. The alley entrance from St. Louis Avenue on the West will be improved and will share access with the business to the North. There is also an alleyway directly to the East that will provide access to the bays on the East side of the building. The site plan contains adequate off-street parking with 27 parking stalls that are ADA compliant.

There will be a maximum of 8 employees and the waiting room will have a max capacity of 15. The proposed landscaping plan meets the requirements of our code and will have a street tree for every 50 feet of Right of Way frontage. Proposed exterior materials will also meet the requirements of Joplin's Comprehensive Plan by being 40% masonry. Staff has reviewed the proposed site plan and determined that it meets the requirements of the Joplin Zoning Code.

Staff recommends approval of Case 016-18.

ENCLOSURES:

Site Plan



0 50 100 200 300 400 Feet

Case 016-18: 721 S. St. Louis -- A request for a Site Plan Review -- 360 Auto Service

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S