JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, AUGUST 7, 2023
5th FLOOR COUNCIL CHAMBERS
602 S. MAIN ST. JOPLIN MO
6:00 P.M.

This meeting can be viewed live on KGCS-TV channel 21 and regional cable television systems including Sparklight in Joplin; or livestream at http://www.joplinmo.org/182/Video-Multimedia

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

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

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

2. **Roll Call**

3. **Presentations**

   1. Betty Smith Proclamation

   2. Future Grant Opportunities

      Documents:

      FUTURE GRANT OPPORTUNITIES PRESENTATION AUG 7 2023.PDF

   3. Streetlight Update

      Documents:

      STREETLIGHT UPDATE 8.7.2023 FINAL.PDF

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. News From The Public Information Office

6. **Citizen Requests And Petitions**

   1. Donna Bray Requested To Speak On The Demolish Order Made By The Building Board Ordering The Home I Live In To Be Demolished Making Me Homeless.

   2. Mary Price Requested To Speak On Ordinance Regarding 2023-012 & Demolition Of Homes.

7. **Public Hearings**

1. Public Hearing Procedures

   Documents:

   PUBLIC HEARING PROCEDURES.PDF

2. COUNCIL BILL NO. 2023-283
   AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-1 (Neighborhood Commercial) to District C-3 (Commercial) property as described below and located at 2918 E 20th St.

   Documents:

   CB2023-283SUMMARY.PDF
   2023-283REPORT.PDF
   2023-283APP.PDF
   2023-283MINUTES.PDF
   2023-283MAP.PDF
   CB2023-283.PDF

8. Consent Agenda

1. Minutes Of The July 17, 2023, City Council Meeting

   Documents:

   JULY 17, 2023 MINUTES.PDF

2. COUNCIL BILL NO. 2023-134
   AN ORDINANCE adopting the updated Airport Land Lease Rate Schedule for airport land accrued under Federal Aviation Administration (FAA) grant programs.

   Documents:

   CB2023-134.PDF

9. Resolutions

1. RESOLUTION NO. 2023-014
   A RESOLUTION authorizing the submittal of an application with the Missouri State Historic Preservation Office for the FY 2024 Historic Preservation Fund Grant for the Intensive Level Architectural Survey of North Heights Phase I.

   Documents:

   CLG 2024 RESOLUTION GREENSHEET.PDF
   FY2024 NORTH HEIGHTS SURVEY RESOULUTION.PDF
   COUNCIL ATTACHMENTS.PDF

2. RESOLUTION NO. 2023-015
   A RESOLUTION recognizing Officer Jake Reed of the Joplin Police Department

for his years of service by naming the bridge on 1200 East 20th street crossing over the Kansas City Southern Railroad the "Officer Jake Reed Memorial Bridge."

Documents:

SUMMARY ITEM 2023-015.PDF
REED RESOLUTION 2023-015.PDF

3. RESOLUTION NO. 2023-016
A RESOLUTION recognizing Corporal Benjamin Cooper of the Joplin Police Department for his years of service by naming the bridge on Loop 44/Range Line Road crossing over the Kansas City Southern Railroad in the City of Joplin in Jasper County as the "CPL Ben Cooper Memorial Bridge."

Documents:

SUMMARY ITEM 2023-016.PDF
COOPER RESOLUTION 2023-016.PDF

4. RESOLUTION NO. 2023-017
A RESOLUTION recognizing Officer Timothy Nielson of the Joplin Police Department for his years of service by naming the bridge on Connecticut Avenue that crosses over Interstate 44 within the city of Joplin as the "Officer Timothy Nielson Memorial Bridge."

Documents:

SUMMARY ITEM 2023-017.PDF
NIELSON RESOLUTION 2023-017.PDF

10. Ordinances - Emergency

1. COUNCIL BILL NO. 2023-133
AN ORDINANCE approving an amendment (Change Order 1) to the construction agreement with Blevins Asphalt Construction Company Inc. in the amount of Two Hundred Thirty-Nine Thousand Nine Hundred Fifty-One and 80/100 Dollars, ($239,951.80) for the Mill and Overlay 2023 project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2022-2023 as adopted by Ordinance 2022-161 on October 17, 2022; and, containing an emergency clause.

Documents:

CB2023-133 SUMMARY SHEET OVERLAY 2023 CHANGE ORDER 1.PDF
CB2023-133 COUNCIL ORDINANCE OVERLAY 2023 CHANGE ORDER 1.PDF
CHANGE ORDER 1.PDF

2. COUNCIL BILL NO. 2023-142
AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into an Agreement with Missouri-American Water Company, a Missouri Corporation, for the purpose of leasing certain land in the area commonly known as Grand Falls; 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.

Documents:

CB2023-142 SUMMARY SHEET MISSOURI AMERICAN WATER LEASE AGREEMENT.PDF
CB2023-142 COUNCIL ORDINANCE MISSOURI AMERICAN WATER LEASE AGREEMENT.PDF
MAW - COJ LEASE RE GRAND FALLS.PDF
TRACT 1 AND 2 GRAND FALLS TRAIL.PDF

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2023-011
AN ORDINANCE re-adopting Chapter 2, Administration, of the Joplin City Code, Section 2-107, "Financial interest disclosure", requiring certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements as described herein.

Documents:

SUMMARY AND CB2023-011-08012023015851.PDF

12. Ordinances - Second Reading And Third Reading

13. Unfinished Business

14. New Business

1. Set Date For Public Hearing On The Proposed Budget For August 21, 2023.
2. Set Date For Public Hearing On Property Tax Levy For August 28, 2023.
3. SITE PLAN REVIEW CASE 039-23
3502 E Enterprise Ave – Site Plan Review – A request to review a site plan – Refresco Beverages US, Inc.

Documents:

039-23SUMMARY.PDF
039-23REPORT.PDF
039-23APP.PDF
039-23MINUTES.PDF
039-23MAP.PDF
039-23SITE PLAN.PDF

4. SITE PLAN REVIEW CASE 040-23

2111 N Main St – Site Plan Review – A request to review a site plan – Good News Production International

Documents:

040-23SUMMARY.PDF
040-23REPORT.PDF
040-23APP.PDF
040-23MINUTES.PDF
040-23MAP.PDF
040-23SITE PLAN.PDF
040-23SITEPLANELEVATIONS.PDF

5. SITE PLAN REVIEW CASE 041-23
2502 S Moffet Ave – Site Plan Review – A request to review a site plan – Brad Allphin

Documents:

041-23SUMMARY.PDF
041-23REPORT.PDF
041-23APP.PDF
041-23MINUTES.PDF
041-23MAP.PDF
041-23SITE PLAN2.PDF
041-23SITEPLANELEVATIONS.PDF

6. Vote To Go Into Closed Session, Which Shall Pertain To Legal Action, Causes Of Action, Or Litigation Including A Public Governmental Body And Any Confidential Or Privileged Communications Between A Governmental Body Or Its Representatives And Its Attorneys; And The Hiring, Firing, Disciplining, Or Promotion Of An Employee Or Particular Employees Of A Governmental Body Involving Personal Information; As Set Forth In Section 610.021(1) (3) RSMo, As Amended, 2020. This Meeting, Record, And Vote To Be Closed To The Extent Provided By Law. The City Council Shall Adjourn At The End Of The Session.

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

Ad Omnia Parata

Together we are ready for anything.

Notice posted at 12:00 PM on this 3rd day of August 2023 (RSMo 610.020)



JOPLIN MISSOURI

FUTURE GRANT OPPORTUNITIES

COJ Team | August 7, 2023

BACKGROUND

Grant Funding Opportunities

- The COVID-19 response has resulted in unprecedented grant opportunities through the American Rescue Plan Act (ARPA), the Bipartisan Infrastructure Law (BIL) and the Infrastructure Investment and Jobs Act (IIJA)
- In April of 2022, the City issued an RFP to assist the City in applying for these various grant opportunities with the end goal of bringing new dollars to the community for forward-thinking, long-standing transformative projects
- In June of 2022, Council approved a contract with Guidehouse in the amount not to exceed $375,000 to work with the City for a year
- A time extension was recently granted by the City Council without any price increase

GRANTS AWARDED TO DATE

Results of Initiative

CITY OF JOPLIN GRANT FUNDING SOURCE TRACKER				
GRANT DESCRIPTION	**GRANT STATUS**	**TOTAL AMOUNT**	**GRANT AMOUNT**	**MATCH AMOUNT**
Justice Center	Awarded	$ 2,000,000	$ 1,000,000	$ 1,000,000
Drinking Water	Awarded	$ 10,000,000	$ 5,000,000	$ -
Stormwater-Option 1	Awarded	$ 8,676,000	$ 5,000,000	$ 3,676,000
Wastewater-12th & Iowa	Awarded	$ 5,266,782	$ 3,599,782	$ 1,667,000
20th Street Widening	County	$ 12,000,000	$ 4,000,000	$ 8,000,000
MOSWIN Interoperability Radio	County	$ 637,048	$ 637,048	$ -
Zora Widening	Awarded	$ 10,754,000	$ 4,000,000	$ 6,754,000
Community Revitalization Grant	Awarded	$ 7,000,000	$ 3,500,000	$ 3,500,000
Emergency Medical Services-Equip	Awarded	$ 41,894	$ 20,000	$ 21,894
Fire Protection-Turnout Gear	Awarded	$ 54,594	$ 20,000	$ 34,594
Peace Officer-Body Cameras	Awarded	$ 42,000	$ 20,000	$ 22,000
Local Tourism (DORA)	Awarded	$ 3,187,133	$ 1,437,133	$ 1,750,000
Cybersecurity-Equipment & Training	Awarded	$ 186,472	$ 186,472	$ -
AOPP-Sustainable Transit Study	Awarded	$ 500,000	$ 400,000	$ 100,000
SWIFR-Relocate Recycling Center	Pending	$ 3,899,423	$ 2,778,235	$ 1,121,188
REO-Recyling Outreach & Education	Pending	$ 2,355,244	$ 1,740,000	$ 615,244
Grand Total		$ 66,600,590	$ 33,338,670	$ 28,261,920

GRANTS AWARDED TO DATE

Results of Initiative

- Hundreds of applications received for grant opportunities, with the following awards, including Joplin:

- Stormwater: 67 of 130 applications awarded
- Wastewater: 34 of 329 applications awarded
- Community Revitalizaton: 70 awarded
- Local Tourism: 26 awarded
- Areas of Persistent Poverty (AOPP): 47 awarded; only award in Missouri; “highly competitive grant”

- Developed City ARPA Spending Plan and Alternate Spending Plan

FUTURE OPPORTUNITIES

Future Grant Funding Opportunities

CITY OF JOPLIN		
FUTURE GRANT OPPORTUNITIES		
	APPROXIMATE	**RELEASE**
GRANT	**GRANT AMOUNT**	**DATE**
Energy Efficiency and Conservation (EECBG)	$ 119,050	July of 2023
Multimodal Project Discretionary Grant (MPDG)	$20,000,000-$150,000,000	July of 2023
DNR Outdoor Recreation	$ 500,000	July of 2023
Solar for All	$25,000,000-$100,000,000	July of 2023
Building Resilient Infrastructure & Communities (BRIC)	$ 2,000,000	Aug/Sept 2023
Flood Mitigation Assistance (FMA)	$ 2,000,000	Aug/Sept 2023
Land and Water Conservation Fund (LWCF)	$ 500,000	Aug/Sept 2023
SMART	$ 2,000,000	Aug/Sept 2023
RAISE	$1,000,000 to $25,000,000	Early 2024
Safe Streets & Roads for all (SS4A)	$100,000 to $10,000,000	Early 2024
Choice Neighborhoods	$500,000 to $50,000,000	Spring 2024
DNR Community Conservation	$ 49,000	Rolling
DNR Conservation Land Acquisition	$ 250,000	Rolling
Public Works and Economic Adjustment Assistance (PWEAA)	$ 1,500,000	Rolling

FUTURE OPPORTUNITIES

Future Grant Funding Opportunities

- Most of these grants are significantly different than the State ARPA grants
- These future grant opportunities are mostly stemming from BIL and IIJA and offer much higher grant awards for large projects
- The applications are more detailed and require specific information such as outside engineering cost/benefit data
- The process and applications will take more time to compile, so staff and Guidehouse have already started on many of these grants in order to be ready to submit by next year

FUTURE OPPORTUNITIES

Future Grant Funding Opportunities

- However, funds under the existing Guidehouse contract have been nearly depleted
- Average Hours per month = 230
- Average monthly bill, including travel = $30,000

- Staff seeks direction on future grant funding opportunities

FUTURE OPPORTUNITIES

Options

- ***Option 1***: Pass on applying for future grant opportunities
- ***Option 2:*** Extend Guidehouse contract for an additional amount per specific grant
- ***Option 3:*** Extend Guidehouse contract through the end of 2024 at a not to exceed contract amount of $375,000

- If City Council desires to continue to apply for these types of grants, Option 3 is the most cost effective and efficient option

Questions?





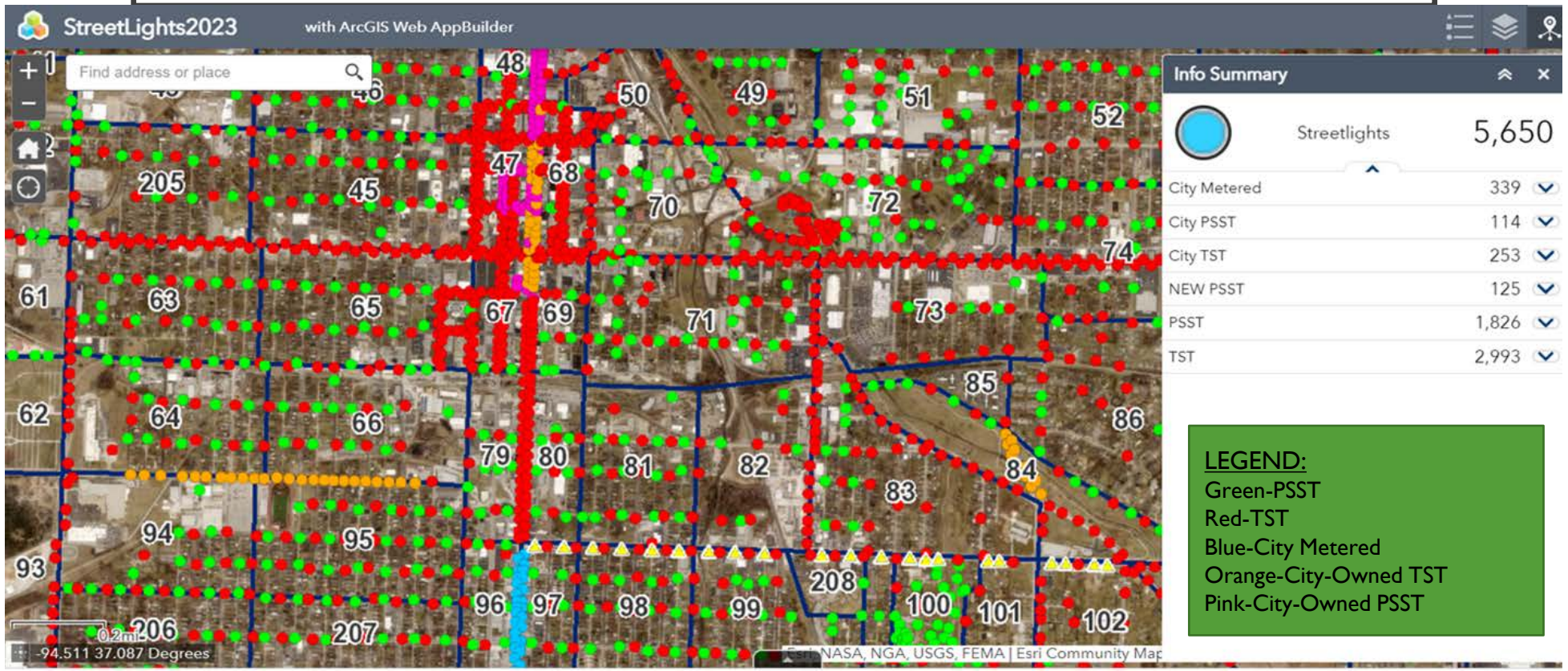
JOPLIN MISSOURI

STREETLIGHT INSTALL PROGRESS UPDATE

City Council Presentation

COJ Team | August 7, 2023

TOTAL EXISTING STREETLIGHTS



STREETLIGHT UPDATE

At the March 21, 2022 Work Session:

- The following list was reviewed, which indicates the *previously* identified estimated streetlights to be installed in the remaining zones/locations of the Public Safety Sales Tax streetlight program:

ZONE/LOCATION	AREA DESCRIPTION	EST NO OF LIGHTS
25	F Street, W Jaccard Place, Glenview Place	8
E 15th-Main to Rangeline	E 15th – Main To Rangeline	28
Duquesne Rd-MSSU Area	Duquesne Rd-MSSU Area	9
11	N Lone Elm Road	6
90	East 10th & 12th and S Peters Ave	5
175	S McClelland Blvd, Glendale Road	12
9	N Anderson Avenue	4
10	W Murphy Blvd	2
14	N Brownell, E Trenton, E Salem, E Rolla	28
22	E Quincy Street	2
4	N Katie Lane, E Sadie Lane & Ct	19
6	E Sadie Court, E Kennedy St	3
78	E 4th Street	1

ZONE/LOCATION	AREA DESCRIPTION	EST NO OF LIGHTS
57	S Duquesne Rd	1
18	N Starlite Circle & N Greencrest Dr	2
19	E Birch Lane	2
31	N Goetz Blvd	2
32	N Goetz Blvd	1
S Schifferdecker Ave	S Schifferdecker Avenue	38
214 & Prigmor	E 30th St, E 32nd St, S Prigmor Ave	14

STREETLIGHT UPDATE

- The following maps will show the original streetlight installations by showing the "before" maps followed by the "completed" maps for the remaining Zones.

"*BEFORE*" STREETLIGHT ZONE - 78 MALL STREET



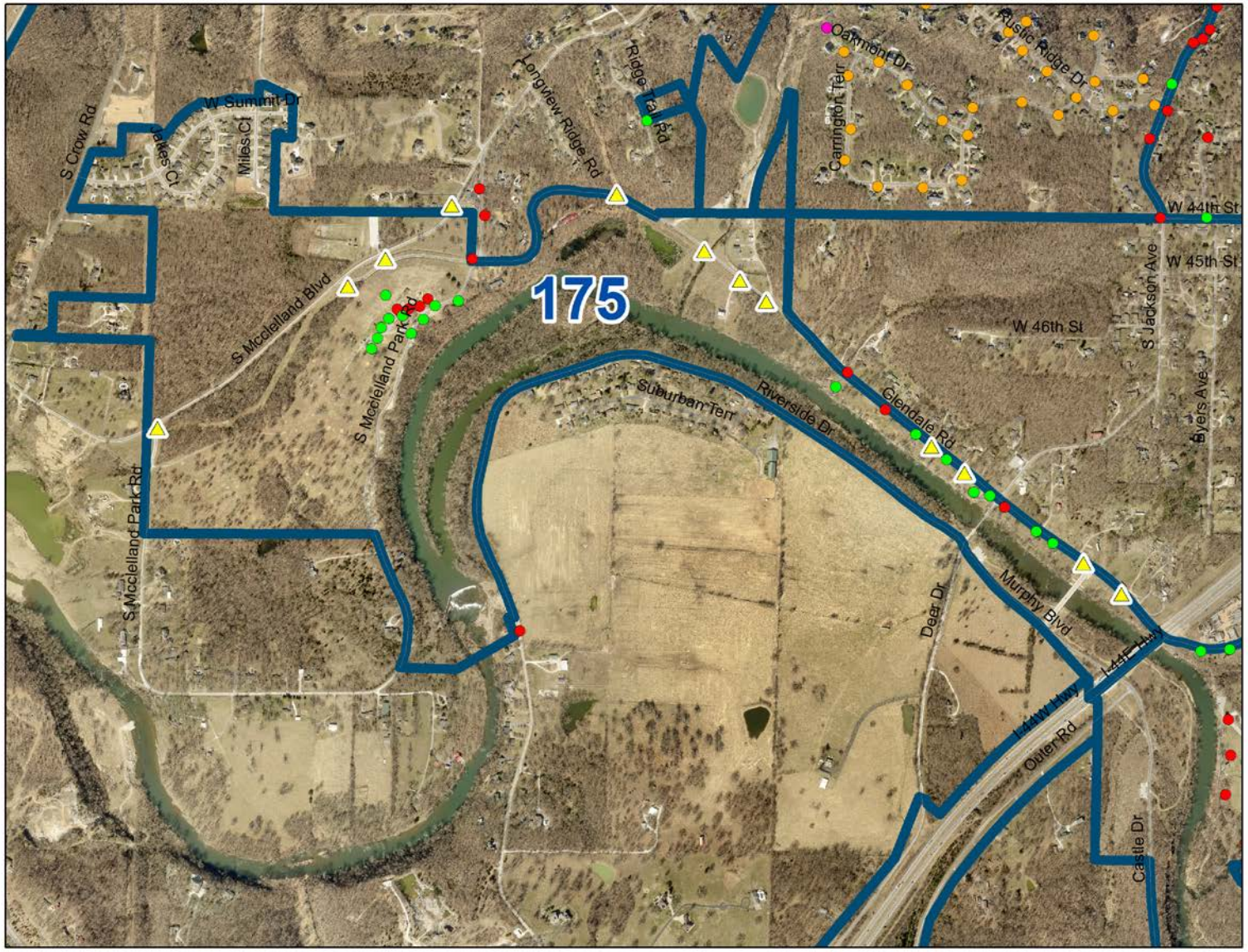
LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST
Yellow-To Be Installed

"*AFTER*" STREETLIGHT ZONE - 78 MALL STREET



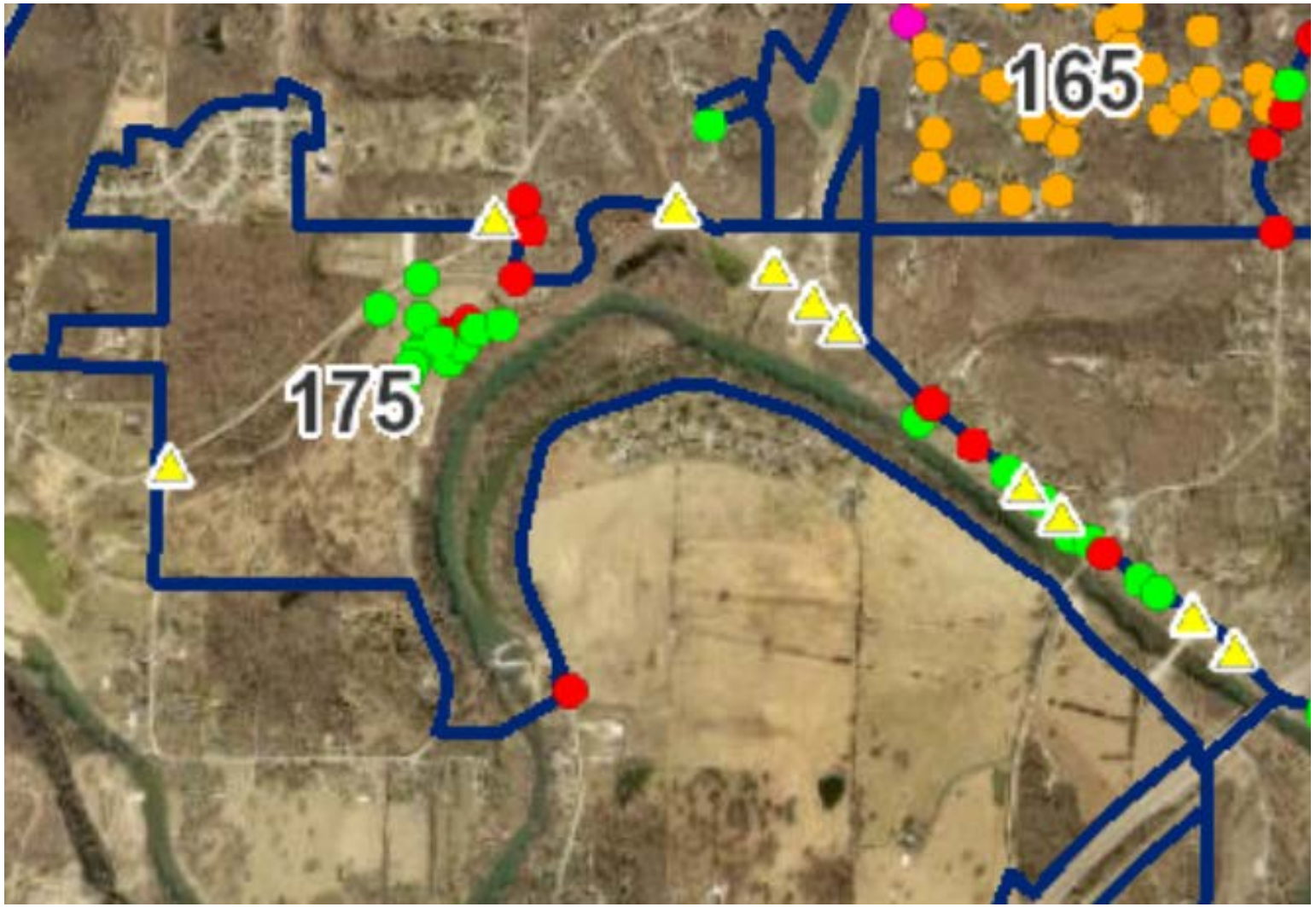
LEGEND:
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Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST
Yellow-To Be Installed

"BEFORE" STREETLIGHT ZONE - 175 STREET CORRIDOR



LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST
Yellow-To Be Installed

"AFTER" STREETLIGHT ZONE - 175 STREET CORRIDOR

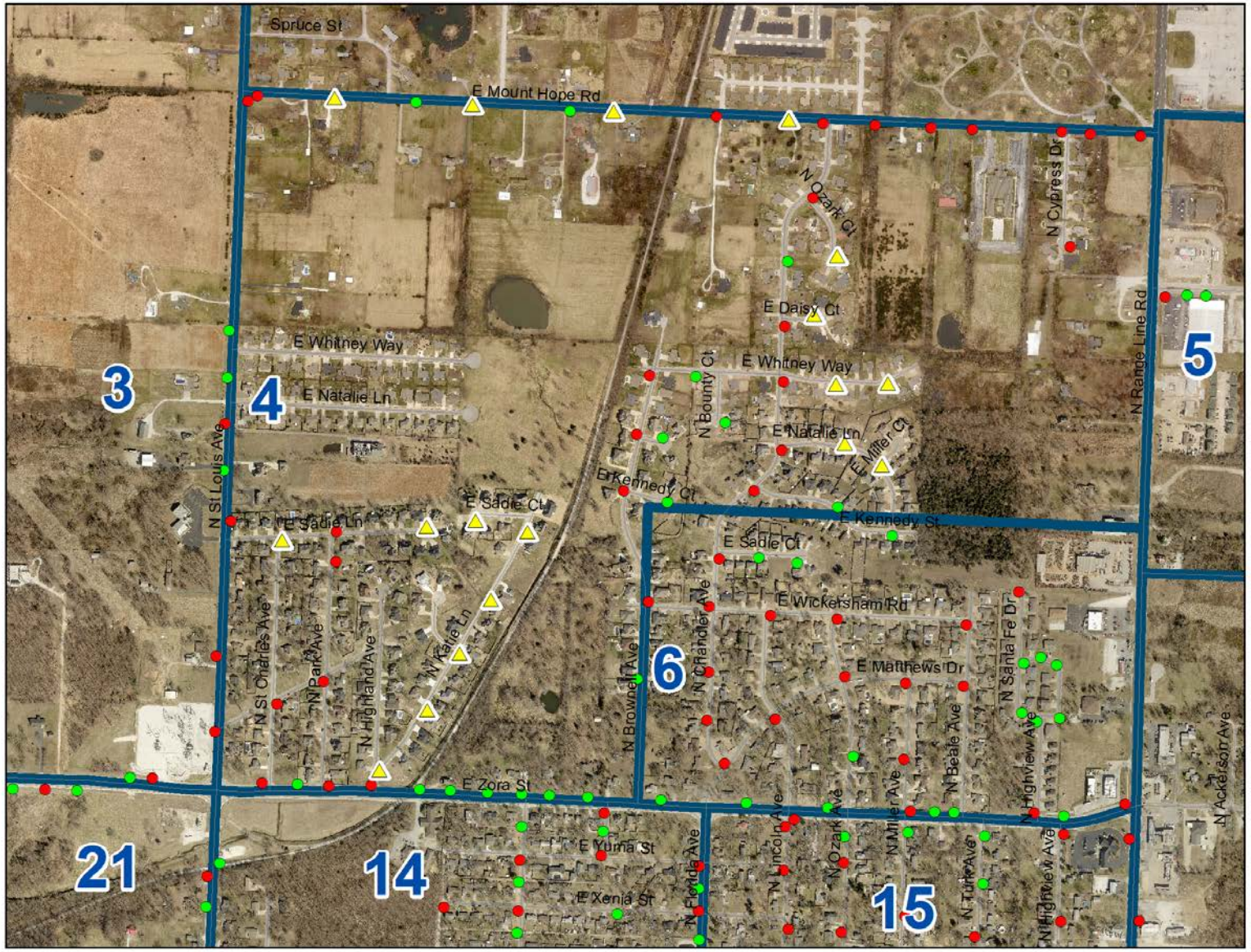


LEGEND:
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Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST
Yellow-To Be Installed

STREETLIGHT UPDATE

- Most original zones have been completed
- New streetlight areas next up for review:
  - Area #4 Northbrook
  - Area #181 Hidden Hills
  - Area #214 Crossroads Industrial Park and Prigmore Avenue
  - Area South Schifferdecker Avenue
  - Area Duquesne Road
  - Silver Creek subdivision

"UNDER REVIEW" AREA 4 ST. LOUIS AND ZORA



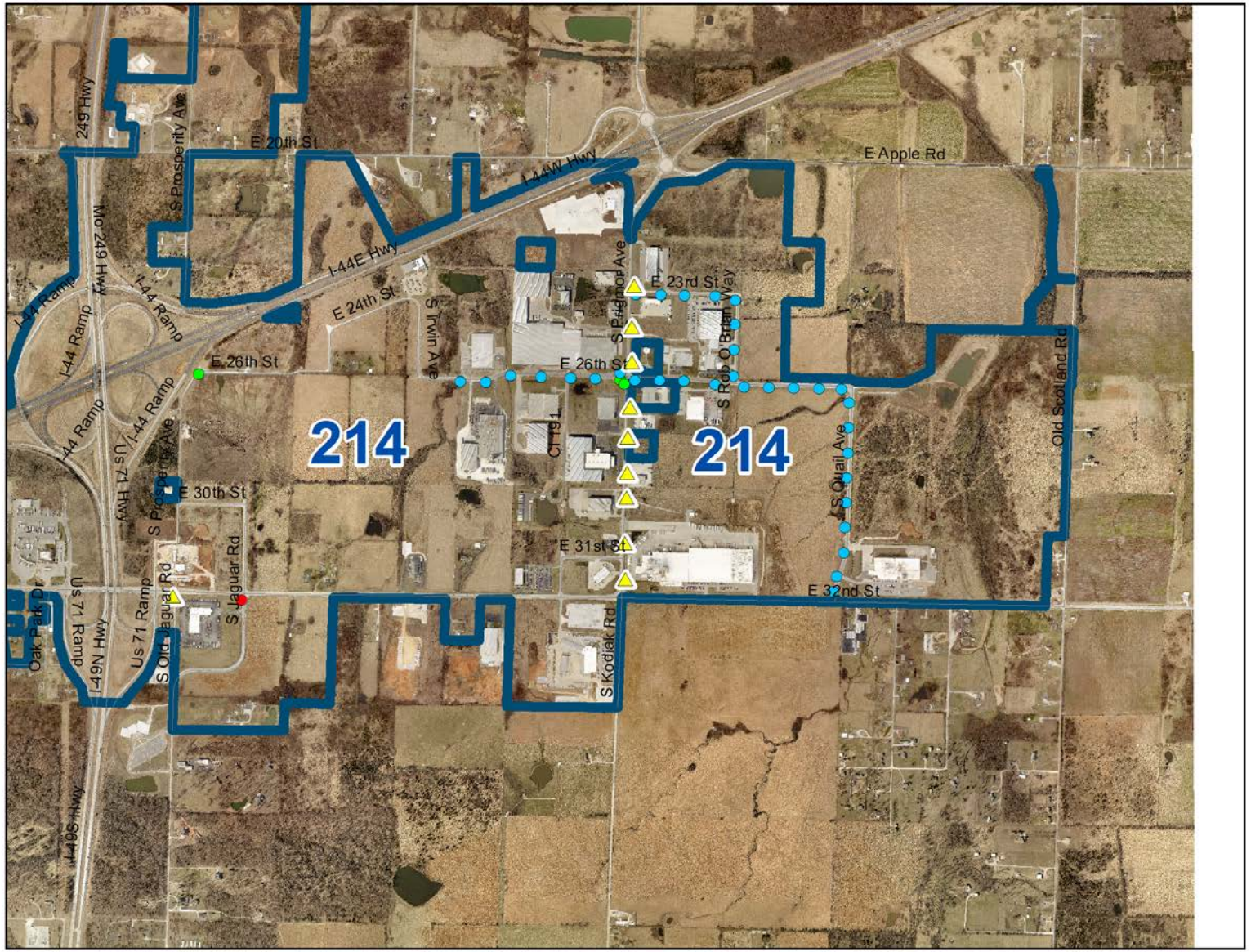
LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST
Yellow-To Be Installed

"UNDER REVIEW" AREA 181 HIDDEN HILLS



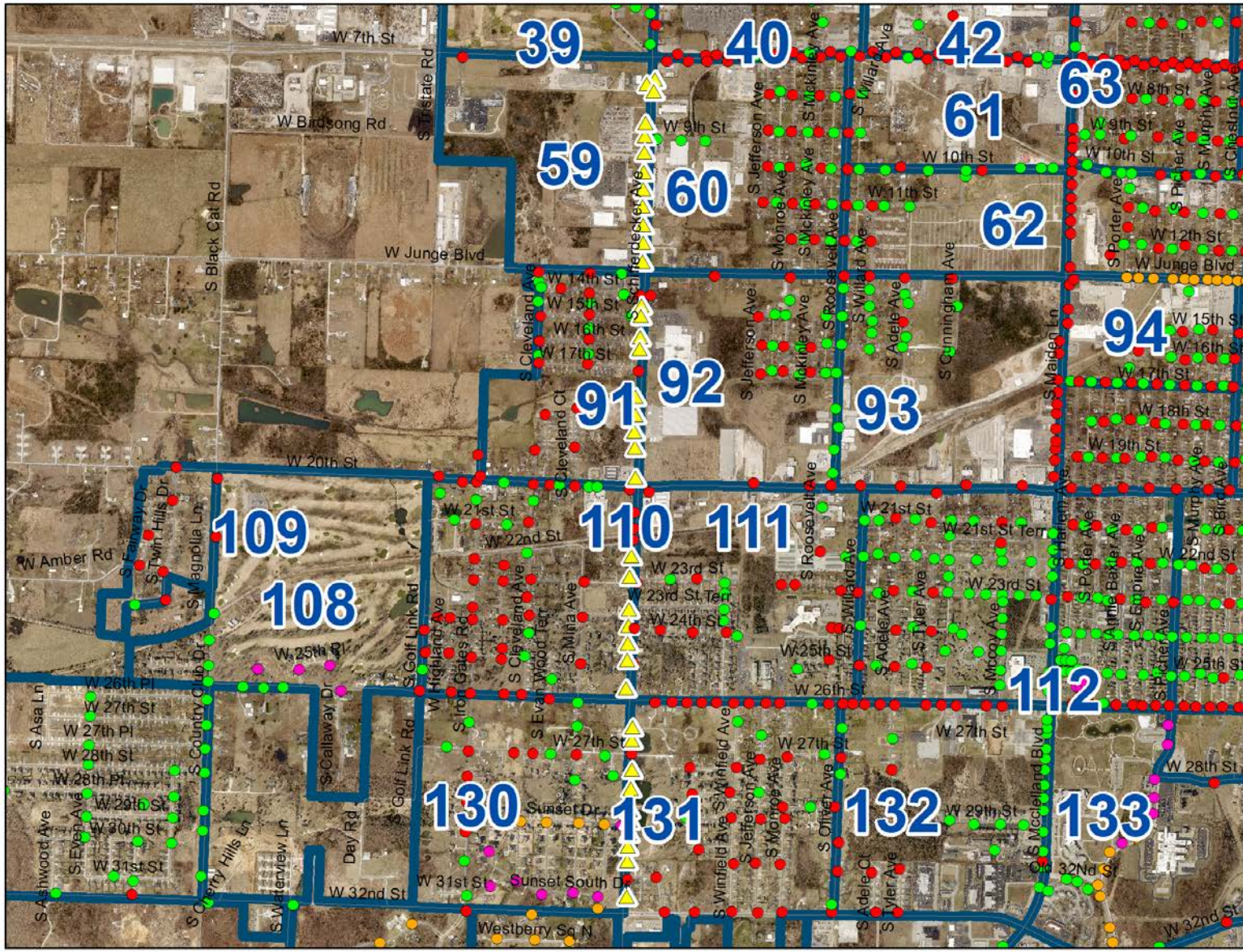
LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST

"UNDER REVIEW" AREA 214 CROSSROADS/ PRIGMORE



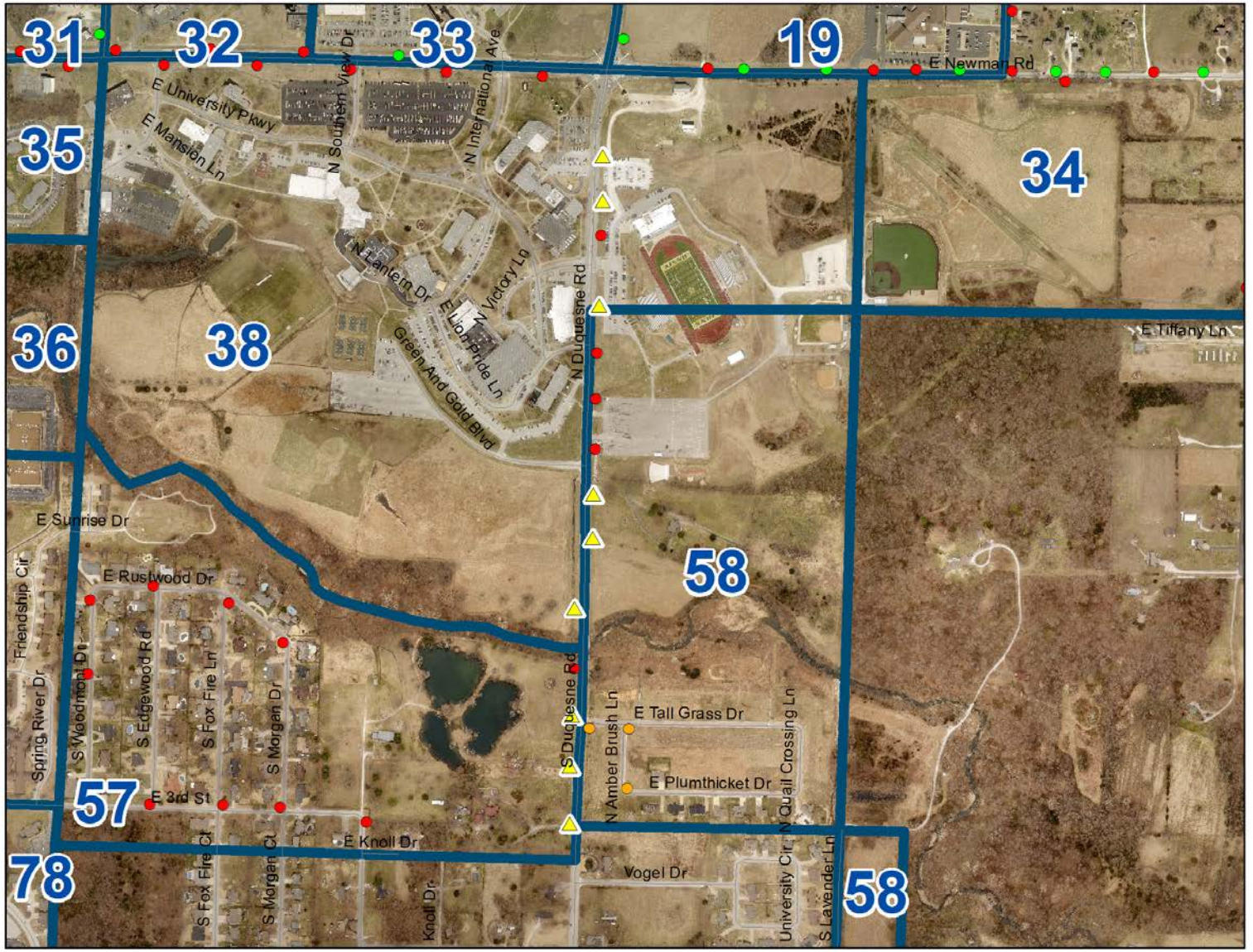
LEGEND:
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Orange-City-Owned TST
Pink-City-Owned PSST

"UNDER REVIEW" SOUTH SCHIFFERDECKER



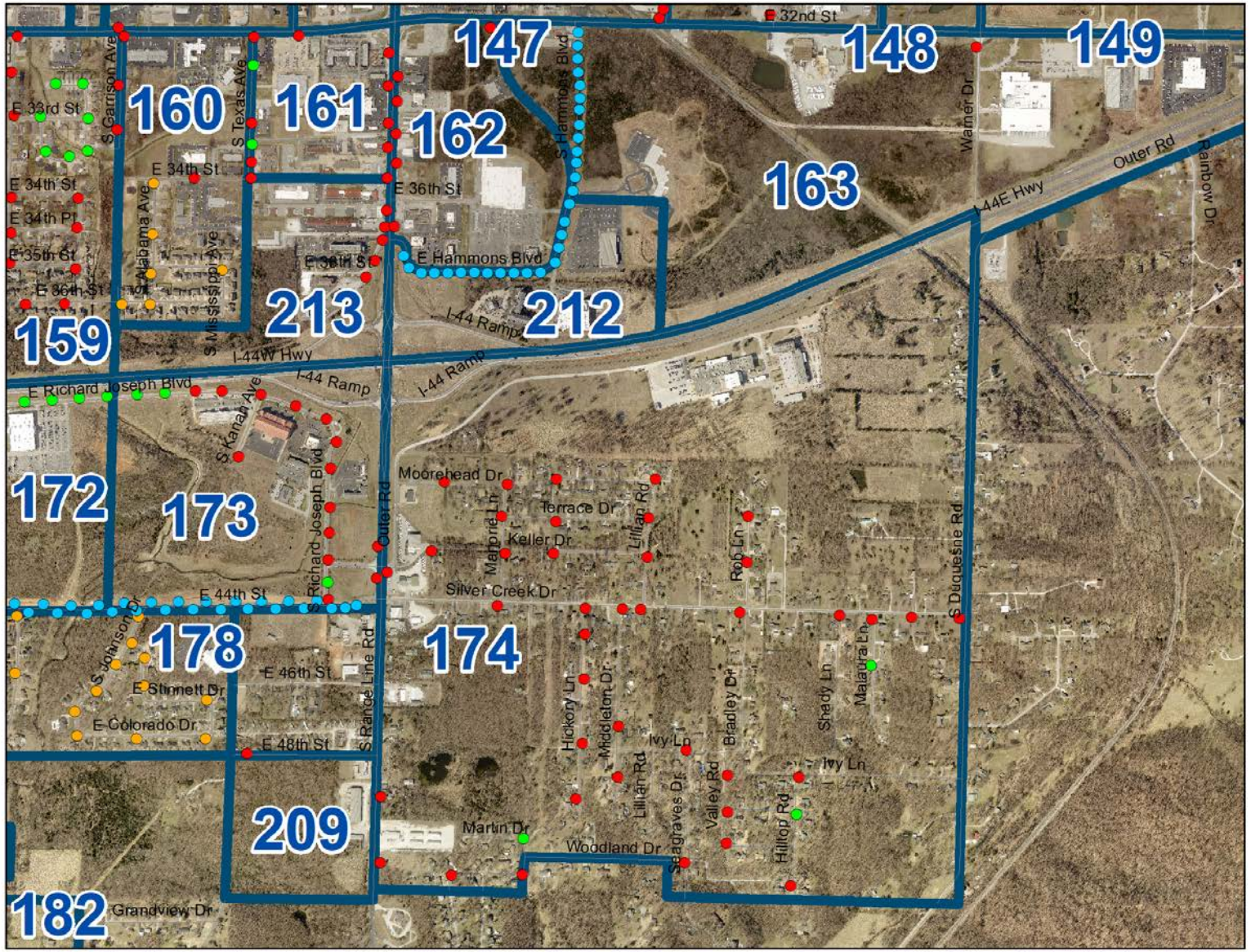
LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST

"UNDER REVIEW" DUQUESNE ROAD



LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST

"UNDER REVIEW" SILVER CREEK AREA



LEGEND:
Green-PSST
Red-TST
Blue-City Metered
Orange-City-Owned TST
Pink-City-Owned PSST

STREETLIGHT UPDATE

- New request streetlights continue to be reviewed and installed
- Existing HPS streetlights and photocells are field-repaired if possible, not replaced with HPS
- New and existing streetlights are changed or replaced with LED as supplies and resources are available

STREETLIGHT UPDATE

- City staff continue monthly meetings with Liberty Utilities to coordinate the installation of previous priority areas and new streetlights that conform to policy
- Nearing completion of voter approved installs and now moving into new requests, developments, and continuing routine maintenance
- New install requests consider crime statistics, existing area lighting, power access, difficulty of installation, site conditions, and majority of neighbors in agreement, etc.

STREETLIGHT UPDATE

- Updated Citizen Streetlight Request Form to evaluate each need and location through one process; highlighted procedure
- Added an online SeeClickFix Reporting option in order to better consolidate and track public requests
- Continued predevelopment utility meeting participation
- Continued mapping mid-block lighting location options to get to a costing exercise and policy consideration

JOPLIN
MISSOURI

For City Use Only:

Amount Paid:
Receipt Number:
Date:

Streetlight Request Form

I hereby request that a public streetlight be added at the below location. I understand that:

Street lighting is only for public streets and rights-of-way and not for personal property area lighting. This request pertains only to public streets and public rights-of-way.

City of Joplin residents may apply for and be granted a standard streetlight on a public street upon meeting specified criteria. The type of lighting installed is at the City's discretion and shall be compatible with the electric distribution system and light fixtures in place in the area at time of request.

The City of Joplin shall not provide lighting on private streets or private property. Private lighting may be pursued by the property owner and acquired through a separate agreement with Liberty Utilities.

Name	
Address	
Telephone Number and Email	
Reason for Request	
Nearest Pole location	
Location of Pole	***Where is the requested pole?***
Are neighboring residents supportive	***Lights shall only be installed in areas in which the majority of the surrounding residents are in favor of the installation of the light.***

Fee:
A fee of $80.00 is submitted with this application. It is my understanding that this fee will be utilized for the City of Joplin engineering staff review process.

Security/Safety:
City of Joplin staff will review the location of this request. If it is determined that a refractor may cause inadequate lighting, this request may be denied and the fee refunded.

Acknowledgement and Signature:
By submitting this application, I affirm that the facts set forth in this application are true and complete.

Signature	
Date	

Submit this for engineering review to: Dakota Rusk at drusk@oplinmo.org

City of Joplin
Streetlight Process
6/10/21

LIGHTING OF STREETS IN EXISTING NEIGHBORHOODS

This form is to request a new public streetlight in a neighborhood. Please read the following information prior to submitting.

Street lighting is only for public streets and rights-of-way and not for personal property area lighting. This request pertains only to public streets and public rights-of-way.

City of Joplin residents may apply for and be granted a standard streetlight on a public street upon meeting specified criteria. The type of lighting installed is at the City's discretion and shall be compatible with the electric distribution system and light fixtures in place in the area at the time of the request.

The City of Joplin shall not provide lighting on private streets or private property. Private lighting may be pursued by the property owner and acquired through a separate agreement with Liberty Utilities.

BASIS OF EVALUATING STREETLIGHT REQUESTS

A. Requests will be taken and recorded throughout the year. At a designated time each year, the requests are to be evaluated and installed if the criteria are met and if budget allows, typically at 6 moth intervals

B. All requests are dependent on the availability of electrical service. Many areas do not have electrical service along the street. If lights can be installed without requiring any new electrical easements, the light location will be considered.

C. Lights may be installed at street intersections for the safety of motorists and any pedestrians that may be crossing the street.

D. Lights may be installed at locations between intersections and at the entrances to alleys for the purpose of public safety.

E. Lights that are installed at locations between intersections will conform to the guidelines of Division 7000 – Street Lights of the City of Joplin Engineering Standards and Specifications which provides spacing guidelines based on width of street, traffic and pedestrian counts, road classification, and other factors including cost.

F. Lights shall only be installed in areas in which the majority of the surrounding residents are in favor of the installation of the light.

G. All streetlight locations shall be evaluated by Liberty Utilities and the final decision of the installation shall be made by the City.

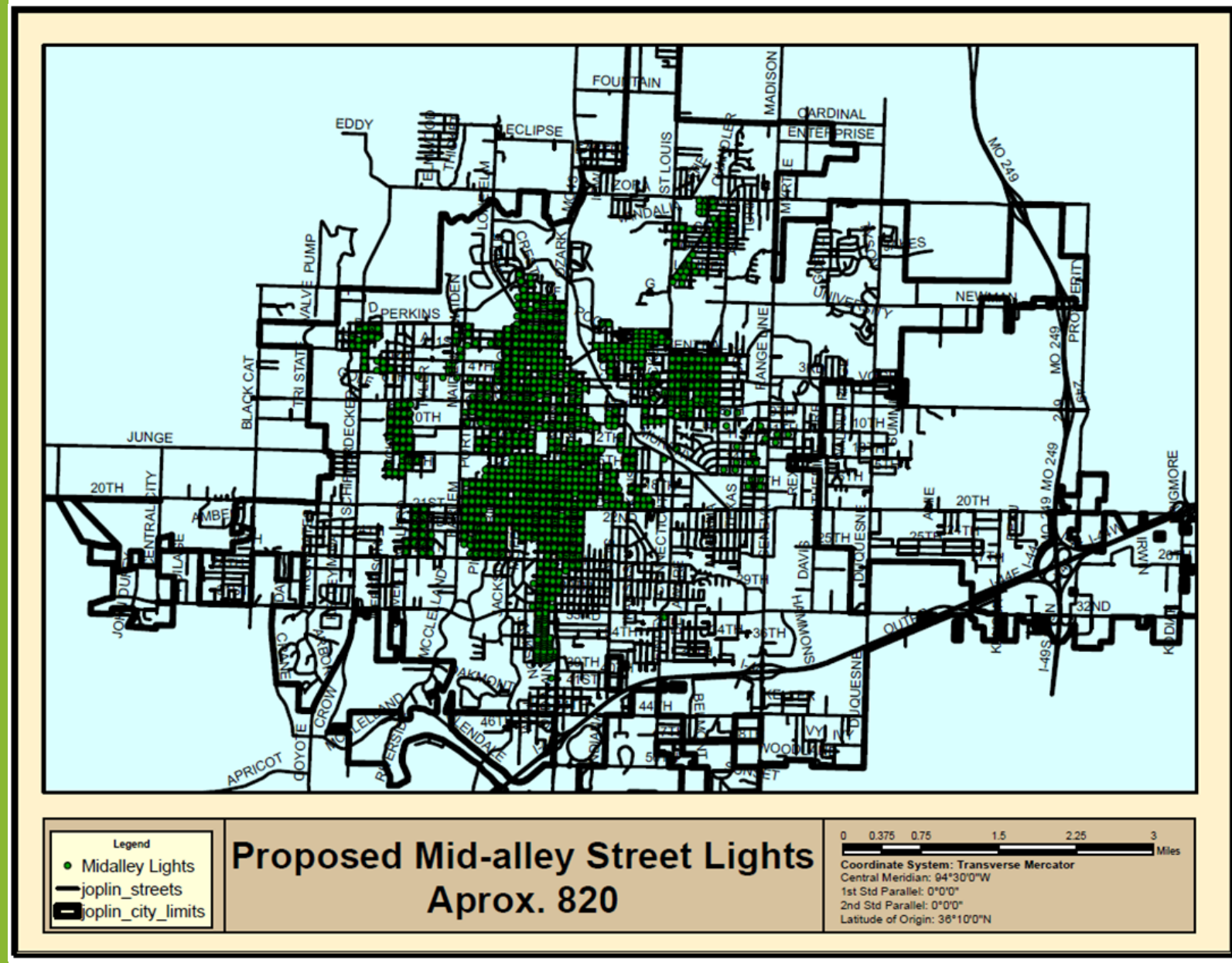
STREETLIGHT UPDATE

- Staff continuing to update the Streetlight Maps in addition to creating a new table showing actual new streetlights installed beginning in 2022 and forward
- High priority streetlight issues and new areas are being discussed and evaluated
- Staff utilizing See Click Fix and coordinating those requests and concerns with Liberty Utilities

MID-ALLEY MAPPING UPDATE

- In 2006, the citizens of Joplin imposed a ½ cent Public Safety Sales Tax to fund various public safety enhancements. Key among those was the addition of police officers, fire fighters and streetlights.
- TSST streetlights are placed at intersections (transportation focused and funded)
- PSST streetlights are placed at mid-block
  - In the original program, *mid-alley* lighting was not considered due to projected resources available

2023 MID-ALLEY MAPPING EFFORT



STREETLIGHT UPDATE

- Identified approximately 820 possible light locations
- Considers basic existing infrastructure and power adjacency.
- Estimating average approximately a $20/month charge per light
- This equates to $16,380/month or $196,560/year
- Does not consider crime impact at this point

STREETLIGHT NEXT STEPS

- Work will progress through the final zones and staff will continue to provide updates to City Council on new areas
- If Council desires, staff need direction on next steps of identifying and budgeting a future source of funds to proceed mid-alley lighting
- Consider a crime analysis to determine potential impact of added mid-alley lighting

Questions?



PUBLIC HEARING PROCEDURES

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

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

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

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

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

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

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

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

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

Thank you for your consideration and understanding.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2023-283 – Zoning District Change

MEETING DATE:
August 7, 2023

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 038-23: 2918 E 20th St – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial) – Jaimi Mansfield

BACKGROUND:
The owner of the property is seeking a more intensive commercial use and is expecting higher traffic. The existing building will be demolished and will be developed as a new site.

The traffic engineer has reviewed this site. There will need to be a shared access with the property to the West, as they will not be able to get any closer to Range Line, per MODOT requirements.

The Southwest corner of this property is in the flood plain. Engineering is aware of this and will need to see that the proposed development has an elevation certificate, per the City's flood zone regulations.

The Future Land Use Map designates this property as future Retail Commercial. The requested zoning is consistent with the surrounding property zonings. C-1 is a low-traffic commercial district. This property is located on 20th St, and arterial road, and near Range Line. Both of these streets are high-traffic roads, with more intensive commercial use. The proposed zoning will allow the property to adopt a more intensive commercial use that is better suited for the existing area.

PLANNING & ZONING COMMISSION TESTIMONY:
Jaimi Mansfield presented the case to rezone this property. She stated that the C-3 zoning will give them a broader range so that they may attract more tenants. Ms. Warren asked what the status of the elevation certificate was for stormwater. Mr. Bellairs stated this was brought up in the pre-development meeting and that it was discussed regarding the development of the site but that the applicant is not at that point in the project yet. The elevation certificate would be provided at the time the applicant submits their construction and civil documents during the plans review phase.

PUBLIC COMMENT;
There was no public comment in favor or opposition of the rezoning.

RECOMMENDATIONS:
Staff recommends approval for Council Bill 2023-283
Planning & Zoning Commission recommends approval of Case 038-23 (6 in Favor, 0 Opposed, 1 Absent)

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

Z&P Meeting: July 10, 2023
City Council Meeting: August 7, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Rezoning

CASE 038-23 A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial)

LOCATION 2918 E 20th St, Joplin, Missouri 64801

APPLICANT Jaimi Mansfield

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1	Commercial	Approximately 0.43 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-3 PD	C-3	C-3 PD	C-3
Land Use	Restaurant	Vacant	Retail	Vehicle Service & Repair

FUTURE LAND USE

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

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E 20th St	Arterial	75′

UTILITIES

The site has access to utilities.

FLOOD PLAIN

The Southwest corner of this property is in the flood plain. Engineering is aware of this and will need to see that the proposed development has an elevation certificate, per the City's flood zone regulations.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The Future Land Use Map designates this property as future Retail Commercial. The requested zoning is consistent with the surrounding property zonings. C-1 is a low-traffic commercial district. This property is located on 20th St, and arterial road, and near Range Line. Both of these streets are high-traffic roads, with more intensive commercial use.

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

Due to the location on 20th St, the property's most appropriate zoning would be C-3. C-1 is intended for low-intensity, low traffic commercial use. The properties adjacent to both the East and West are zoned C-3 (Commercial). The proposed zoning will allow the property to adopt a more intensive commercial use that is better suited for the existing area.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The zoning will not detrimentally affect any of the nearby properties. The surrounding properties are zoned C-3.

DISCUSSION

The owner of the property is seeking a more intensive commercial use and is expecting higher traffic. The existing building will be demolished and will be developed as a new site.

The traffic engineer has reviewed this site. There will need to be a shared access with the property to the West, as they will not be able to get any closer to Range Line, per MODOT requirements.

Staff recommends approval of Case 038-23.

ENCLOSURES

- Map of property
- Application

Rezoning Application

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

Office Use Only
Case No.: O38-23
Filing Fee: $550.00
Received: 5/23/23
Date Advertised:
Proj. No.: 23-186
Public Hearing Date: July 10th, 2023

Applicant: 2918 East 20th Street, LLC Phone No.: 314.342.4136

Address: 2918 E. 20th Street, Joplin, MO 64804 Email: jmansfield@atllp.com

Owner: 2918 East 20th Street, LLC Phone No.: 314.342.4136

Address: 2918 E. 20th Street, Joplin, MO 64804 Email: jmansfield@atllp.com

Location of Property: 2918 E. 20th Street, Joplin, MO 64804

Present Use of Property: Vacant Building - previously neighborhood commercial

Proposed Use of Property: General commercial

Current Zoning: C1 Requested Zoning: C3

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Restaurant	C3PD
South	Vacant Lot	C3PD
East	Vacant Lot	C3
West	Car Service Station	C3

Character of the Neighborhood: The neighborhood is largely either general commercial or general commercial planned development districts. There are no properties zoned for residential use adjacent to the property.

Relationship to Existing Zoning Pattern:

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

If yes, explain: The commercial uses in a C3 Commercial District, which are more broad and inclusive of nearly all permitted uses in a C1 Neighborhood Commercial District, are more desirable to Applicant. By example, Applicant is unable to operate a commercial parking lot on site as currently zoned.

Conformance with Comprehensive Plan:

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

Traffic Conditions:

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

Street(s) with Access to Property: E. 20th Street

Classification of Street(s):

Arterial ☒ Collector ☐ Local ☐

Right-of-Way Width: _____

Subdivision Platting:

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

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

Additional Platting Comments: None.

Unique Characteristic of Property and/or Additional Comment:

See Attached Letter in Support of Rezoning Application.

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

Yes	No	
☒	☐	Completed and signed application.
☒	☐	One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible.
☒	☐	One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
☐	☒	Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned.

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

Signature: Jamie Marquez **Date:** 5-19-23

Case 038-23: Rezoning

2918 E. 20th St-Rezoning-A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial)-Jaimi Mansfield

Jaimie Mansfield, 7700 Forsyth Blvd. Suite 1800, Clayton, Missouri 63105. Ms. Mansfield stated she researched the comprehensive plan and this request to rezone squarely falls into what the City envisions for this commercial corridor along these two busy roads as well. The C-3 zoning gives it a broader range so when it is looking at perspective tenants it allows for a more robust use it can attract tenants to. Rezoning it to fit the character helps on the front end to get an end user in there too. But also, on the back end to make it compatible with all the other users that are surrounding it as well. Currently the site sits vacant. They do not envision any other C-3 use that would be compatible within the site to increase any traffic hazards.

Mr. Kimble asked if there were any questions from the Commission on Case 038-23.

Ms. Warren asked the status of the elevation certificate.

Mr. Bellairs stated this was brought up in the pre-development meeting and we have discussed this for the development of the site. But we are not at that point yet. He stated he had included that just because of the location in the flood plain. But that will be provided when they submit documents for building permits. He said first they need to rezone.

Ms. Mansfield said she did not anticipate any variances necessary, and the owner would agree to raising the building and putting something new up that would obviously bring it in to meet all regulations.

There were no further questions.

Mr. Kimble asked if anyone wished to speak in favor of Case 038-23.

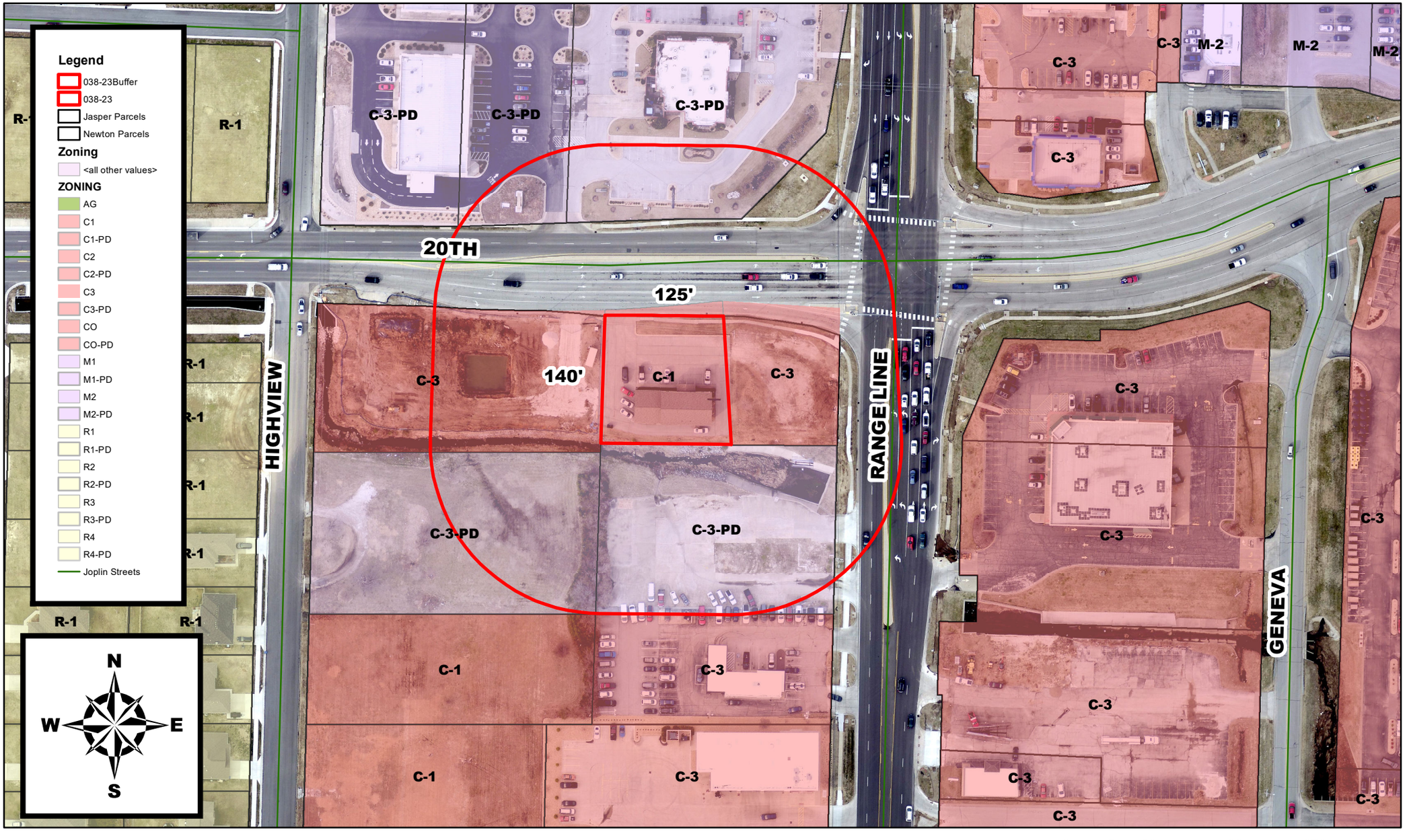
There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 038-23.

There were none.

MR. ROSENBERG MOVED THAT CASE 038-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 038-23: Rezoning



2918 E 20th St – Rezoning – A request to rezone from District C-1 (Neighborhood Commercial) to District C-3 (Commercial) – Jaimi Mansfield

P & Z Case 038-23
2918 E 20th St
(P & Z Recommended Approval)

COUNCIL BILL NO. 2023-283 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-1 (Neighborhood Commercial) to District C-3 (Commercial) property as described below and located at 2918 E 20th St.

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

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

ALL OF THE WEST 141 FEET OF THE NORTH 160 FEET OF LOT NUMBERED ONE (1) IN KINDRED'S SUBDIVISION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

JOPLIN CITY COUNCIL
JULY 17, 2023
MEETING MINUTES

CALL TO ORDER

The July 17, 2023, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Doug Lawson.

INVOCATION was read by City Clerk Holly Nagy.

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

ROLL CALL

Answering Roll Call were Council Members: Charles Copple, Keenan Cortez, Josh DeTar, Mark Farnham, Doug Lawson, Gary Shaw, Phil Stinnett, Kate Spencer, and Christina Williams. Also, in attendance were Assistant City Manager Tony Robyn and City Attorney Peter Edwards.

PRESENTATIONS

Tourism Venue Needs Assessment-Next Steps

Patrick Tuttle, Director of the Convention and Visitors Bureau presented.

Joplin Area Chamber of Commerce Quarterly Update

Travis Stephens, President of Joplin Area Chamber of Commerce presented.

Industrial Park Land and Economic Development

Travis Stephens, President of Joplin Area Chamber of Commerce presented.

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS

News from the Public Information Office

If citizens want to know more about the Joplin Police Department, they have a great opportunity by enrolling in the upcoming Citizens Police Academy. Offered as a 14-week program, the Academy is FREE of charge and provides an interactive, behind-the-scenes program taught by police officers.

The classes are every Thursday evening starting July 27 from 6 to 9 p.m. The Citizens Academy ends on October 26 with a closing ceremony and dinner. The class size is limited to 25 participants and there are still a few more spots available. Applicants must be 21 years or older and pass a background check. If interested, citizens can contact the Police

Department or go to the Police Department's website at joplinpolice.org and click on the Events tab.

Later this week there are some Joplin Sesquicentennial events as part of the 100th-year Celebration for the Scottish Rite Valley of Joplin that the public is welcome to attend.

"The Styles that Made the Day" is a Formal Fashions Exhibit presented by Joplin History & Mineral Museum & Joplin Historical Society. It will be held from 4 to 7 p.m. on Friday, July 21 at the Scottish Rite Cathedral, 505 S. Byers in Joplin. Surrounded by the building's beautiful architecture, view dresses, gowns, and men's formal attire from the turn of the last century. The exhibit will also include dresses made for the Joplin Centennial in 1973.

Then at 9 a.m. on Saturday, the celebration continues to mark the 100-year history of Joplin Scottish Rite Cathedral, starting with a parade in that area.

A full day of activities is planned to honor this beautiful Joplin landmark's history, service, and architecture. Some highlights of the day will include a parade around the Cathedral's neighborhood, a rededication of this historic building, a vintage car show, a fried chicken buffet similar to those in 1923 and for the same price – which was $2, and tours of this unique downtown building featuring hand-painted backdrops and curtains and a pipe organ with 21,000 pipes.

More details about the events, some which do require tickets, can be found on their website at https://www.valleyofjoplin.com/about-3. Citizens can also call about tickets for the Friday night or Saturday banquets at 417-623-3219.

Due to the extremely high winds over the weekend, many residents have down limbs and branches to dispose of. To help with this, the City's Public Works will open the **Free Tree Limb Drop Off Site** this week, starting today, Monday, July 17. **It will be open from 8:30 a.m. -2 p.m. today through Friday, July 21.**

The drop-off site is located at 1702 North Schifferdecker Avenue, just about a half-mile north of Belle Center Road on the west side of Schifferdecker.

Another option for residents is to bundle limbs and branches cut to 4-foot maximum length and place them at curbside for pick up on their regularly scheduled trash service day.

For more information about these announcements or other items related to the City, please visit the City's website and Joplin's Facebook page. If wanting to review tonight's announcements, they can be found on our website at www.joplinmo.org/PIOnews

CITIZEN REQUESTS AND PETITIONS

Kathy Martin spoke on providing an update on community meetings and to ask for an update on mid alley lighting.

PUBLIC HEARINGS

A 5-minute break was taken at 7:06 P.M. Ms. Spencer left the meeting.

CONSENT AGENDA

Motion by Mr. Shaw, second by Mr. Cortez to approve the Consent Agenda. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1.

Minutes of the July 3, 2023, City Council Meeting

COUNCIL BILL NO. 2023- 273 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-2 (Two-Family Residential) to District R-3 (Apartment House) property as described below and located at 801 W 1st St. **Ordinance No. 2023-094.**

COUNCIL BILL NO. 2023-274 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) to District R-2 (Two-Family Residential) property as described below and located at 3220 W Belle Center Rd. **Ordinance No. 2023-095.**

COUNCIL BILL NO. 2023-275 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) to District C-1 (Neighborhood Commercial) property as described below and located at 1850 W 20th St. **Ordinance No. 2023-096.**

COUNCIL BILL NO. 2023-276 - AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally located at 2100 S Prigmor Ave. **Ordinance No. 2023-097.**

COUNCIL BILL NO. 2023-277 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) to District C-3 (Commercial) property as described below and located at 2100 S Prigmor Ave. **Ordinance No. 2023-098.**

COUNCIL BILL NO. 2023-278 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-1 (Neighborhood Commercial) to District R-3 (Apartment House) property as described below and located at 832 S Pennsylvania Ave. **Ordinance No. 2023-099.**

COUNCIL BILL NO. 2023-279 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) to District C-O (Commercial Office) property as described below and located at 2601 S Jackson Ave. **Ordinance No. 2023-100.**

COUNCIL BILL NO. 2023-280 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) to District C-2 (Central Business) property as described below and located at 1728 S Main St. **Ordinance No. 2023-101.**

COUNCIL BILL NO. 2023-281 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) to District C-3 (Commercial) property as described below and located at 802 S Maiden Ln. **Ordinance No. 2023-102.**

COUNCIL BILL NO. 2023-282 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District C-3 (Commercial) to District R-3 (Apartment House) property as described below and located at 908 E 7th St. **Ordinance No. 2023-103.**

RESOLUTIONS

RESOLUTION NO. 2023-012

Mr. Cortez introduced Resolution No. 2023-012- A RESOLUTION of the City of Joplin, Missouri, approving the final American Rescue Plan Act (ARPA) Spending Plan in order to comply with the federal grant regulations and established timeline for these funds awarded directly to the City. Motion by Mr. Cortez, second by Dr. Farnham that Resolution No. 2023-012 be passed. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1.

ORDINANCES – EMERGENCY

COUNCIL BILL NO. 2023-137

Mr. Copple introduced Council Bill No. 2023-137 - AN ORDINANCE authorizing the acceptance of an agreement by and between the City of Joplin and Satterlee Plumbing, Heating and Air Conditioning Company in the amount of Four Hundred Twenty-Eight Thousand One Hundred and Five and 00/100 Dollars ($428,105.00) for Construction & Installation services for the replacement of the Justice Center Modular Chiller; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2022-2023 as adopted by Ordinance 2022-161 on October 17, 2022; and, containing an emergency clause. Motion by Mr. Copple, second by Ms. Williams that Council Bill No. 2023-137 be passed on an emergency basis Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-104**.

COUNCIL BILL NO. 2023-358

Mr. Copple introduced Council Bill No. 2023-358 - AN ORDINANCE approving the contract by and between the City of Joplin and Big Johns for the demolition of the structure(s) and clearing of a lot located at 912 S. Sergeant Ave. in the City of Joplin, Missouri, for Five Thousand dollars ($5,000.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Copple, second by Mr. Cortez that Council Bill No. 2023-358 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-105**.

COUNCIL BILL NO. 2023-359

Mr. Cortez introduced Council Bill No. 2023-359 - AN ORDINANCE approving the contract by and between the City of Joplin and USA Demolition for the demolition of the structure(s) and clearing of a lot located at 326 N. Walnut Ave. in the City of Joplin, Missouri, for Four Thousand Eight Hundred Fifty dollars ($4,850.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Cortez, second by Dr. Farnham that Council Bill No. 2023-359 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-106**.

COUNCIL BILL NO. 2023-514

Mr. Copple introduced Council Bill No. 2023-514 - AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2022-2023 as adopted by Ordinance 2022-161 on October 17, 2022, to adjust appropriations and containing an emergency clause. Motion by Mr. Copple, second by Mr. DeTar that Council Bill No. 2023-514 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-107**.

COUNCIL BILL NO. 2023-605

Mr. Stinnett introduced Council Bill No. 2023-605 - AN ORDINANCE approving the issuance of a Purchase Order to SHI/Microsoft Corporation to cover the annual support payment for the Public Safety and Financial software, as budgeted in the Annual Budget of the City of Joplin for the Fiscal Year 2022-2023 as adopted by Council Bill No. 2022-534 on October 17, 2022; and containing an emergency clause. Motion by Mr. Stinnett, second by Mr. DeTar that Council Bill No. 2023-605 be passed on an emergency basis. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-108**.

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2023-134

Mr. DeTar introduced Council Bill No. 2023-134 - AN ORDINANCE adopting the updated Airport Land Lease Rate Schedule for airport land accrued under Federal Aviation Administration (FAA) grant programs. Motion by Mr. DeTar, second by Mr. Copple that Council Bill No. 2023-134 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1. The Bill was read as Council Bill No. 2023-134.

SECOND AND THIRD READING

Motion by Mr. Cortez, second by Mr. Copple to remove Council Bill 2020-535 and 536 from the table. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams, 8. Nays: 0. Absent: Spencer, 1.

COUNCIL BILL NO. 2020-535

Mr. Copple introduced Council Bill No. 2023-535 - AN ORDINANCE approving Redevelopment Project 1A of the 32nd Street Place Tax Increment Financing Redevelopment Plan and adopting Tax Increment Financing therein. Motion by Mr. Copple, second by Ms. Williams to pass Council Bill No. 2020-535 on Second Reading, advance to Third Reading and pass. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams 8. Nays: 0 Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-109**.

COUNCIL BILL NO. 2020-536

Mr. Copple introduced Council Bill No. 2023-536 - AN ORDINANCE approving Redevelopment Project 1B of the 32nd Street Place Tax Increment Financing Redevelopment Plan and adopting Tax Increment Financing therein. Motion by Mr. Copple, second by Mr. Cortez to pass Council Bill No. 2020-536 on Second Reading, advance to Third Reading and pass. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams 8. Nays: 0 Absent: Spencer, 1. The Council Bill was declared adopted and entitled **Ordinance No. 2023-110**.

UNFINISHED BUSINESS

Ratification of Joplin Sports Authority Bylaw Changes.

Motion by Mr. Copple, second by Mr. DeTar to accept the Joplin Sports Authority Bylaw changes. Voting in favor were Council Members: Copple, Cortez, DeTar, Farnham, Lawson, Shaw, Stinnett, and Williams 8. Nays: 0 Absent: Spencer, 1.

NEW BUSINESS

Mr. Copple would like to propose installing signs at trail heads reminding people to stay on trail and off private property.

Mr. Copple would like more information on food truck distance regulations.

Mr. Stinnett would like to know when they will see a contract on the Connecticut Street project.

Mr. Copple would like to know what the City maintenance shop charges and would like to know engineering rates.

The meeting was adjourned at 8:11 p.m.

Respectfully,

Holly Nagy, City Clerk, MRCC

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-134 Airport Land Lease Rate Schedule

MEETING DATE
July 17, 2023

ORIGINATING DEPT
Public Works-Airport

ATTACHMENTS
Council Bill 2023-134, Proposed Land Lease Rate Schedule, CMT Rates & Charges Study.

REVIEWED BY
Director of Public Works, Daniel Johnson; Finance Director, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City to adopt the updated Airport Land Lease Rate Schedule for airport land in compliance with Federal Aviation Administration (FAA) regulations.

BACKGROUND

The FAA requires, under the Federal Grant Assurances, that all airports who accept federal funds through the Airport Improvement Program or related grant programs receive a "Fair Market Value" for land accrued under the program's authority. In 2004, at the request of the FAA, the Airport established a land lease rate schedule that would bring low rates back in line with market values. That schedule covered a period through 2029. Recently, new lease agreements were drafted, and tenants wanted to see projected rates beyond 2029. In May of this year, city staff commissioned Crawford, Murphy, and Tilley ("CMT") to conduct a Rates and Charges Study comparing JLN rates with similar airports in our region. The purpose of the study was to review the current 25-year land lease rates established in 2004 and evaluate the continuation of that schedule for future lease agreements, for the period beginning in 2030 to 2054.

CMT evaluated the land lease rates and operations at the airports in the following cities: Columbia, MO, Cape Girardeau, MO, Springfield, MO, Northwest Arkansas and Wichita, KS. These airports were chosen because they are similar to Joplin and geographically close to Joplin. The full study is attached hereto as an Exhibit.

The report concluded that for the period 2025 – 2029 the predetermined Land Lease Rate for JLN would rise from $0.129 to $0.149, an increase of 15.5%. This amount was determined to be a fair market return and was in keeping with the current rate schedule. It was the consultant's recommendation that the city continue with the current rate and fee schedule for future lease agreements beginning in 2030.

FUNDING SOURCE
N/A

RECOMMENDATION

Staff recommends adoption of Council Bill 2023-134 on first reading.

Land Lease Rate History & Justification

The FAA requires under the Federal Grant Assurances the Airport receive a “Fair Market Value” for land accrued under the program. The follow is from the FAA Grant Assurance Guidance.

Public lands will not be made available for private enterprise without obtaining a fair market return. No private individual, or firm, has a right to the use of publicly funded airport land for personal gain without paying their fair share of the maintenance, development and operation of the facility. Having invested substantial public funds in the capital airport plant, the public owner and the FAA have thereby created a business opportunity for privately owned aviation services and non-aviation uses which otherwise would not exist. Therefore, the Sponsor has both a right and obligation to command a reasonable return on their investment.

Further, a no rent or excessively low rent lease (Aviation or Non-aviation) will not meet the requirement of the Sponsor's assurance contained in current grant agreements, which reads in part:

"Sponsor will maintain a fee and rental structure consistent with assurances 22 and 23 for the facilities and services being provided the airport users which will make the airport as self-sustaining as possible under the circumstances existing at that particular airport, taking into account such factors as the volume of traffic and economy of collection."

A fair market rental value (historically 8% to 12% of fair market value) should be assessed for grounds within the leasing area. The fair market rental value of land to be leased should be determined by an acceptable market analysis, usually formal appraisals. Such leases must bring a fair market return to the airport.

The Airport is Federally Audited each spring to assure compliance with the Grant program. In the spring of 2004 the FAA requested the Airport to reevaluate the land values. Based upon an Appraisal conducted June 17, 2004 land at the Joplin Regional Airport had a Market value of $.90/sq ft.

In 2004 the Airport Land Lease Rate was $.07/sq. ft. per year. The Airport felt that a 1200% increase in the land lease rate would be detrimental to the development of the Airport. The Airport negotiated with the FAA a Land Lease Rate schedule that would provide a steady, justifiable increase in the rate over the next 25 years.

The appraiser assumed a 2% increase in land value per year and the Airport value sees an average of 3% growth per year thus a 5% annual growth was applied.

The rate is adjusted every 5 years through the 25-year term of the original agreement. After the initial 25-year term (2030) the leases will be renewed in 5-year increments. The same formulation will be applied with a maximum of no more than a 25% change in the 5-year cost. This new rate will be applied for the length of the next 25-year term.

This is the original rate schedule from 2004.

LAND LEASE RATE SCHEDULE		
YEAR	**LEASE YEAR**	**RATE/SQ'/YR-Rev**
2005	1	$0.070
2006	2	$0.070
2007	3	$0.070
2008	4	$0.070
2009	5	$0.070
2010	6	$0.095
2011	7	$0.095
2012	8	$0.095
2013	9	$0.095
2014	10	$0.095
2015	11	$0.111
2016	12	$0.111
2017	13	$0.111
2018	14	$0.111
2019	15	$0.111
2020	16	$0.129
2021	17	$0.129
2022	18	$0.129
2023	19	$0.129
2024	20	$0.129
2025	21	$0.149
2026	22	$0.149
2027	23	$0.149
2028	24	$0.149
2029	25	$0.149

All tenants with Ground Leases are charged from this same schedule.

UPDATE:

On 7/6/2023, it was proposed that the Lease Rate Schedule be extended another 25 years to accommodate any future lease agreements whose term would have extended beyond the original calculated values. The traditional formula for growth was applied as it has closely resembled actual real estate growth rates for the area and meets the Fair Market Value requirement.

The extended Land Lease Rate Schedule is below:

LAND LEASE RATE SCHEDULE		
YEAR	Lease Year	Rate/SqFt
2030	1	0.172
2031	2	0.172
2032	3	0.172
2033	4	0.172
2034	5	0.172
2035	6	0.198
2036	7	0.198
2037	8	0.198
2038	9	0.198
2039	10	0.198
2040	11	0.228
2041	12	0.228
2042	13	0.228
2043	14	0.228
2044	15	0.228
2045	16	0.262
2046	17	0.262
2047	18	0.262
2048	19	0.262
2049	20	0.262
2050	21	0.302
2051	22	0.302
2052	23	0.302
2053	24	0.302
2054	25	0.302

Joplin Regional Airport – Rates & Charges Study



6/28/2023

CMT
Crawford, Murphy & Tilly

Background

The Federal Aviation Administration (FAA) requires, under the Federal Grant Assurances, that all airports who accept federal funds through its Airport Improvement Program (AIP) or related grant program(s) receive a "Fair Market Value" for land accrued under the program's authority. FAA Grant Assurance Guidance Handbook provides the Airport (sometimes referred to by the FAA as the Sponsor) the following insight:

> *Public lands will not be made available for private enterprise without obtaining a fair market return. No private individual, or firm, has a right to the use of publicly funded airport land for personal gain without paying their fair share of the maintenance, development, and operation of the facility. Having invested substantial public funds in the capital airport plant, the public owner and the FAA have thereby created a business opportunity for privately owned aviation services and non-aviation uses which otherwise would not exist. Therefore, the Sponsor has both a right and obligation to command a reasonable return on their investment.*

Further, a zero-land rent lease rate or excessively low land rent lease rate (Aeronautical or Nonaeronautical) will not meet the requirement of the Sponsor's Federal Grant Assurance contained in current federal agreements, which reads in part:

> *Sponsor will maintain a fee and rental structure consistent with Assurances 22 and 23 for the facilities and services being provided the airport users which will make the airport as self-sustaining as possible under the circumstances existing at that particular airport, taking into account such factors as the volume of traffic and economy of collection.*

2004 Land Rent Lease Rate

The Joplin Regional Airport (JLN or Airport) ensures annually, via an audited process, compliance with AIP Grant Assurances. In the Spring of 2004, the FAA requested JLN reevaluate its then current land rent lease values. Based upon an appraisal conducted June 17, 2004, the land rent lease rate at JLN had a market rental value of $0.90 per square foot per annum.

In 2004 the Airport Land Lease Rate received by JLN tenants was only $0.07 per square foot per annum. There was a significant difference between current land rent lease rates and what was determined to be fair market value land rent lease rate. The Airport believed that a 1,200% increase in the land rent lease rate would be detrimental to any future development of the Airport and would be an enormous financial shock to current tenants. The Airport, therefore, negotiated with the FAA a Land Rent Lease Rate Schedule that would provide a steady, justifiable increase in the rate over the subsequent 25-year period.

All tenants where a Land Rent Lease Rate is applicable utilize the following Land Lease Rate Schedule:

Land Lease Rate Schedule		
Year	Lease Year	Rate/SF/Annum
2005	1	$0.070
2006	2	$0.070
2007	3	$0.070
2008	4	$0.070
2009	5	$0.070
2010	6	$0.095
2011	7	$0.095
2012	8	$0.095
2013	9	$0.095
2014	10	$0.095
2015	11	$0.111
2016	12	$0.111
2017	13	$0.111
2018	14	$0.111
2019	15	$0.111
2020	16	$0.129
2021	17	$0.129
2022	18	$0.129
2023	19	$0.129
2024	20	$0.129
2025	21	$0.149
2026	22	$0.149
2027	23	$0.149
2028	24	$0.149
2029	25	$0.149

As further negotiated with the FAA, after the initial 25-year term (2030) the leases will be renewed in 5-year increments. The same formulation will be applied, if warranted, with a maximum of no more than a 25% change in any 5-year period.

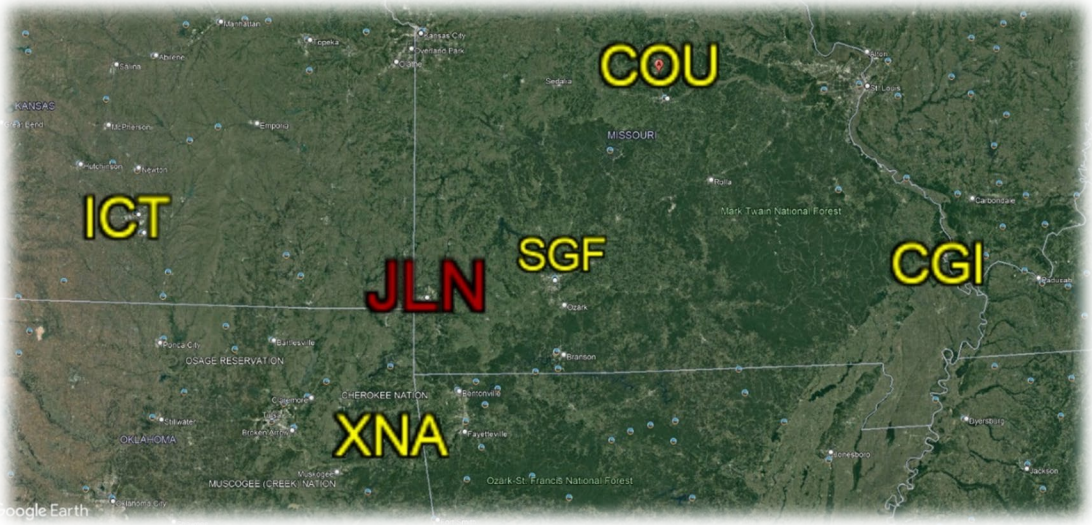
Rates & Charges Study

In anticipation of the upcoming 2030 appraisal and reapplying the results to an updated Land Lease Rate Schedule, if necessary, JLN requested Crawford, Murphy & Tilly (CMT) analyze peer comparable regional airport land rent lease rates with JLNs current values.

The peer airports to be explored are:

1. Columbia Regional Airport (COU), Columbia, Missouri
2. Cape Girardeau Regional Airport (CGI), Cape Girardeau, Missouri

3. Springfield-Branson National Airport (SGF), Springfield, Missouri
4. Northwest Arkansas National Airport (XNA), Fayetteville, Arkansas
5. Wichita Dwight D Eisenhower National Airport (ICT), Wichita, Kansas



These airports were chosen because they best represent similar airports as compared to JLN within a geographical region. Real estate valuation tends to be "regionalized." The peer airports also have regularly scheduled passenger commercial service. The following table provides the miles (straight line) to JLN from its respective peer.

	Miles to JLN
CGI	272
COU	170
ICT	165
SFG	62
XNA	60

This study, as prepared by CMT, will not provide analysis of local conditions that may influence the overall valuation of property at a particular airport. In analyzing peer airports, however, it is important to fully understand the similarities and differences each peer airport delivers. Therefore, we will provide:

1. Based Aircraft
2. Aircraft Operations
3. Scheduled Airline Commercial Service
4. Metropolitan Statistical Area (MSA)

1. <u>Based Aircraft</u>

Based aircraft is an indication as to the number of tenants and local operations per year, which contributes to the value that the airport provides to the overall local community.

Airport	Based Aircraft
CGI	61
COU	32
ICT	208
JLN	128
SFG	145
XNA	8

Source: AirNav

2. Airport Operations

Below depicts the number of itinerant and local operations for each airport for Calander Year (CY) 2022. Itinerant operations are performed by an aircraft that lands at an airport, arriving from outside the airport area, or departs an airport and leaves the airport area. Local operations mean operations performed by aircraft which operate in the local traffic pattern or within sight of the airport or are known to be departing for or arriving from flight in local practice areas located within a 20-mile radius of the airport.

	Itinerant					Local			
Airport	Air Carrier	Air Taxi	General Aviation	Military	Total	Civil	Military	Total	Total Operations
CGI	-	-	-	-	-	-	-	-	-
COU	1,964	3,177	12,215	273	17,629	11,228	132	11,360	28,989
ICT	16,573	19,207	38,396	11,675	85,851	17,622	5,975	23,597	109,448
JLN	3	2,378	8,438	116	10,935	6,809	12	6,821	17,756
SGF	10,848	16,799	18,566	3,542	49,755	6,145	891	7,036	56,791
XNA	20,872	5,429	5,990	5,489	37,780	422	4,468	4,890	42,670

Source: FAA OPSNET – CGI data not available

Local operations are driven by based aircraft. ICT, with the most based aircraft (208), has the highest Local Total Operations (23,597). Where XNA has the lowest number of based aircraft (8) and therefore the lowest Local Total Operations. ICT, XNA, and SGF lead in Total Operations. Despite XNA having few based aircraft, they have significant Itinerant traffic to make up for the difference in their lack of Local Operations.

3. Scheduled Airline Commercial Service

The designated peer airports have regularly scheduled airline commercial service in one form or another. Some airports have more enplanements with higher load factors indicating that the community is embracing the air carrier service. Using CY 2022 data the table below depicts number of departures, capacity, enplanements, and load factor.

Airport	Departure Count	Capacity	Enplanements	Load Factor
CGI	640	29,500	8,713	29.5%
COU	1,639	104,478	81,643	78.1%
ICT	9,940	970,904	762,309	78.5%
JLN	639	31,950	20,786	65.1%
SGF	8,542	649,512	539,344	83.0%
XNA	12,192	1,041,698	812,848	78.0%

ICT, SGF, and XNA lead in enplanements and they also have similar load factors.

4. Metropolitan Statistical Area

A Metropolitan Statistical Area (MSA) is a geographic region that includes a core city with a large population and its surrounding region, which may include several adjacent counties. The general concept of a MSA is that of a core area containing a substantial population nucleus, together with adjacent communities having a high degree of economic and social integration with that core.

	MSA
CGI	97,517
COU	210,864
ICT	647,610
JLN	181,409
SGF	475,432
XNA	525,032

Source: MSA 2020 Census

COU, CGI, and JLN have similar MSAs with ICT, SGF and XNA having significantly more populations.

Peer Airport Land Lease Rate Comparison

CGI rates differ based upon whether the tenant built the facility. As an incentive to encourage development, CGI offers a land rental rate of $0.16 per square foot per annum. In the case of a tenant who is leasing an existing facility the land rental rate is $0.20 per square foot per annum. XNA does not have any nonaeronautical land leases. COU is in the process of updating their rates based upon an appraisal to be accomplished by the end of this calendar year.

Airport	Escalation Method	Aeronautical Rate/SF/Annum	Nonaeronautical Rate/SF/Annum
CGI	Accumulated CPI every 5 years	$0.16 or $0.20	$0.16 or $0.20
COU	Accumulated CPI every 5 years	$0.08	$0.08
ICT	Annual 3% Fixed	$0.542	$0.542
JLN	Per Land Lease Rate Schedule	$0.129	$0.129
SFG	Accumulated CPI every 5 years	$0.27	$0.27
XNA	Annual 2% Fixed	$0.35	N/A

Observations

Aeronautical vs Non-Aeronautical Lease Rates

JLN does not distinguish between aeronautical and non-aeronautical land for the purpose of the land lease rate. Neither do the peer airports.

CPI vs Annual Fixed Rate

JLN escalates rents based on a predetermined amount negotiated with the FAA. Other peer airports - ICT (3%) and XNA (2%) - automatically increase rates at fixed intervals annually. Others utilize Consumer Price Index (CPI-U).

Critiques of the usage of CPI-U would contend that those indicators that determine variability in CPI-U are not the same indicators utilized in determining commercial real estate valuations, especially on airports. There may be some merit in the argument, however, CPI-U is measurable, undisputable, dependable, and historical. And until there is some other "measurement" that meets the same qualities as CPI-U, we recommend, when able, to use CPI-U as an annual escalator. Although automatic escalations set on a predetermined percentage may provide that comfort level from the tenant and an airport knowing what the rents shall be each year over time, it does little to recognize market fluctuations.

If JLN were to enact escalations based upon CPI-U, it is recommended to do so annually and not wait every 5 years to sum the aggregate of CPI-U over that period. CGI and COU use this method. By escalating the CPI-U annually, the end financial result favors JLN (discussed in more detail below), however, escalating once every five years means that the increase in rent could be substantial on a percentage basis. In other words, the difference in rents from what was paid in Year 6 is noticeably more than in Year 5. If annual escalations are calculated, then the increase is gradual and less impactful when compared between escalation years. This method is more psychological than financial to your tenants; however, tenant relations may not be "strained" when annual escalations are calculated. Smaller increments taken over a 10-year

period will result in more revenue to JLN than taking the same 5-year escalation only once in a 10-year period.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Example 1	$100,000	$100,000	$100,000	$100,000	$100,000	$115,000	$115,000	$115,000	$115,000	$115,000	**$1,075,000**
Example 2	$100,000	$103,000	$106,090	$109,273	$112,551	$115,927	$119,405	$122,987	$126,677	$130,477	**$1,146,388**

- Example 1 assumes the initial rent is $100,000 per year and that the rent remains constant for 5 years. In year 6 it is calculated that for years 6 -10 (5-year period) the previous CPI over the preceding 5 years was 15% (3% per year). The total is $1,075,000.

- Example 2, annual escalations were taken for all 10 years of 3% - the sum would be $1,146,387 ($71,387 more than one-time escalation).

The key being that in Example 1 the difference in rent between Years 5 and 6 is $15,000 but the highest difference in Example 2 would be between years 9 and 10. That escalation is only $3,800. Constant incremental “steps” up the stairway rather than taking “floors” at a time.

It is also suggested that if annual escalations are put into place that JLN cap the amount of such escalation. If the cap is, for example 3%, your tenant can now calculate their maximum rent over a 10 or even 15-year period. And in fact, the actual amount paid may be less given the relatively low historical inflation rate. Albeit not currently, however, even in these inflationary conditions, placing a cap will provide your tenant comfort knowing that rents will not follow these extreme conditions.

CMT provides this information above so that if in 2030 the appraisal reveals that JLNs Lease Rate Schedule has indeed brought the rents to fair market value, that JLN merely consider alterative methods in escalation than at a fixed value.

JLN Land Lease Rate Schedule

Based upon what the data above exposed, one can categorize the airports presented in this Study into two distinct groups, SGF, ICT, and XNA in one group - and JLN, CGI, and COU in another.

SFG, ICT, XNA have more operations, enplanements and a larger MSA than CGI, COU, and JLN. JLN ranks third in the number of based aircraft. In all other categories JLN ranks below third.

The fact that SFG, ICT and XNA commands higher land rental rates than CGI, COU, and JLN is therefore predictable. And that CGI, COU and JLN have “lower but similar” land rental rates is also predictable.

For the period 2025 – 2029 the predetermined Land Lease Rate for JLN will rise from $0.129 to $0.149, an increase of 15.5%. This appears, in consideration of the factors identified above, to be a reasonable fair market return as compared to JLN’s identified peer airports.

The extended Land Lease Rate Schedule is below:

LAND LEASE RATE SCHEDULE		
YEAR	Lease Year	Rate/SqFt
2030	1	0.172
2031	2	0.172
2032	3	0.172
2033	4	0.172
2034	5	0.172
2035	6	0.198
2036	7	0.198
2037	8	0.198
2038	9	0.198
2039	10	0.198
2040	11	0.228
2041	12	0.228
2042	13	0.228
2043	14	0.228
2044	15	0.228
2045	16	0.262
2046	17	0.262
2047	18	0.262
2048	19	0.262
2049	20	0.262
2050	21	0.302
2051	22	0.302
2052	23	0.302
2053	24	0.302
2054	25	0.302

COUNCIL BILL NO. 2023-134 ORDINANCE NO.

AN ORDINANCE adopting the updated Airport Land Lease Rate Schedule for airport land accrued under Federal Aviation Administration (FAA) grant programs.

WHEREAS, the City is required by the Federal Aviation Administration to receive a fair market value for public lands acquired through the Airport Improvement Plan and other related grant programs.

WHEREAS, the current land lease rate schedule was adopted in 2004 for a 25-year period and will end in 2029, and an extended schedule is necessary to apply to future land lease agreements.

WHEREAS, the firm of Crawford, Murphy & Tilly (CMT) performed a Rates and Charges Study and concluded that the current fee schedule is appropriate based on the comparison of peer airports and land valuations.

WHEREAS, CMT also recommended that the current Land Lease Rate Increase Schedule be continued for an additional 25-year period beginning in 2030 and ending in 2054.

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

Section 1. That the current Airport Land Lease Rate Schedule shall remain in effect through 2029.

Section 2. The Land Lease Rate Schedule attached hereto as Exhibit A is hereby adopted and shall be put into effect for the years 2030 through 2054.

Section 3. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2023, by a vote of_____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2023-014 – approving a resolution authorizing the submittal of application for 2024 Historic Preservation Fund grant from the Missouri Department of Natural Resources.

MEETING DATE
August 7, 2023

REVIEWED BY
Director Planning, Development, and Neighborhood Services Troy Bolander, Director of Finance Leslie Haase, City Attorney Peter Edwards, Assistant City Manager Tony Robyn, City Manager Nicholas Edwards

SUMMARY
This resolution authorizes the submittal of an application with the Missouri State Historic Preservation Office for the FY 2024 Historic Preservation Fund Grant to conduct and intensive level architectural survey of the neighborhood of North Heights.

BACKGROUND
A resolution from City Council in support for submittal is required for the application for Historic Preservation Fund Grants. A public meeting was held on July 27 to inform the neighborhood of the details of the survey, and the significance of the project for the neighborhood.

The survey was identified as high priority by the Joplin Historic Preservation Commission for the 2023 calendar year and the Commission has passed Resolution in support.

Expected FY 2023 budget for the intensive level survey is $38,800.00. The Historic Preservation Fund Grant will reimburse 60% of the costs.

FUNDING SOURCE
Missouri Department of Natural Resources 2024 Historic Preservation Fund administered by the State Historic Preservation Office.

RECOMMENDATION
The Historic Preservation Commission and Staff recommends approval of the resolution.

ATTACHMENTS
Resolution No. 2023-014
North Heights Survey Map (All Phases)
HPF 2024 Application
Public Meeting Documentation

RESOLUTION NO. 2023-014

A RESOLUTION authorizing the submittal of an application with the Missouri State Historic Preservation Office for the FY 2024 Historic Preservation Fund Grant for the Intensive Level Architectural Survey of North Heights Phase I.

WHEREAS, the Missouri State Historic Preservation Office is accepting grant applications for FY 2024 for Certified Local Governments to complete preservation-related activities; and

WHEREAS, the receipt of grant funding for this project will enable the City of Joplin to conduct an architectural survey of the neighborhood of North Heights to the Standards of the Secretary of the Interior.

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

Section 1: The City of Joplin shall execute and submit an application for a grant with the Missouri State Historic Preservation Office for the purpose of conducting and intensive level architectural survey of the Neighborhood of North Heights; and

Section 2: That the City Manager of the City of Joplin is hereby authorized to execute all documents necessary to carry out the intentions of this Resolution.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2023, by a _____vote.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney



Legend

Survey Phases

<all other values>

Id

Phase 1

Phase 2

Phase 3

NorthHeights

Phase III:
237 Primary Resources
127 Outbuildings

Phase II:
217 Primary Resources
106 Outbuildings

Phase I:
205 Primary Resources
95 Outbuildings

JOPLIN | HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

RESOLUTION NO. 2023-02

A RESOLUTION AUTHORIZING SUBMITTAL OF AN APPLICATION WITH THE MISSOURI STATE HISTORIC PRESERVATION OFFICE FOR THE FY 2024 HISTORIC PRESERVATION FUND GRANT TO CONDUCT AN INTENSIVE LEVEL SURVEY OF THE NEIGHBORHOOD OF NORTH HEIGHTS

WHEREAS, the Missouri State Historic Preservation Office is accepting grant applications for FY 2024 for Certified Local Governments to complete preservation-related activities; and

WHEREAS, the receipt of grant funding for this project will enable the City of Joplin to conduct an intensive level architectural survey of the neighborhood of North Heights.

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

The City of Joplin shall execute and submit an application for a grant with the Missouri State Historic Preservation Office for the purpose of surveying the Neighborhood of North Heights; and

Authorizing the City of Joplin to execute all documents necessary to carry out the intentions of this Resolution.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Eighteenth Day of July, 2023.

Jill Halbach
Chairperson

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 1 OF 5)

FOR OFFICE USE ONLY	
PROJECT ID NUMBER	DATE RECEIVED
CERTIFIED LOCAL GOVERNMENT IN GOOD STANDING? ☐ YES ☐ NO	

QUESTIONS 1-4: GENERAL INFORMATION

1. NAME OF APPLICANT REQUESTING GRANT FUNDS	RECEIVING OFFICIAL
City of Joplin	Nicholas Edwards

ADDRESS	CITY	STATE	ZIP	COUNTY
602 S Main Street	Joplin	MO	64801	Jasper

TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	EMAIL
(417) 624-0820	(417) 625-4738	nedwards@joplinmo.org

UNIQUE ENTITY IDENTIFIER (UEI) NUMBER
HRWZCYY8MWJ3

2. APPLICATION PREPARER
Thomas Walters
IF SAME AS THE APPLICANT, CHECK HERE AND SKIP TO QUESTION #3 ☐

APPLICATION PREPARER ADDRESS	CITY	STATE	ZIP
602 S Main Street	Joplin	MO	64801

TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	EMAIL
(417) 624-0820	(417) 625-4738	twalters@joplinmo.org

3. CONTACT PERSON FOR APPLICANT
Thomas Walters

CONTACT PERSON ADDRESS	CITY	STATE	ZIP
602 S Main Street	Joplin	MO	64801

TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	EMAIL
(417) 624-0820	(417) 625-4738	twalters@joplinmo.org

4. STATE SENATOR (ADD ADDITIONAL SHEETS IF REQUIRED):	DISTRICT
Jill Carter	32
STATE REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED):	DISTRICT
Lane Roberts & Ben Baker	161 & 160
U.S. REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED):	DISTRICT
Eric Burlison	07

QUESTIONS 5-6: APPLICANT'S BACKGROUND [UP TO 15 POINTS]

5. HAS THE APPLICANT ADMINISTERED A MISSOURI HERITAGE PROPERTIES PROGRAM (MHPP) OR HISTORIC PRESERVATION FUND (HPF) GRANT IN THE PAST?	■ YES ☐ NO
IF YES, DID ANY OF THE GRANT PROJECTS REQUIRE AN EXTENSION TO BE COMPLETED?	☐ YES ■ NO
WERE MAJOR REVISIONS TO THE SCOPE OF WORK REQUESTED AFTER RECEIVING GRANT FUNDS?	☐ YES ■ NO
HAS THE APPLICANT HAD TO WITHDRAW A PREVIOUS MHPP OR HPF GRANT PROJECT AND DE-OBLIGATE FUNDING?	■ YES ☐ NO
DOES THE APPLICANT HAVE ANY ACTIVE MHPP OR HPF GRANTS STILL PENDING? (IF YES, HOW MANY AND WHAT YEAR WERE THE PROJECTS AWARDED? IF THE PROJECT IS ACTIVE, HOW CLOSE IS IT TO COMPLETION?)	☐ YES ■ NO

6. PLEASE INDICATE IF THE APPLICANT HAS PREVIOUS EXPERIENCE CONDUCTING SURVEY AND/OR PREPARING NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS.

The City of Joplin has previously completed the East Town survey and Nomination, the Murphysburg survey and Nomination, the Wall & Joplin Ave District Nomination, the Main & 800 Block District Nominations and the Memorial Hall nomination.

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 2 OF 5)

QUESTION 7-12: PROJECT SUMMARY AND DESCRIPTION [UP TO 40 POINTS]

7. PROJECT TYPE (CHECK ONE):

- ■ ARCHITECTURAL SURVEY
- ☐ ARCHAEOLOGICAL SURVEY
- ☐ NON-ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
- ☐ ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

IF THIS IS AN ARCHITECTURAL SURVEY PROJECT, PLEASE INDICATE THE LEVEL OF DETAIL: ☐ RECONNAISSANCE LEVEL ■ INTENSIVE LEVEL

8. PROJECT TITLE

North Heights Historic Survey Phase I

9. APPROXIMATELY HOW MANY RESOURCES WILL BE SURVEYED OR LISTED (PLEASE SPECIFY HOW MANY ARE PRIMARY PROPERTIES AND HOW MANY ARE OUTBUILDINGS)?

205 Primary and 93 outbuildings.

10. WHAT IS THE ACREAGE OF THE SURVEY OR NOMINATION AREA (PLEASE ATTACH A MAP ILLUSTRATING THE PROJECT AREA)?

61 Acres (Phase I)

11. DESCRIPTION/SCOPE OF WORK FOR THE PROJECT: PLEASE PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED PROJECT. IF THE PROPOSED PROJECT IS A NATIONAL REGISTER NOMINATION, PLEASE PROVIDE A LIST OF ADDRESSES, A BRIEF DESCRIPTION OF THE PROPERTY, AN EXPLANATION OF WHY IT IS SIGNIFICANT, AND PROVIDE THE ESTIMATED PERIOD OF SIGNIFICANCE. IF IT IS A SURVEY, PLEASE PROVIDE A BRIEF HISTORY AND DESCRIPTION OF THE SURVEY AREA AND INDICATE THE TYPES OF RESOURCES TO BE SURVEYED (E.G. RESIDENTIAL, COMMERCIAL, MIXED RESIDENTIAL AND COMMERCIAL, RURAL, ETC.). FOR ALL PROJECT TYPES, PLEASE SPECIFY WHO WILL MEET THE SECRETARY OF THE INTERIORS QUALIFICATIONS AS DESCRIBED IN 36 CFR PART 61. PLEASE BE SURE TO INCLUDE PHOTOGRAPHS OF THE RESOURCES IN THE PROJECT AREA (THIS CAN BE A SAMPLING IF THERE ARE A LOT OF RESOURCES) AND A BOUNDARY JUSTIFICATION. PLEASE MAKE SURE TO KEY ALL PHOTOS TO A MAP OF THE PROJECT. ADDITIONAL SUPPLEMENTARY INFORMATION IS WELCOME IF IT HELPS TO EXPLAIN THE PROJECT.

NOTE: RESPONSE SECTION ON THIS QUESTION SHOULD FILL A WHOLE PAGE

The City of Joplin, Missouri will hire a 36 CFR 61 qualified historian or architectural historian to conduct an intensive level architectural/historical survey of the North Heights neighborhood. A survey has never been previously conducted of the neighborhood. The neighborhood is associated with Murphysburg, one of two original towns that merged to for Joplin. This survey will focus on the southern third of the North Heights neighborhood. Survey boundaries are beginning at the intersection of N. Main Street & 1st Street, continuing west approximately 7 1/2 blocks to the alley on 1st st between Jackson Ave and Connor Ave, continuing north three blocks to C Street, then east 4 1/2 blocks to to Pearl Avenue, then south to B St, then east three blocks to Main Street, then south two blocks to 1st street and the point of beginning. (See attached map as part of application). Theses boundaries were selected based on consideration of the number of principle structures as well as outbuildings while attempting the keep the area of each phase similar. An intensive level survey will allow for the evaluation of these properties as they relate to the neighborhood's history and development. The approximately 61 acre survey area encompasses a predominately traditional grid neighborhood setting that includes approximately 200 properties. All three phases include approximately 185 acres for the entire neighborhood. Resources are primarily residential representing a range of property types and styles though there are some commercial properties along N. Main Street. There are also a few churches and a school in the process of being demolished located within the boundaries. This survey will focus on identifying properties that may be eligible as part of a district or individually for local historic designation and/or national Register listing. This project will also provide a history of the area and its development contributing to the overall historical understanding of Joplin. Final survey boundaries, the level of documentation and the number of survey forms will be determined in consultation with the SHPO. The qualified consulting firm will prepare a phase I intensive level historic survey, along with the survey's associated research design, report and map for the Joplin North Heights neighborhood. Final boundaries, the level of documentation, and the number of survey forms, along with contributing and non-contributing resource counts, criteria and areas of significance if properties are determined eligible for the National Register, will be determined in consultation with the State Historic Preservation Office. This is phase I of a three phase project. Each phase will survey further north in appropriately sized survey areas until the survey of the entire neighborhood is complete. The City will designate a project coordinator to serve as liaison between the City and Consultant. The project coordinator will ensure access to City facilities, personnel and information as requested by the Consultant. The project coordinator will provide any historic and current relevant information, data and photographs to the consultant, if available.

While the intent of the survey will be to further the goals of preservation as outlined by the Joplin and State preservation plans, historic preservation has been incorporated into neighborhood revitalization efforts by the City of Joplin. North Heights neighborhood has an active neighborhood group to that end, and Community Development has been developing parallel programs to be implemented in the future such as homeowner rehab and home-buyer assistance programs. Information from this survey and potential districts will be one component in a greater neighborhood revitalization and stabilization effort.

Attachments:

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 3 OF 5)

12. HAS THE PROPERTY BEEN PREVIOUSLY SURVEYED, DETERMINED ELIGIBLE, OR SUBMITTED AS AN ELIGIBILITY ASSESSMENT? IF YES, PLEASE PROVIDE A COPY. ☐ YES ☐ NO

QUESTION 13-16: PROJECT PLANNING AND IMPLEMENTATION [UP TO 10 POINTS]

13. HOW DOES THIS PROJECT MEET A NEED IDENTIFIED IN THE STATEWIDE COMPREHENSIVE HISTORIC PRESERVATION PLAN AND/OR A LOCAL OR REGIONAL MASTER PLAN? IF THERE IS A LOCAL OR REGIONAL PLAN, PLEASE PROVIDE A COPY OR LINK TO THE PLAN AND CITE THE RELEVANT SECTION.

https://www.joplinmo.org/119/Historic-Preservation-Commission Chapter 6 of the Joplin Historic Preservation Plan identifies our established neighborhoods as key resources for preservation efforts. Specifically recommendation 6.2.C: Use historic preservation concepts and best practices as a core component of neighborhood planning including historic resource surveys. This survey also furthers Goal #3 of the "Our Sense of Place Preserving Missouri's Cultural Resources" of the Comprehensive Historic Preservation Plan, specifically specifically 3.A.3 and 3.A.4 with respect to architectural surveys.

14. DID THE APPLICANT SOLICIT PUBLIC OPINION CONCERNING THIS PROJECT WITHIN THE PAST 12 MONTHS?

■ YES (IF YES, DESCRIBE HOW AND PROVIDE THE DOCUMENTATION OUTLINED IN THE SUPPORTING DOCUMENTATION CHECKLIST. FOR NATIONAL REGISTER PROJECTS, PLEASE INDICATE HOW PROPERTY OWNERS WERE CONSULTED)

Neighborhood meeting on August 27th, 2023. Proof of Publication included in packet.

☐ NO (IF NO, INDICATE IF THE PUBLIC WILL BE GIVEN AN OPPORTUNITY TO COMMENT AND HOW)

15. PLEASE DESCRIBE ANY ONGOING EFFORTS TO PRESERVE THE RESOURCE(S) (INCLUDING ANY SPECIAL FUNDING SOURCES, COMMUNITY SUPPORT GROUPS, ETC.)

North Heights neighborhood is an active neighborhood non-profit devoted to improving the neighborhood. There has been ongoing interest with respect to the preservation and history of the neighborhood. Three properties have been individually listed as local landmarks in the last five years, all initiated by the property owner to preserve the characteristics of the property.

16. ARE THERE CURRENTLY ANY THREATS TO THE SURVEY OR NOMINATION PROJECT AREA (E.G. LACK OF MAINTENANCE OR EXTENSIVE NEW DEVELOPMENT)? IF SO, PLEASE DESCRIBE.

Currently the Columbia School is being demolished by the school district. Many efforts were made to find adaptive reuses for the property but ultimately the property was demolished do to substantial subsidence as a result of the mining history of the Joplin area. There are a number of properties converted into multi-unit rentals in the neighborhood, many without permitting and not maintained.

QUESTIONS 17-19: PROJECT BUDGET ESTIMATE AND BUDGET DETAILS [UP TO 10 POINTS]

17. FOR EACH COST CATEGORY, FILL OUT THE BUDGET TABLE (BELOW) WITH THE GRANT AMOUNT REQUESTED AND THE MATCHING AMOUNT PROVIDED BY THE APPLICANT AND/OR DONOR. (USE WHOLE DOLLAR AMOUNTS ONLY. THE GRANT AWARD GENERALLY WILL NOT EXCEED $50,000, AND THE MINIMUM MATCH PERCENTAGE IS 40%).

TO DETERMINE PERCENT OF MATCHING FUNDS:
A. ADD THE NON-FEDERAL/LOCAL CASH AND NON-FEDERAL/LOCAL IN-KIND AMOUNTS FOR THE TOTAL MATCHING FUNDS.
B. DIVIDE THE TOTAL MATCHING FUNDS BY THE TOTAL PROJECT COST. THIS WILL GIVE YOU THE PERCENTAGE OF MATCHING FUNDS.
C. INDICATE MATCHING FUNDS PERCENTAGE HERE: 40%

MATCHING FUNDS POINT VALUES	
% MATCH	POINTS
60% AND UP	10
50%-59%	6
40%-49%	3

COST CATEGORY	FEDERAL (GRANT REQUEST)	NON-FEDERAL/ LOCAL CASH	NON-FEDERAL/ LOCAL INKIND	TOTAL
CONTRACTOR	$ 22800	$ 15200	$	$ 38000
PERSONNEL	$	$	$	$ 0
SUPPLIES	$	$	$	$ 0
EQUIPMENT	$	$	$	$ 0
TRAVEL/LODGING	$	$	$	$ 0
OTHER (PLEASE SPECIFY)	$	$	$	$ 0
OTHER (PLEASE SPECIFY)	$	$	$	$ 0
TOTAL	$ 22800	$ 15200	$ 0	$ 38000

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 4 OF 5)

18. PROVIDE DETAILED INFORMATION ABOUT THE BUDGET ITEMS WITHIN EACH COST CATEGORY

The intent is for the grant agreement to reflect a single budget line item for contractor expenses. Salaried City Staff assigned to act as liaison to the consultant is not included within the budget. Due to uncertainty of RFP responses the number is higher than anticipated, the lowest and best bid will determine the final project budget.

19. PROVIDE THE SOURCE OF MATCH. PROVIDE A COPY OF THE APPLICANT'S RESOLUTION OR LETTER AUTHORIZING IT TO MAKE APPLICATION FOR THE GRANT AND THE NAME AND LETTER OF INTENT (INCLUDING AMOUNT) OF ALL OTHER ENTITIES PROVIDING MATCH.

ENTITIES	CONTRIBUTION
City of Joplin, Historic Preservation Commission Consulting Budget	$15,200.00

QUESTION 20: [5 POINTS]

PROVIDE A DETAILED NARRATIVE OF THE TIMELINE FOR THE PROJECT. PLEASE PLAN ON A PROJECT THAT IS ACHIEVABLE WITHIN A EIGHTEEN-MONTH PERIOD. THE NARRATIVE SHOULD INCLUDE PLANS FOR PROCUREMENT, PUBLIC MEETINGS, PROJECT ACTIVITIES, AND REIMBURSEMENT.

QUESTION 21: DELIVERABLE TIMELINE/MONTH [5 POINTS]

MONTH 1	MONTH 7	MONTH 13
MONTH 2	MONTH 8	MONTH 14
MONTH 3	MONTH 9	MONTH 15
MONTH 4	MONTH 10	MONTH 16
MONTH 5	MONTH 11	MONTH 17
MONTH 6	MONTH 12	MONTH 18

MISSOURI DEPARTMENT OF NATURAL RESOURCES
DIVISION OF STATE PARKS

HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 5 OF 5)

QUESTION 22: PRE-APPLICATION [5 POINTS]

22. DID THE APPLICANT ADDRESS ALL COMMENTS BY THE STATE HISTORIC PRESERVATION OFFICE NOTED IN THE PRE-APPLICATION? ❑ YES [5 POINTS] ❑ NO [0 POINTS]

DISCRETIONARY BOARD MEMBER CRITERIA [UP TO 10 POINTS]

AT LEAST FOUR MEMBERS OF THE STAFF WILL REVIEW AND SCORE THE HPF GRANT APPLICATIONS. THE SCORING TEAM MAY AWARD THE PROJECT ADDITIONAL POINTS BASED UPON THEIR SUBJECTIVE EVALUATION OF THE APPLICATION, NOTABLY THE DETAILS PROVIDED IN THE "PROJECT SUMMARY AND DESCRIPTION" AND "PROJECT PLANNING AND IMPLEMENTATION" SECTIONS.

SUPPORTING DOCUMENTATION CHECKLIST

USE THE BELOW CHECKLIST TO ENSURE THE PROJECT APPLICATION IS COMPLETE (FOR MORE INFORMATION SPECIFIC TO EACH ITEM, REFER TO THE APPLICATION INSTRUCTIONS)

❑ MAP OF THE SURVEY OR NOMINATION AREA CLEARLY DEFINING THE BOUNDARIES OF THE SURVEY OR NOMINATION	❑ RESOLUTION OR APPLICANT'S LETTER OF SUPPORT
❑ PHOTOGRAPHS OF THE PROPERTIES TO BE LISTED OR SURVEYED.	❑ RESOLUTION OR LETTER OF SUPPORT FROM THE HISTORIC PRESERVATION COMMISSION WITH PRIMARY JURISDICTION WHERE APPLICABLE
❑ SIGNED LETTERS OF COMMITMENT OR INTENT TO DONATE	❑ PROOF OF PUBLIC INVOLVEMENT
❑ COPY OF LOCAL OR REGIONAL PLAN REFERENCED IN QUESTION 12.	❑ COPY OF PREVIOUS DETERMINATION OF ELIGIBILITY FROM #11, IF APPLICABLE
❑ E-VERIFY	

CERTIFICATION OF RESPONSIBLE PERSON

A RESPONSIBLE OFFICIAL FROM THE APPLICANT'S ORGANIZATION MUST SIGN AND DATE THE APPLICATION. APPLICATIONS WITHOUT SIGNATURE WILL NOT BE SCORED.

"I hereby certify that the information contained in this application packet is true and correct to the best of my knowledge. I understand that the application will be rated solely on the information provided on the application and in the enclosed supporting documentation. The submission of incorrect information and the lack of required documentation can result in this application being withdrawn from consideration for funding."

SIGNATURE	TITLE

PRINTED NAME	DATE

COMPLETED APPLICATION

The Department of Natural Resources is now using an online Funding Opportunities Portal to receive and manage grants. This system allows project sponsors applying for funding to submit their applications, track the status of the award, and to submit invoices and reports electronically. Project sponsors need to request access to the system so they may submit the grant application in the portal.
To request access to the system:
- Go to the Department's Funding Opportunity Portal - https://modnr.force.com/CommunityCustomLoginPage.
- Under New User, click the **"Click Here"** link to request an account.
- Complete and submit the **Funding Opportunity Portal Access** Request form.
- Check Historic Preservation-at the bottom of the form, in the section used to indicate the program(s) in which you are interested in apply for financial assistance. You may select other options in addition to Historic Preservation.

This form may take 24-48 hours to process, so portal access should be set up early in the application process. Once processed, project sponsors will receive an email with log on credentials.

If project sponsors are unable to access the Funding Opportunity Portal, they can submit **two copies** of the completed application to the address below:
Missouri Department of Natural Resources
Missouri State Historic Preservation Office
Attn: Grants Manager
PO Box 176
Jefferson City, MO 65102-0176

Have you ever served on active duty in the Armed Forces of the United States and separated from such service under conditions other than dishonorable? ❑ YES ❑ NO	

Please Print

Public Meeting -North Heights Architectural Survey

Date: July 27, 2023 **Time: 6:30pm** **Place: Unity of Joplin**
204 N Jackson Ave, Joplin, MO

Name:	Agency:	Address:	Phone:	E-Mail Address:
Thomas Walters	City of Joplin			twalters@joplinmo.org
Lawanna Sowers		404 N. Byers	529-9148	lawanna@theajoplin.net
MaryAnne Phillips	Historic Murphysburg Preservation	118 South Moffet Ave.	417-437-7327	Maryannephillips37@gmail.com
Bill & Linda Mosley		117 N. Moffet	417438-4634	lindammosley@gmail.com
Scott & Jacque Surber		728 N. Pearl	918 760 1033	SSURBER@prodigy.net
Lyle & Kit Failes	NH 609 477.3061	619 N. Joplin Av.	608477-3061	lylefailes@yahoo.com
Zach Spiering	NHNG	630 N Byers	417-850-6487	zespiering@gmail.com
SANDRA POMMERET		228 N PEARL	417 629-4761	DUSTBUNNY@THEGLOBALNET.COM
MIKE O'LEARY		701 N. JACKSON AV.	601-594-0340	dearderdu67@gmail.com
Christina Sargent	NHNG	620 Islington Pl.	417 850 3197	christinamariesargent@gmail.com
Ryan Reed		KC	314-607-4514	ryreed77@gmail.com
Kate DeTar	NHNG	628N Sergeant Ave	417.629.2018	kdetar@gmail.com

fact sheet

fact sheet

fact sheet

call back

mail

https://www.joplinglobe.com/news/north-heights-survey-topic-of-meeting/article_36a54abe-2b3c-11ee-bc50-afa7d02dbe83.html

ALERT

North Heights survey topic of meeting

By Debby Woodin | dwoodin@joplinglobe.com
Jul 25, 2023

A public meeting to be held by city officials and the Joplin Historic Preservation Commission is set for Thursday to discuss a proposed North Heights neighborhood architectural survey.

The meeting will be held at 6:30 p.m. Thursday at Unity of Joplin, 204 N. Jackson Ave.

At the session, a planner for the city of Joplin will explain what an architectural survey entails and why it should be done. In addition, residents who serve on the Historic Preservation Commission will be on hand to discuss the details.

An architectural survey identifies historical buildings, sites and events.

In addition to discussing the reasons for a survey and what could occur after the survey's completion, there will be a question-and-answer session.

Neighborhood residents are invited to attend and learn more about the process, the city said in an announcement of the meeting.

Boundaries of the North Heights neighborhood run from Gray Avenue to Wall Avenue between F Street and A Street. There is an active nonprofit organization, the North Heights Neighborhood Association, that involves approximately 800 residents who hold work days and other activities. The neighborhood also is known for its annual Porchfest, which draws hundreds to hear music performed by area musicians on the porches of residents.

Anyone with questions before the meeting may contact Tom Walters, a planner with the city's Planning and Community Development Department, at 417-624-0820, ext. 1539.

Trending Video



Conversation FOLLOW LOG IN | SIGN UP

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Start the conversation

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2023-015– Officer Jake Reed Memorial Bridge Designation

MEETING DATE
August 7, 2023

ORIGINATING DEPT
Police Department

ATTACHMENTS
Resolution 2023-015.

REVIEWED BY
Dept. Head: Interim Police Chief Brian Lewis; City Manager: Nicholas Edwards

SUMMARY
This resolution designates the bridge located at 1200 East 20th street as the Officer Jake Reed Memorial Bridge.

BACKGROUND
Officer Jake Reed served the citizens of Joplin with honor. He fell in the line of duty on March 8, 2022. He succumbed to his injuries on March 9, 2022, and in one final act of service, donated his organs to others on March 11, 2022.

FUNDING SOURCE
NA.

RECOMMENDATION
Staff recommends adoption of this resolution.

RESOLUTION NO. 2023-015

A RESOLUTION recognizing Officer Jake Reed of the Joplin Police Department for his years of service by naming the bridge on 1200 East 20th street crossing over the Kansas City Southern Railroad the "**Officer Jake Reed Memorial Bridge**."

WHEREAS, Ofc. Jake Reed graduated with Honors from MSSU with a Bachelor of Science Criminal Justice Administration and Associate of Science Law Enforcement degree in 2017 and became a Joplin Police Officer; and

WHEREAS, Ofc. Jake Reed served the department by treating all he encountered with kindness and respect; and

WHEREAS, on March 8, 2022, Ofc. Jake Reed valiantly fell in the line of duty while serving the community he was instrumental in protecting; and

WHEREAS, on March 9, 2022, Ofc. Jake Reed succumbed to his injuries; and

WHEREAS, on March 11, 2022, Ofc. Jake Reed blessed many others in need as an organ donor, and was survived by his wife Bayley; and

WHEREAS, Ofc. Jake Reed possessed great character and trust amongst fellow officers and citizens of this community. He will be forever remembered for his bravery and sacrifice on behalf of the City of Joplin and the law enforcement profession.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of Joplin, at its August 7, 2023, meeting, hereby honors Officer Jake Reed of the Joplin Police Department for his dedication and service to the community by naming the bridge on 1200 East 20th street crossing over the Kansas City Southern Railroad the "**Officer Jake Reed Memorial Bridge**."

APPROVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 7th day of August 2023, by a vote of

_____

Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2023-016– CPL Ben Cooper Memorial Bridge Designation

MEETING DATE
August 7, 2023

ORIGINATING DEPT
Police Department

ATTACHMENTS
Resolution 2023-016.

REVIEWED BY
Dept. Head: Interim Police Chief Brian Lewis; City Manager: Nicholas Edwards

SUMMARY
This resolution designates the bridge located at 2800 South Rangeline Rd as the CPL Ben Cooper Memorial Bridge.

BACKGROUND
Corporal Benjamin Cooper served the citizens of Joplin with honor. He fell in the line of duty on March 8, 2022.

FUNDING SOURCE
NA.

RECOMMENDATION
Staff recommends adoption of this resolution.

RESOLUTION NO. 2023-016

A RESOLUTION recognizing Corporal Benjamin Cooper of the Joplin Police Department for his years of service by naming the bridge on Loop 44/Range Line Road crossing over the Kansas City Southern Railroad in the City of Joplin in Jasper County as the **"CPL Ben Cooper Memorial Bridge."**

WHEREAS, Cpl. Benjamin Cooper served his country as part of the U.S Army for eight years before beginning his 19-year law enforcement career with the City of Joplin starting in 2003; and

WHEREAS, Cpl. Benjamin Cooper served as a highly skilled supervisor, trainer and mentor for incoming officers, as well as seasoned staff; and

WHEREAS, on March 8, 2022, Cpl. Benjamin Cooper valiantly fell in the line of duty while serving the community he was instrumental in protecting; and

WHEREAS, on March 8, 2022, Cpl. Benjamin Cooper succumbed to his injuries and was survived by his wife Roxy, two daughters, Tiffany, and Ashley; and

WHEREAS, on July 6, 2023, Senate Bill 127, Section 227.826 was signed into law designating the bridge on Loop 44/Range Line Road crossing over the Kansas City Southern Railroad in the City of Joplin as the **"CPL Ben Cooper Memorial Bridge."** This memorial designation becomes effective August 28, 2023; and

WHEREAS, Cpl. Benjamin Cooper possessed great character and trust amongst fellow officers and citizens of this community. He will be forever remembered for his bravery and sacrifice on behalf of the City of Joplin and the law enforcement profession.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of Joplin, at its August 7, 2023, meeting, hereby honors Corporal Benjamin Cooper of the Joplin Police Department for his years of dedication and service by naming the bridge on Loop 44/Range Line Road crossing over the Kansas City Southern Railroad in the City of Joplin as the **"CPL Ben Cooper Memorial Bridge."**

APPROVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 7th day of August 2023, by a vote of

_____

Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2023-017– Officer Timothy Nielson Memorial Bridge Designation

MEETING DATE
August 7, 2023

ORIGINATING DEPT
Police Department

ATTACHMENTS
Resolution 2023-017.

REVIEWED BY
Dept. Head: Interim Police Chief Brian Lewis; City Manager: Nicholas Edwards

SUMMARY
This resolution designates the bridge located at South Connecticut and I-44 as the Officer Timothy Nielson Memorial Bridge

BACKGROUND
Officer Timothy Nielson served the citizens of Joplin with honor. He fell in the line of duty on August 10, 2004, in a house explosion, succumbing to his injuries on September 13, 2004.

FUNDING SOURCE
NA.

RECOMMENDATION
Staff recommends adoption of this resolution.

RESOLUTION NO. 2023-017

A RESOLUTION recognizing Officer Timothy Nielson of the Joplin Police Department for his years of service by naming the bridge on Connecticut Avenue that crosses over Interstate 44 within the city of Joplin as the **"Officer Timothy Nielson Memorial Bridge."**

WHEREAS, Ofc. Timothy Nielson graduated from Missouri Southern State College in 2000 with a Bachelor of Science Criminal Justice Administration Degree and became a Joplin Police Officer; and

WHEREAS, Ofc. Timothy Nielson was a member of the Fraternal Order of Police and a former Explorer Scout with the Joplin Police Department; and an active mentor to Explorer Scouts and young officers; and

WHEREAS, on August 10, 2004, Ofc. Timothy Nielson displayed great bravery after he and another officer responded to a report of a suicidal individual; and

WHEREAS, Ofc. Timothy Nielson fell in the line of duty while after following the individual into his home where an explosion occurred; and

WHEREAS, Ofc. Timothy Nielson succumbed to his injuries on September 13, 2004, and was survived by his wife Tracey, two daughters, Grace, and Rachel; and

WHEREAS, on July 6, 2023, Senate Bill 127, Section 227.827 was signed into law designating the bridge on Connecticut Avenue that crosses over Interstate 44 within the city of Joplin as the **"Officer Timothy Nielson Memorial Bridge."** This memorial designation becomes effective August 28, 2023; and

WHEREAS, Ofc. Timothy Nielson possessed great character and trust amongst fellow officers and citizens of this community. He will be forever remembered for his bravery and sacrifice on behalf of the City of Joplin and the law enforcement profession.

NOW THEREFORE BE IT RESOLVED by the Mayor and City Council of Joplin, at its August 7, 2023, meeting, hereby honors Officer Timothy Nielson of the Joplin Police Department for his dedication and service to the community by naming the bridge on Connecticut Avenue that crosses over Interstate 44 within the city of Joplin as the **"Officer Timothy Nielson Memorial Bridge."**

APPROVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 7th day of August 2023, by a vote of

_____

Douglas W. Lawson, Mayor

ATTEST:

_____

Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-133 – Change Order 1 for Mill and Overlay 2023

MEETING DATE
August 7, 2023

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
CB 2023 - 133 Ordinance, Change Order 1, Map

REVIEWED BY
Director of Parks and Recreation: Paul Bloomberg; Director of Public Works: Daniel Johnson; Director of Finance: Leslie Haase; City Attorney: Peter C. Edwards; Assistant City Manager: Tony Robyn; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves a change order with Blevins Asphalt Construction Company Inc. for Mill and Overlay 2023 in the amount of Two Hundred Thirty-Nine Thousand Nine Hundred Fifty-One and 80/100 Dollars, ($239,951.80).

BACKGROUND
As part of the Mill and Overlay 2023 bid, repaving the golf course cart paths was included in two phases as alternate bids. When the contract was approved by council on March 20th, only the base bid was awarded. The options were presented to City Council during the informal meeting on June 20th and it was decided to award both phases of the golf course path resurfacing. This change order is to cover the costs associated with that paving.

City staff will prepare all the subgrade and any path alterations prior to the contractor performing the paving. City staff will also provide inspection for the work. The work will be coordinated with the golf course staff to minimize disruptions.

FUNDING SOURCE
General Fund

RECOMMENDATION
Staff recommends adoption of this Council Bill on an Emergency basis; being an ordinance relating to a public improvement is an emergency within the meaning of Section 2.12(6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after its passage. Specifically, this ordinance approves construction to begin immediately in the optimal construction time during the calendar year.

COUNCIL BILL NO. 2023-133 **ORDINANCE NO**

AN ORDINANCE approving an amendment (Change Order 1) to the construction agreement with Blevins Asphalt Construction Company Inc. in the amount of Two Hundred Thirty-Nine Thousand Nine Hundred Fifty-One and 80/100 Dollars, ($239,951.80) for the Mill and Overlay 2023 project; authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2022-2023 as adopted by Ordinance 2022-161 on October 17, 2022; and, containing an emergency clause.

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

Section 1. That the amendment to the agreement by and between the City of Joplin and Blevins Asphalt Construction Company Inc. in the amount of Two Hundred Thirty-Nine Thousand Nine Hundred Fifty-One and 80/100 Dollars, ($239,951.80) for Mill and Overlay 2023, a true and accurate copy of said amendment being attached hereto and incorporated herein, be, and the same is hereby approved.

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

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works, and his certification to that effect to the Director of Finance, the contractor shall be paid out of the Golf Course Fund.

Section 4. That fiscal year 2022-2023 budgeted appropriations as adopted by Ordinance 2022-161 be amended by increasing revenue by the total amount of Two Hundred Thirty-Nine Thousand Nine Hundred Fifty-Two Dollars and No Cents ($239,952.00) and by increasing appropriations by the total amount of Four Hundred Seventy-Nine Thousand Nine Hundred Four Dollars and No Cents ($479,904.00).

Section 5. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 6. That the City hereby declares that this Ordinance dealing with a public improvement, is an emergency within the meaning of Section 2.12(6) of the HOME RULE CHARTER of the City of Joplin, Missouri, and as such, this Ordinance shall become effective immediately upon its passage. Specifically, this ordinance approves construction to begin immediately in the optimal construction time during the calendar year.

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

_____, 2023 by a _____ vote.

_____

Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CHANGE ORDER 1

Sheet No. 1 of 2

To Blevins Asphalt Construction Co
PO Box 230
Mt Vernon, MO 65712

Project 2023 Mill and Overlay

You are hereby directed to make the following changes from the contract. Job No._____

❖❖❖

5. Settlement for Cost of the above Change to be made at Contract Unit Price Except as Noted:

1. CONTRACT AMOUNT		$1,541,943.53	The Terms of Settlement outlined above are hereby agreed to.
2. OVERRUN THIS ORDER	$	$239,951.80	CONTRACTOR Blevins Asphalt Conctruction Co
3. OVERRUN PREVIOUS	$	$0.00	
4. TOTAL OVERRUN TO DATE	$	$239,951.80	by :_____ _____ Date
5. TOTAL		$1,781,895.33	
PERCENTAGE OF ORIGINAL CONTRACT		15.56%	

Emergency Provisions of Change Order Policy Used YES □ NO □ Date approved _____

Reason for Emergency and description of work approved _____

_____ _____ _____ _____
SUBMITTED ENGINEER DATE *APPROVAL DIRECTOR OF FINANCE DATE

_____ _____ _____ _____
APPROVAL PROJECT MANAGER DATE *APPROVAL CITY MANAGER DATE

_____ _____
APPROVALSUPERVISOR/ ENGINEERING REVIEWER DATE *When applicable.

_____ _____
APPROVAL OF DEPARTMENT HEAD DATE

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2023-142– Approving an agreement with Missouri American Water for leasing property for Grand Falls Trail project.

MEETING DATE
August 7, 2023

ORIGINATING DEPARTMENT
Public Works Department – Dan Johnson
Parks and Recreation – Paul Bloomberg

ATTACHMENTS
Council Bill No. 2023-142; Ordinance; Exhibit "A" Missouri American Water lease agreements; Exhibit "B" – Map of property; Exhibit "C" – Property legal descriptions

REVIEWED BY
Parks Director Paul Bloomberg; City Attorney Peter Edwards; Finance Director Leslie Haase; Assistant City Manager Tony Robyn; Public Works Director Dan Johnson; City Manager Nicholas Edwards.

SUMMARY
This Council Bill approves lease agreement between Missouri American Water and the City of Joplin for the purpose of constructing the Grand Falls Trail, along with an overlook, restrooms, and parking area.

BACKGROUND
Historically, Grand Falls has been a recreational draw for residents and our area communities. It has been listed by the State Historical Society of Missouri as the state's tallest continuously flowing natural waterfall. In August of 2011, voters renewed the Parks and Storm Water ¼ cent Sales Tax, which includes the Grand Falls Trail project. The city is also applying for a State of Missouri Outdoor Recreation grant for the overlook, restrooms and parking area. This lease agreement will allow the City of Joplin to provide a new and amazing opportunity for Grand Falls and those who visit. It will provide not only more recreational and educational opportunities for our community, but also provide connectivity to the trail network. The proposed project will include a trail head from low water bridge, a one-mile paved trail for pedestrians and bicyclists to safely access Grand Falls, an overlook, restrooms, and parking for visitors. With this lease agreement, the improvements will result in a more sustainable facility that meets public use and accessibility standards.

FUNDING SOURCE
Missouri Department of Conservation Outdoor Recreation Grant and Parks Storm Water ¼ cent Sales Tax

RECOMMENDATION
Staff recommends this Council Bill be placed on an Emergency basis.

COUNCIL BILL NO. 2023-142 **ORDINANCE NO.**

AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into an Agreement with Missouri-American Water Company, a Missouri Corporation, for the purpose of leasing certain land in the area commonly known as Grand Falls; 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.

WHEREAS, Missouri-American Water Company is the owner of certain land located in the area commonly known as Grand Falls; and

WHEREAS, the City of Joplin, Missouri, desires to lease said land for the purpose of offering parks and recreation services to the public.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and Missouri-American Water Company, a Missouri Corporation, for the purpose of leasing certain land in the area commonly known as Grand Falls, a true and accurate copy of said Agreement being attached hereto and incorporated as Exhibit "A," be and the same is hereby approved.

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

Section 3. That the City hereby declares that this Ordinance, being an Ordinance relating to a public improvement, is considered an emergency within the meaning of Section 2.12(6) of the Home Rule Charter of the City of Joplin, Missouri, and as such, this Ordinance shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 20_____, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

LEASE AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2023, by and between Missouri-American Water Company, a Missouri Corporation, hereinafter referred to as "Lessor", and City of Joplin, Missouri, a Missouri Municipal Corporation, hereinafter referred to as "Lessee", and with Lessor and Lessee hereinafter referred to collectively as "the Parties."

WHEREAS, Lessor is the owner of certain land located in the area commonly known as Grand Falls and legally described on Exhibit A, attached hereto and incorporated by reference; and

WHEREAS, Lessee desires to lease a portion of said real estate, generally depicted on Exhibit B, attached hereto and incorporated by reference, hereinafter referred to as "the Premises," for the purpose of offering parks and recreation services to the public.

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

1. Recitals Incorporated. The above recitals are incorporated as if restated in full herein.

2. Term. The original term of this Lease shall commence on September 6, 2023, hereinafter referred to as "the Effective Date." The term of this Lease shall be for twenty-five (25) years, from September 6, 2023, to September 5, 2048. This Lease shall automatically renew for up to one (1) successive term of twenty-five (25) years, for a total of fifty (50) years, under the same terms and conditions, unless terminated sooner pursuant to the terms of this Lease.

3. Premises. Lessor leases to Lessee and Lessee leases from Lessor, certain land located in the area commonly known as Grand Falls and generally depicted on Exhibit B, attached hereto and incorporated by reference, hereinafter referred to as "the Premises." Lessee shall be responsible for creating a formal legal description for the Premises after construction of the improvements described in paragraph 5 herein. The Premises does not and shall not include any portion of Shoal Creek, the dam, or the waterfall.

4. Rent. Intentionally omitted.

5. Use of Premises by Lessee. Lessee is a Missouri Municipal Corporation and the Premises shall be used solely by Lessee and solely for the purposes described herein, unless written permission is given by an authorized representative of Lessor. Lessee shall use the Premises solely for the purpose of offering parks and recreation services to the public. Parks and recreation services means and is limited to the construction, maintenance, and repair of public parking, restrooms, trails, and overlook platforms. Parks and recreation services excludes any activities in or on Shoal Creek, the dam, or the waterfall, including swimming, diving, canoeing, kayaking, rafting, tubing,

and fishing. Lessee shall obtain Lessor's prior written approval for the construction of any new improvements, which shall not be unreasonably withheld.

6. Use of Premises by Lessor. Lessor is a Missouri Corporation and shall retain the right to use the Premises in any way that is not inconsistent with Lessee's right of use.

7 Fixtures and Alterations. Lessor and Lessee hereby agree that the Premises are Leased in an "AS IS" condition. If this Lease is terminated, Lessee may remove its improvements so long as Lessee repairs any resulting damage.

8. Damage or Destruction of Leased Premises. In the event that the Premises are destroyed or damaged so as to be unfit for use by fire, storm, explosion, earthquake or other casualty, so as not to be capable of being economically rebuilt or restored, then this Lease shall be automatically terminated.

9. Default. In the event of any failure by either party to perform any of the terms, conditions, or covenants of this Lease to be observed or performed by said party for more than ninety (90) days after written notice of such default shall have been given to said party, then the other party may terminate this Lease.

10. Subordination. This Lease is subject to and subordinate to any deed of trust, mortgage, or other security device now or hereafter placed upon the Premises, to any advances made on the security thereof, and to any modifications, extensions, or renewals thereof.

11. Amendments. The covenants and obligations herein contained are the full and complete terms of this Lease, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Lease.

12. Assignment. This Lease, including payment hereunder, shall not be sub-let, assigned, or otherwise disposed of, except with the prior written consent of Lessor.

13. Choice of Law and Venue. This Lease has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri.

14. Compliance with Laws. Lessee shall observe and comply with all Federal, State, and local laws and ordinances that affect those employed or engaged by it on the project, or the material or equipment used, or the conduct of the work, and shall procure all necessary licenses, permits, and insurance.

15. Consequential Damages. In no event shall either party be liable to the other party for special, indirect, or consequential damages.

16. Entire Agreement. This Lease (including any Exhibits) contains the entire understanding of the parties with respect to the subject matter hereof. It may not be altered or amended except by an agreement in writing signed by both parties.

17. Headings. The headings of paragraphs in this Lease are for convenience only. The headings form no part of this Lease and shall not affect its interpretation.

18. Lessee Insurance. Lessee shall secure and maintain at its own cost and expense, throughout the duration of this Lease, insurance of such types and in such amounts as may be necessary to protect it and the interests of Lessor against all hazards or risks of loss as hereunder specified or which may arise out of the performance of this Lease. Such policies shall name Lessor as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, http://insurance.mo.gov/industry/sovimmunity.php). This provision shall not operate as a waiver of sovereign immunity.

19. Lessor Insurance. Lessor shall secure and maintain at its own cost and expense, throughout the duration of this Lease, insurance of such types and in such amounts as may be necessary to protect it and the interests of Lessee against all hazards or risks of loss as hereunder specified or which may arise out of the performance of this Lease. Such policies shall name Lessee as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, http://insurance.mo.gov/industry/sovimmunity.php)

20. Notices. All notices required or permitted hereinunder and required to be in writing may be given by first class mail addressed to Lessor and Lessee at the addresses as follows:

City of Joplin, Missouri	Missouri-American Water Company
ATTN: City Manager	ATTN:
602 S. Main St.	727 Craig Rd
Joplin, MO 64801	Saint Louis, MO 63141

The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing.

21. Representations. The signatories hereto represent and warrant that they have read this Lease, that they are fully authorized in the capacities shown, that they understand the terms of this Lease, and that they are executing the same voluntarily and solely for the consideration described herein.

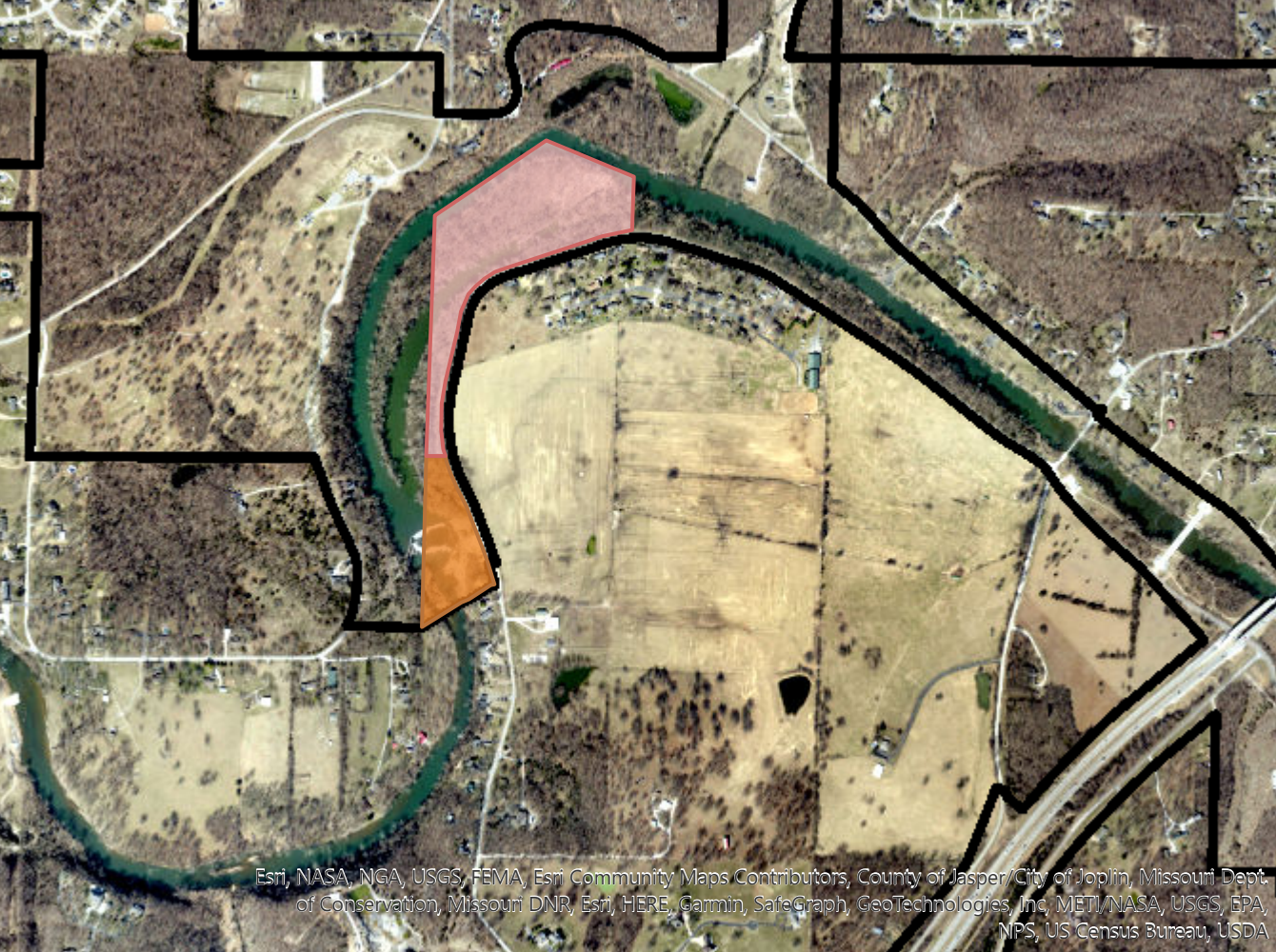
22. Severability. If any of the provisions of this Lease shall be construed to be invalid or illegal, the legality or validity of the other provisions of this Lease shall not be effected thereby. Any illegal or invalid provision of this Lease shall be severable and any other provisions shall remain in full force and effect.

23. Third-Party Beneficiaries. This Lease shall not confer any rights or remedies upon any person other than the parties and their respective successors and permitted assigns.

24. Waiver. Waiver of any provision of this Lease or breach of this Lease shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Lease. Failure by one of the parties to this Lease to assert its rights for any breach of this Lease shall not be deemed a waiver of such rights.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in duplicate as of the day and year first above written.

LESSOR	**LESSEE**
Missouri-American Water Company	City of Joplin, Missouri
_____	_____ Nick Edwards, City Manager
ATTEST	ATTEST
_____	_____ Holly Nagy, City Clerk


Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, County of Jasper/City of Joplin, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2023-011 – (Re-adoption of Code of Ethics Ordinance)

MEETING DATE
August 7, 2023

REVIEWED BY:
Peter Edwards, City Attorney; Leslie Haase, Finance Director; Holly Nagy, City Clerk; Nick Edwards, City Manager.

SUMMARY:

This Council Bill re-adopts Chapter 2, Administration, of the Joplin City Code, Section 2-107, "Financial interest disclosure", which requires certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements.

BACKGROUND:

Each year by September 15th, it is necessary to re-adopt our Code of Ethics for the Council, and certain City employees in order to "opt out" of the provisions of Section 105.485.2.

A certified copy of this Council Bill will be forwarded to the Missouri Ethics Commission prior to September 15, 2023.

RECOMMENDATION:

Staff recommends this Council Bill be placed on First Reading.

ATTACHMENTS:
Council Bill No. 2023-011

PCE:ab

COUNCIL BILL NO. 2023-011 ORDINANCE NO.

AN ORDINANCE re-adopting Chapter 2, Administration, of the Joplin City Code, Section 2-107, "Financial interest disclosure", requiring certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements as described herein.

WHEREAS, Missouri Statute Section 105.483, RSMo. (2022), requires certain financial interest disclosures by certain officials and employees of the City of Joplin; and

WHEREAS, the City of Joplin has an Ethics Code for its Council, as codified in Section 2-50, "Code of ethics", and the Charter of the City of Joplin provides certain ethical mandates and prohibitions for officials and employees of the City of Joplin; and

WHEREAS, pursuant to the provisions of Section 105.485.4, RSMo. (2022), the Council desires to establish its own method of disclosing potential conflicts of interest and substantial interests of its officials and certain employees, thus excluding itself from the provisions of Section 105.485.2, RSMo (2022); and

WHEREAS, on the 6th day of September, 2022, the Council of the City of Joplin, Missouri, re-enacted and adopted Section 2-107, "Financial interest disclosure", requiring certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements as described therein; and,

WHEREAS, the Missouri Ethics Commission requires each affected municipality to re-adopt the Financial Interest Disclosure Ordinance by September 15, 2023.

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

Section 1. That Section 2-107, "Financial interest disclosure" be re-adopted so that it shall continue to read as follows:

"Section 2-107. Financial interest disclosure.

(a) Conflicts of interest.

(1) All elected and appointed officials as well as employees of the City of Joplin shall comply with Section 105.454 of the Missouri Revised Statutes on conflicts of interest as well as any other state law, or ordinance of the City of Joplin governing official conduct.

(2) Any member of the city council who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before the city council, must disclose that interest to the city clerk, and such disclosure shall be recorded in the appropriate journal of the city council. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly of:

a. Ten percent (10%) or more of any business entity; or

b. An interest having a value of Ten Thousand Dollars ($10,000.00) or more; or

c. The receipt of a salary, gratuity, or other compensation or remuneration of Five Thousand Dollars ($5,000.00) or more, per year, from an individual, partnership, organization, or association within any calendar year.

(b) Disclosure reports.

(1) Each City Council Person, the City Manager, the City Purchasing Agent, or the Director of Finance, if no such Purchasing Agent is appointed, and the full-time City Attorney, shall disclose the following information by May 1, if any such transaction occurred during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of Five Hundred Dollars ($500.00), if any, that such person had with the City of Joplin, other than compensation received as an employee or payment of any tax, fee, or penalty due to the City of Joplin, and other than transfers for no consideration to the City of Joplin;

b. The date and the identities of the parties to each transaction know to the person with a total value in excess of Five Hundred Dollars ($500.00), if any, that any business entity in which such person had a substantial interest, had with the City of Joplin, other than payment of any tax, fee or penalty due to the City of Joplin or transactions involving payment for providing utility service to the City of Joplin, and other than transfers for no consideration to the City of Joplin.

(2) The City Manager, and the City Purchasing Agent, or the Director of Finance if no such purchasing agent is appointed, and the full-time City Attorney, also shall disclose by May 1, for the previous calendar year, the following information:

a. The name and address of each of the employers of such person from whom income of One Thousand Dollars ($1,000.00) or more was received during the year covered by the statement;

b. The name and address of each sole proprietorship that he owned; the name, address and general nature of the business conducted of each general partnership and joint venture in which he was a partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent (2%) or more of any class of outstanding stock, limited partnership units or other equity interests;

c. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

(c) Filing of reports.

(1) The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Every person required to file a financial interest statement shall file the statement annually not later than May 1, and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement;

b. Each person appointed to office shall file the statement within thirty (30) days of such appointment or employment.

(2) Financial disclosure reports giving the financial information required in subsection (b) shall be filed with the City Clerk's office and the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours."

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2023, by a vote of _____.

_____
Douglas W. Lawson, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 039-23 – Site Plan Review

MEETING DATE:
August 7, 2023

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 039-23: 3502 E Enterprise Ave – Site Plan Review – A request to review a site plan – Refresco Beverages US, Inc.

BACKGROUND:
Refresco Beverages is proposing a new production line at their manufacturing facility. The proposed addition will see an increase in employees. Due to this, they will also be adding additional parking on the East side of the building. The proposed development brings additional jobs to Joplin. The site does not meet the requirements for a four-sided design, as the two buildings it will adjoin predate the four-sided design requirement. Further, the proposed site does not increase in building footprint by 10% or more, nor does it add more than 25% of impervious surface, so it will not trigger any buffer/landscaping requirements.

PLANNING & ZONING COMMISSION TESTIMONY:

Steven Bacon, the architect for the project, represented the case. He explained what changes would be made to the site, including displacing the loading dock area, the addition to the building, possible additional employee parking, and added trailer parking. The commissioners had no questions.

PUBLIC COMMENT;
There was no comment in favor or in opposition to this request.

RECOMMENDATIONS:
Staff recommends approval for Case 039-23
Planning & Zoning Commission recommends approval of Case 039-23 (6 in Favor, 0 Opposed, 1 Absent)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 039-23 A request to review the Site Plan for future development.

LOCATION 3502 E Enterprise Ave, Joplin, MO 64801

APPLICANT Refresco Beverages US, Inc.

PRESENT ZONING M- 2 PD

PRESENT LAND USE Manufacturing

SITE CONTEXT

	North	East	South	West
Existing Zoning	Outside City Limits	Outside City Limits	Outside City Limits	M-2 PD
Land Use	Manufacturing	Manufacturing	Manufacturing	Manufacturing

SUBDIVISION/TRACT

This property is not subdivided.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
E Enterprise Ave.	Local	80′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

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

No, the proposed use will not create an undue traffic hazard.

DISCUSSION

Refresco Beverages is proposing a new production line at their manufacturing facility. The proposed addition will see an increase in employees. Due to this, they will also be adding additional parking on the East side of the building. The proposed development brings additional jobs to Joplin. The site does not meet the requirements for a four-sided design, as the two buildings it will adjoin predate the four-sided design requirement. Further, the proposed site does not increase in building footprint by 10% or more, nor does it add more than 25% of impervious surface, so it will not trigger any buffer/landscaping requirements.

Staff recommends approval of Case 039-23.

ENCLOSURES

- Map of property
- Application
- Site Plan

Site Plan Review Application

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

Office Use Only

Case No.: 034-23
Filing Fee: $550.00
Received: 6/9/23
Advertised:
Proj. No.: 23-188

Applicant: Refresco Beverages US, Inc Phone No.: 479 790-5987

Address: 3502 East Enterprise Avenue Email: Barry.Jones@Refresco.com

Owner: Refresco Beverages US, Inc Phone No.: 479 790-5987

Address: 3502 East Enterprise Avenue; Joplin, MO Email: Barry.Jones@Refresco.com

Location of Property: 3502 E Enterprise Ave; Joplin, MO

Present Use of Property: Manufacturing/Storage Zoning: M-2 PD

Design Professional who Prepared the Plans: Steven J. Bacon, Architect

Phone No.: 636-933-0007 Email: SJBacon@BCD-LLC.com

Total Acres: 24 +-

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

To be shown on or submitted with the plans:

Yes	No	
◉	○	Name of the project, address, boundaries, date, north arrow, and scale of the plan

- (●) ( ) Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
- (●) ( ) Name and address of all owners of record of abutting parcels
- (●) ( ) All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
- ( ) (●) Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
- ( ) (●) The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
- ( ) (●) The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties
- (●) ( ) The location, height, size, materials, and design of all proposed signage
- ( ) (●) A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
- ( ) (●) A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
- ( ) (●) The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
- (●) ( ) Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
- ( ) (●) Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

○	◉	Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan
○	◉	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.
◉	○	For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.
○	◉	Summary of the type, extent and outcomes from any public engagement or neighborhood meetings.
◉	○	Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.
○	◉	Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

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

Yes	No	
○	○	Were 20 copies of the required plans submitted? **Only 11x17 is permitted.**
○	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?
○	○	Was the site plan review fee of $_____ paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** 6/2/23

Case 039-23: Site Plan Review

3502 E. Enterprise Ave-Site Plan Review-A request to review a site plan for an industrial addition-Refresco Beverages US, Inc.

Steven Bacon, P.O. Box 605, Crystal City, Missouri 63019. Mr. Bacon is the architect who prepared the submittal. They were proposing to add a 15,000 sq. ft. addition. As that had been refined it appeared that the building would be something less than that. It would be situated in the same location. They were adding some impermeable surface to the site. One was to accommodate some loading dock area that was being displaced by the addition and the second one was some trailer parking that needed a new location on the site. Those two items along with the addition represented all the new impermeable surface on site. He said as they understand parking requirements were based on the staffing for the site once it was completed. There is adequate parking within the site already to accommodate the guidelines. Part of the work would be to better delineate those parking spaces including the ADA spaces which over time had deteriorated. So, the existing parking would be reorganized. In the application they had allowed for the possibility of adding additional parking on the east side of the lower right building just as an option for the owner to provide additional parking within the site. That would not be required parking as understood but they went ahead and showed it so it could be considered with the rest of the development. If additional storm water retention would be necessary based on the impermeable space they were adding, they were showing a quick calculation that the area where the existing storm water retention was, could be expanded by approximately 20% of the area. They felt that should be enough to accommodate any additional storm water requirements.

Mr. Kimble asked if there were any questions from the Commission on Case 039-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 039-23.

There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 039-23.
There were none.

MR. ROSENBERG MOVED THAT CASE 039-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED.
(6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 039-23: Site Plan Review



3502 E Enterprise Ave – Site Plan Review – A request to review a site plan for an industrial addition – Refresco Beverages US, Inc.

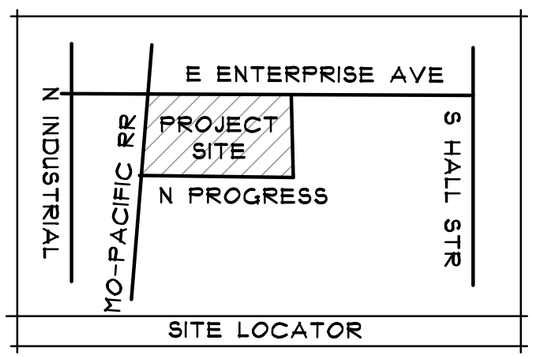
ADDITION TO EXISTING BOTTLING PLANT

REFRESCO BEVERAGES US, INC.

3502 E Enterprise Ave JOPLIN, MISSOURI

DRAWING SHEETS

G-1 GENERAL INFORMATION
A-1 OVERALL SITE SCHEMATIC
A-2 AREA "A" ENLARGED
A-3 AREA "B" ENLARGED
A-4 AREA "C" ENLARGED
EXHIBITS
SITE SURVEY (REDUCED FR INTENDED SIZE)
PROJECT & ABUTTING PARCEL INFO



GENERAL NOTES:

THESE PLANS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO CONVEY THE SCOPE OF WORK CONTEMPLATED BY THE OWNERS, PENDING A FINAL FEASIBILITY STUDY.
A RECENT SURVEY IS ATTACHED FOR REFERENCE AGAINST THE DRAWINGS, WHICH ARE OVERLAID ON PUBLICLY AVAILABLE GIS AERIAL DATA FROM CITY OF JOPLIN. THE PUBLIC DATA MAY NOT BE RELIED UPON FOR CRITICAL DIMENSIONS BUT WILL HELP ILLUSTRATE WHERE THE WORK IS INTENDED TO BE PLACED, AND THAT THE BUILDING ADDITION AND OTHER CHANGES PROPOSED CAN BE ACCOMMODATED WITHIN THE EXISTING SITE BOUNDARIES.

THE PROPOSED WORK CONSISTS OF THESE ELEMENTS:
1) REMODEL OF EXISTING INTERIOR AREA FOR A NEW BOTTLING LINE WITHIN THE EXISTING BUILDING FOOTPRINT
2) ADDITION OF A MAXIMUM 100' X 150' ENCLOSURE FOR NEW EQUIPMENT TO SUPPORT THE NEW BOTTLING LINE.
3) RELOCATION OF EXISTING LOADING DOCKS TO ACCOMMODATE THE NEW BUILDING ADDITION.
4) REMOVE 8+- TRAILER DROP SPOTS ADJACENT TO NEW LOADING DOCK AREA TO PROVIDE ADDITIONAL TRUCK MANEUVERING SPACE
5) NEW PAVING AT NORTHEAST OF SITE TO PROVIDE 14 NEW TRAILER DROPS, WITH MANEUVERING SPACE BETWEEN THE EXISTING DRIVE AND THE DROP AREA
6) A POSSIBLE 20% EXPANSION OF EXISTING STORMWATER DETENTION AREA IF DEVELOPMENT STANDARDS REQUIRE IT; EXTEND EXISTING TO NORTH
7) NEW 5' WALK AND (30) NEW 45 DEGREE PARKING SPACES ALONG EAST END OF EXISTING BUILDING; MAINTAIN MINIMUM 15' WIDE ONE-WAY DRIVE AISLE PER STANDARDS
8) EXISTING PARKING AREA AT SOUTHEAST TO BE LEFT UNCHANGED. TWO EXISTING ADA SPACES (ONE VAN ACCESSIBLE) TO REMAIN.
9) STRIPE OR RE-STRIPE PARKING AT NORTHWEST TO INDICATE 16 STANDARD SPACES.
10) RE-ORGANIZE EXISTING MAIN/FRONT PARKING TO PROVIDE THREE ADA CONFORMING PARKING PLACES, MINIMUM ONE TO BE VAN ACCESSIBLE.

NO NEW SIGNAGE IS PROPOSED IN THIS WORK.

STORMWATER DATA
TOTAL SITE AREA: 1,046,990 SF
EXISTING IMPERMEABLE AREA, PRIOR TO THIS WORK: 679,890
PROPOSED NEW IMPERMEABLE AREA: 27,200 SF
4% OF EXISTING IMPERMEABLE AREA
2.6% OF EXISTING TOTAL SITE AREA

EROSION FENCE OR SIMILAR WILL BE ERECTED & MAINTAINED THROUGH-OUT CONSTRUCTION OR GROUND DISTURBANCE TO LIMIT EROSION AND SILT LADEN RUNOFF OUTSIDE THE SITE. THE FINAL DEVELOPMENT PLANS WILL ADHERE TO ANY CITY OF JOPLIN AND/OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

EXISTING & PROPOSED BUILDING DATA:
EXISTING BUILDING AREA: 494,517 SF
PROPOSED NEW BUILDING AREA: 15,000 (3.03% OF EXISTING)
PROPOSED USAGE BY TYPE:
EXISTING OFFICE/ADMIN/EMPLOYEE LUNCH AREA: 4,220
EXISTING MANUFACTURING & RELATED STORAGE: 490,297
PROPOSED NEW MANUFACTURING SUPPORT EQUIPMENT: 15,000
PROPOSED NEW TOTAL BUILDING AREA: 509,517 SF
PARKING REQUIRED:
MAXIMUM STAFF ON SITE FOR ANY SHIFT: 135
ONE REQUIRED PARKING SPACE FOR EACH 1/2 STAFF PRESENT: 63
EXISTING SPACES: 81 - INCLUDING (2) VAN ACCESSIBLE ADA & (2) STANDARD ADA
TOTAL PROPOSED PARKING: 108 - INCLUDING (2) VAN ACCESSIBLE ADA AND (3) STANDARD ADA SPACES

COMMISSION NUMBER
20-072
Printed:
6/2/2023
Print to 11"x17"
Drawn/Checked by:
SJB

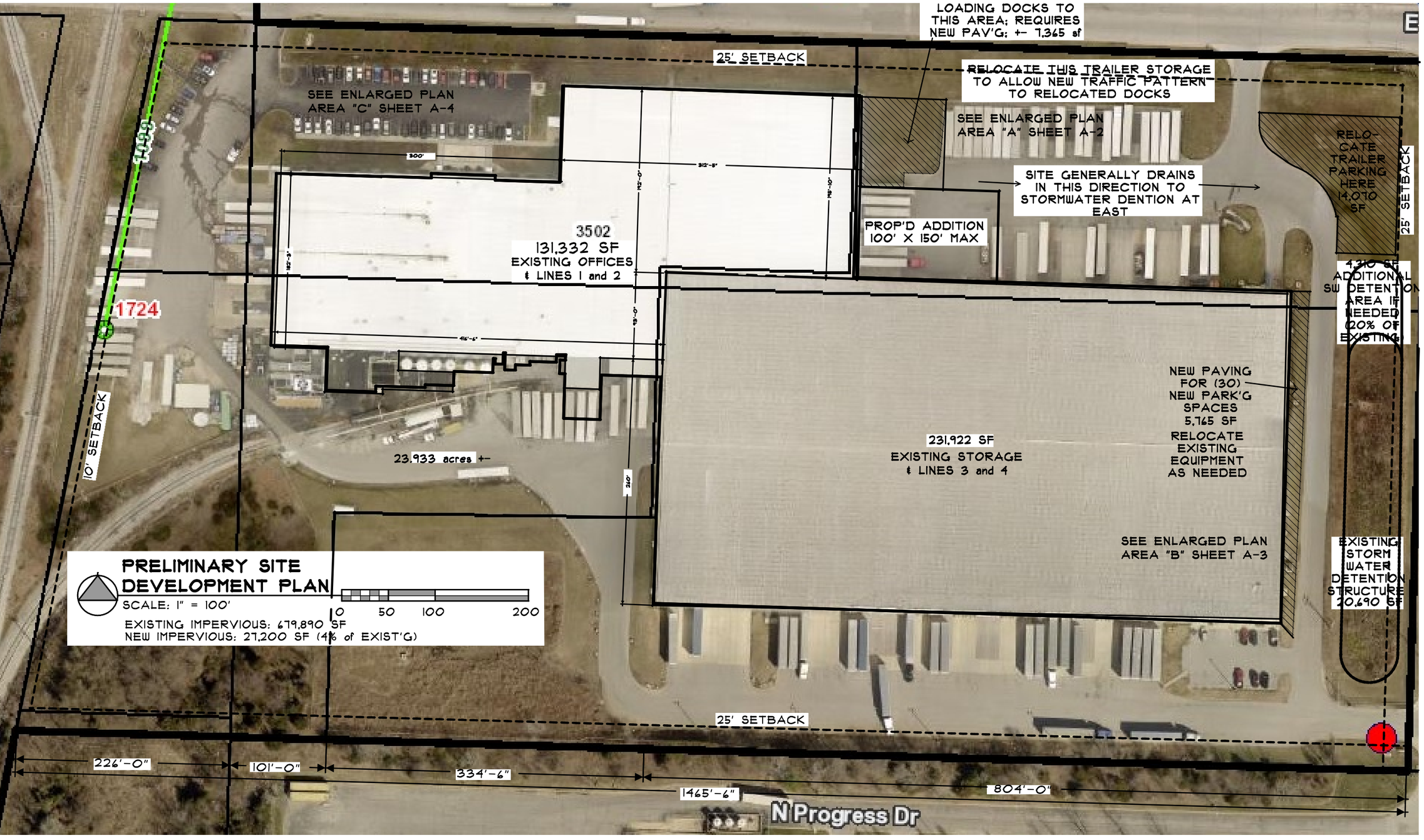
Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL Design & Consulting
po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority certificate #: 2006007290

STATE OF MISSOURI STEVEN JAMES BACON NUMBER A-7402 REGISTERED ARCHITECT
6/2/2023
Steven J. Bacon
Missouri #: A-7402

COMMISSION
Refresco
Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number
Cover Sheet and General Information
G-1 of 1



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
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BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL
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STATE OF MISSOURI
STEVEN JAMES BACON
NUMBER A-7402
REGISTERED ARCHITECT
6/2/2023
Steven J. Bacon
Missouri #: A-7402

COMMISSION

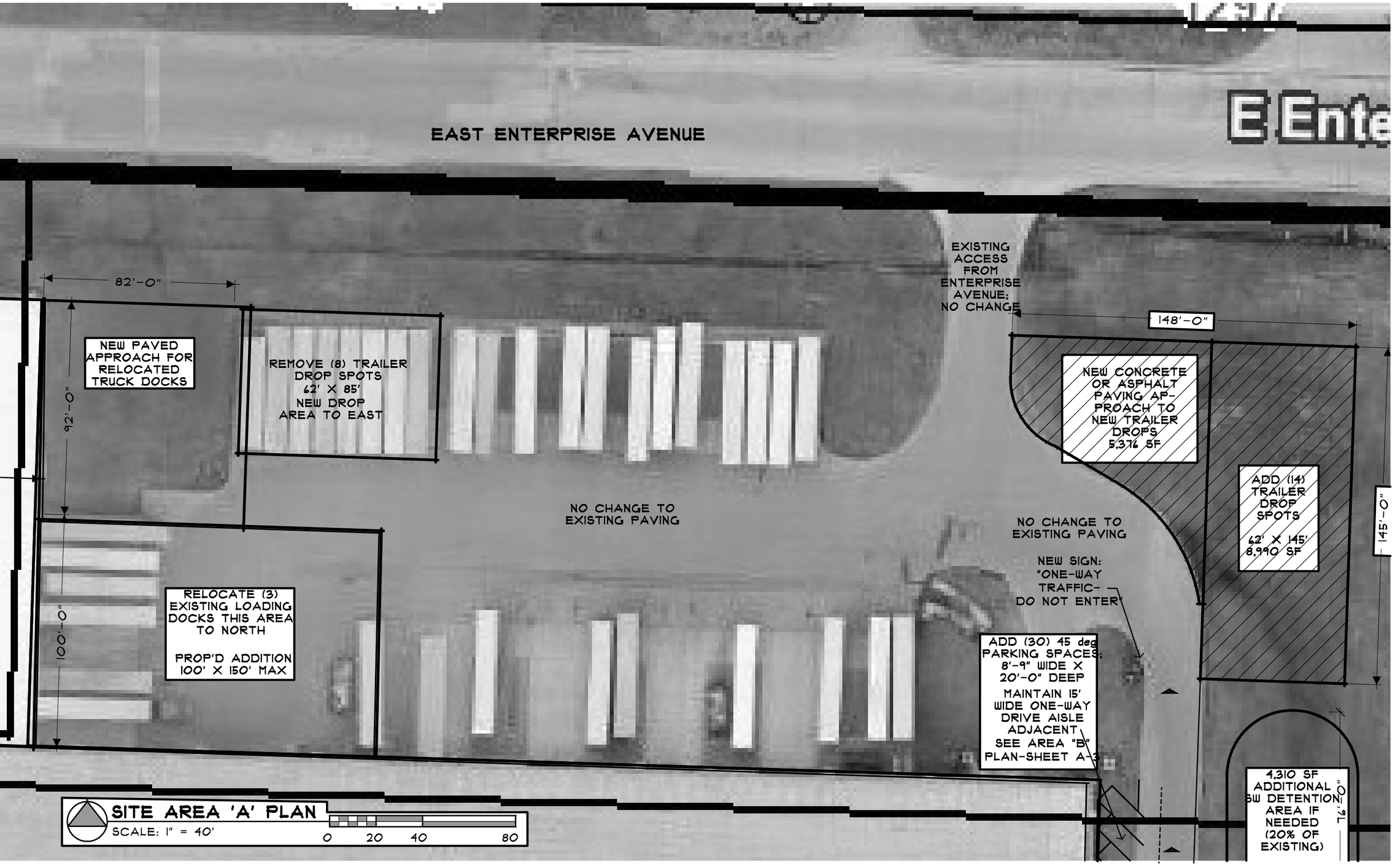
Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number

Overall Site Plan Information

A-1 of 4



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
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BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL Design & Consulting

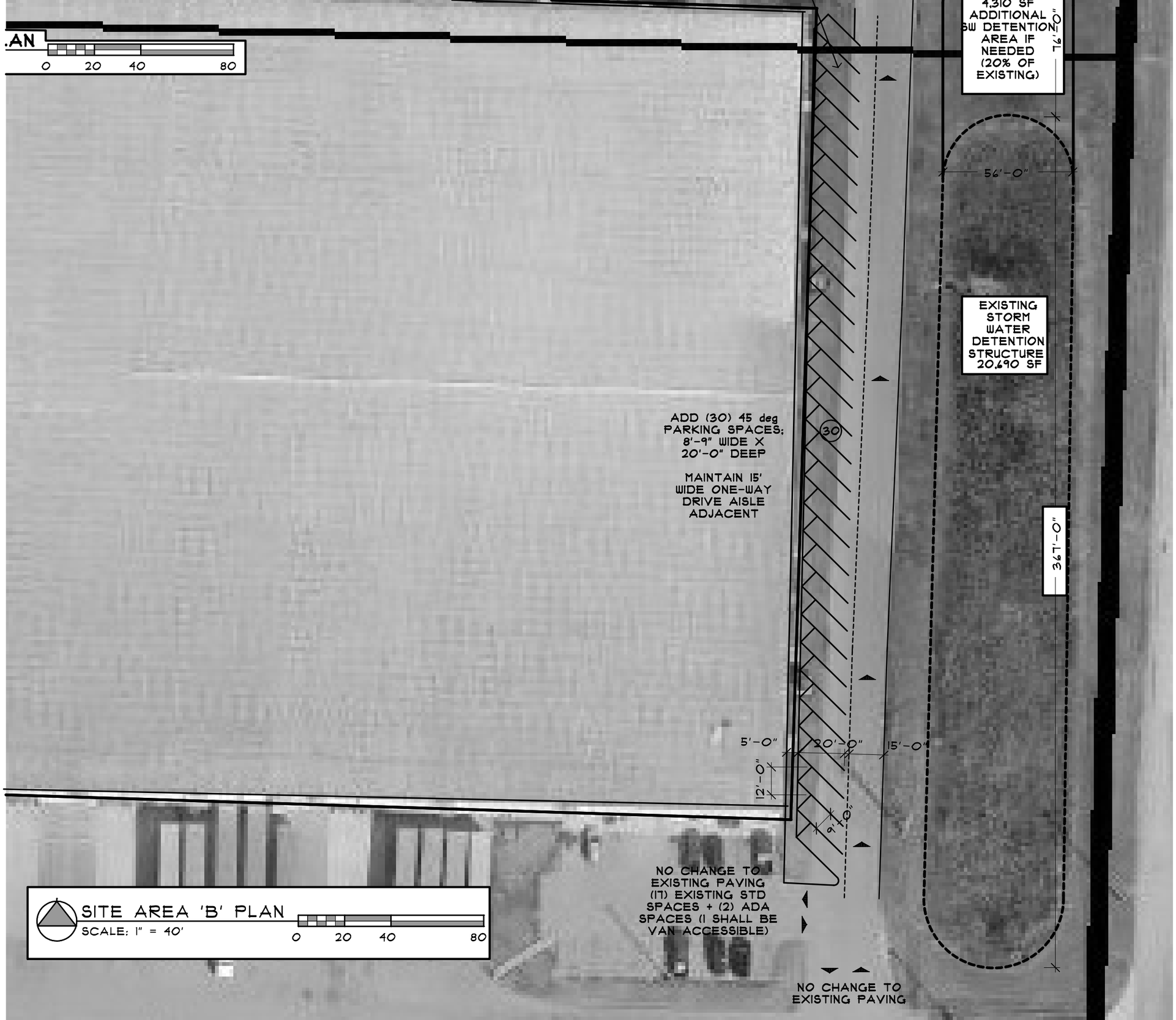
po box 605
crystal city
mo 63019
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STATE OF MISSOURI STEVEN JAMES BACON NUMBER A-7402 REGISTERED ARCHITECT
6/2/2023
Steven J. Bacon
Missouri #: A-7402

COMMISSION
Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number
Site Plan Enlarged Area "A"
A-2 of 4



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL
Design & Consulting

po box 605
crystal city
mo 63019
(636) 933-0007
corporate authority certificate #: 2006007290

STATE OF MISSOURI
STEVEN JAMES BACON
NUMBER A-7402
REGISTERED ARCHITECT
6/2/2023

Steven J. Bacon
Missouri #: A-7402

COMMISSION

Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number

Site Plan Enlarged Area "B"

A-3 of 4



COMMISSION NUMBER
20-072

Printed:
6/2/2023
Print to 11"x17"

Drawn/Checked by:
SJB

Plan Status:
Not For Construction; Submitted for Planning & Zoning Review Only

BACON COMMERCIAL DESIGN LLC
ARCHITECTURAL
Design & Consulting

po box 605
crystal city
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certificate #: 2006007290

STATE OF MISSOURI
STEVEN JAMES BACON
NUMBER A-7402
REGISTERED ARCHITECT
6/2/2023

Steven J. Bacon
Missouri #: A-7402

COMMISSION

Refresco

Addition to Existing Manufacturing Facility
3502 Enterprise Avenue
Joplin, MO 64801

SHEET TITLE & Number

Site Plan Enlarged Area "C"

A-4 of 4

Items Corresponding to Schedule B

(8) Easement for the use and maintenance of railroad spur track, recorded in Book 1140 at Page 1197.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(9) Easement for the use and maintenance of railroad spur track, recorded in Book 1140 at Page 1199.
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(10) Easement for electric energy and joint communication facilities in favor of The Empire District Electric Company, recorded July 17, 1992 in Book 1413 at Page 1649.
DOES NOT AFFECT SUBJECT PROPERTY.

(11) Easement for electrical energy and joint communication facilities in favor of the Empire District Electric Company, recorded September 23, 1993 in Book 1440 at Page 1182. Note: Affects Parcel I
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(12) Easement for public utilities in favor of the City of Joplin, recorded September 23, 1993 in Book 1440 at Page 1201. Note: Affects Parcel I
AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN.

(13) Easement for electrical energy and joint communication facilities in favor of The Empire District Electric Company, recorded October 29, 1997 in Book 1544 At Page 1055
DOCUMENT IS UNREADABLE. DOES NOT AFFECT SUBJECT PROPERTY ACCORDING TO PREVIOUS SURVEY.

(14) The terms, conditions, covenants and easements as set forth in the "Agreement of Easements", recorded June 4, 2014 in Book 2326 at Page 1477.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, EASEMENTS ARE UNDEFINED, NOT PLOTTABLE.

(15) The terms, conditions and provisions as set forth in the "Development Agreement", recorded July 1, 2014 in Book 2329 at Page 1019.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

Legend of Symbols & Abbreviations

Boundary Line	N.	North	Flag Pole
Overhead Electric Line	S.	South	Mailbox
Utility Pole	E.	East	Tree
Light Pole	W.	West	Post or Bollard
Guy Anchor	°	Degrees	
Electrical Pedestal	'	Feet or Minutes	
Electric Meter	"	Inches or Seconds	
Storm Inlet	Rec.	Record	
Fire Hydrant	Calc.	Calculated	
Fire Protection Valve	Vol.	Volume	
Water Valve	Pg.	Page	
Water Meter	Enc.	Encroachment	
Sign	hvac	Heating & Air Condition Units	
Sanitary Sewer MH	L.A.	Landscaped Area	
Gas Meter	R/W	Right-of-way	
Handicapped Parking	℄	Centerline	
Telephone Pedestal	(M)	Mecsured	
Gas Valve	(D)	Deeded	
	(C)	Calculated Dimension	
	POB	Point of Beginning	
	POC	Point of Commencing	
	CONC.	Concrete	

Zoning Information

STATUS	CURRENT, ZONING DATED– June 25, 2015	
ITEM	REQUIRED	OBSERVED
PERMITTED USE	Heavy Industrial District	Heavy Industrial
MINIMUM LOT AREA	None specified	1,046,990 Sq. Ft.
MINIMUM FRONTAGE	None specified	1343' ±
MINIMUM LOT WIDTH	None specified	745' ±
MAX. BUILDING COVERAGE	None specified	As Shown
MINIMUM SETBACKS FRONT	30' minimum	49.6 feet
MINIMUM SETBACKS SIDE	None	86 feet
MINIMUM SETBACKS REAR	None	152.8 feet
MAX. BUILDING HEIGHT	55' and 4 Stories	37.3'
PARKING REGULAR	Depends on usage	62 Car parking
PARKING HANDICAP	Depends on usage	3 Car parking
PARKING TOTAL	Depends on usage	65 Car parking

STATUS	Zoned "M2–PD"
SOURCE INFORMATION	Planning & Zoning
ADDRESS	600 Main Street
PERSON CONTACTED	Taylor Cunningham
DATE CONDUCTED	6–25–2015
PHONE NUMBER	417–624–0820 ext.511
EMAIL ADDRESS	TCunning@joplinmo.org

NOTES:

Parking requirements

5 spaces per 1000 sq. ft. of floor area devoted to office administrative or similar purposes.

5 spaces per 1000 sq. ft. of floor area devoted to retail or commercial purposes.

2.5 spaces per 1000 sq. ft. of floor area devoted to distribution or manufacturing purposes.

Miscellaneous Notes

(MN1) Some features shown on this plat may be shown out of scale for clarity.

(MN2) Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to the assumed meridian and are used to denote angles only. Monuments were found at points where indicated.

○ - indicates iron pin or pipe found as noted

(MN3) The basis of bearings for this survey is the South right-of-way line of Enterprise Avenue with a record bearing of S 89°52'50" W which applies to Parcel 1 only. The record bearings for the exception parcels are based upon Grid North of Missouri Coordinate System of 1983, West zone, per Anderson Engineering survey.

(MN4) There are 62 marked regular parking spaces and 3 marked handicapped parking spaces for a total of 65 marked parking spaces on the subject property.

(MN5) The closest intersecting street to subject property is Enterprise Avenue and Progress Avenue located at the Northeast corner of subject property.

(MN6) There is no visible evidence of construction on subject site.

(MN7) There is no evidence of changes in street right-of-way lines, and no information available of proposed street right-of-way changes.

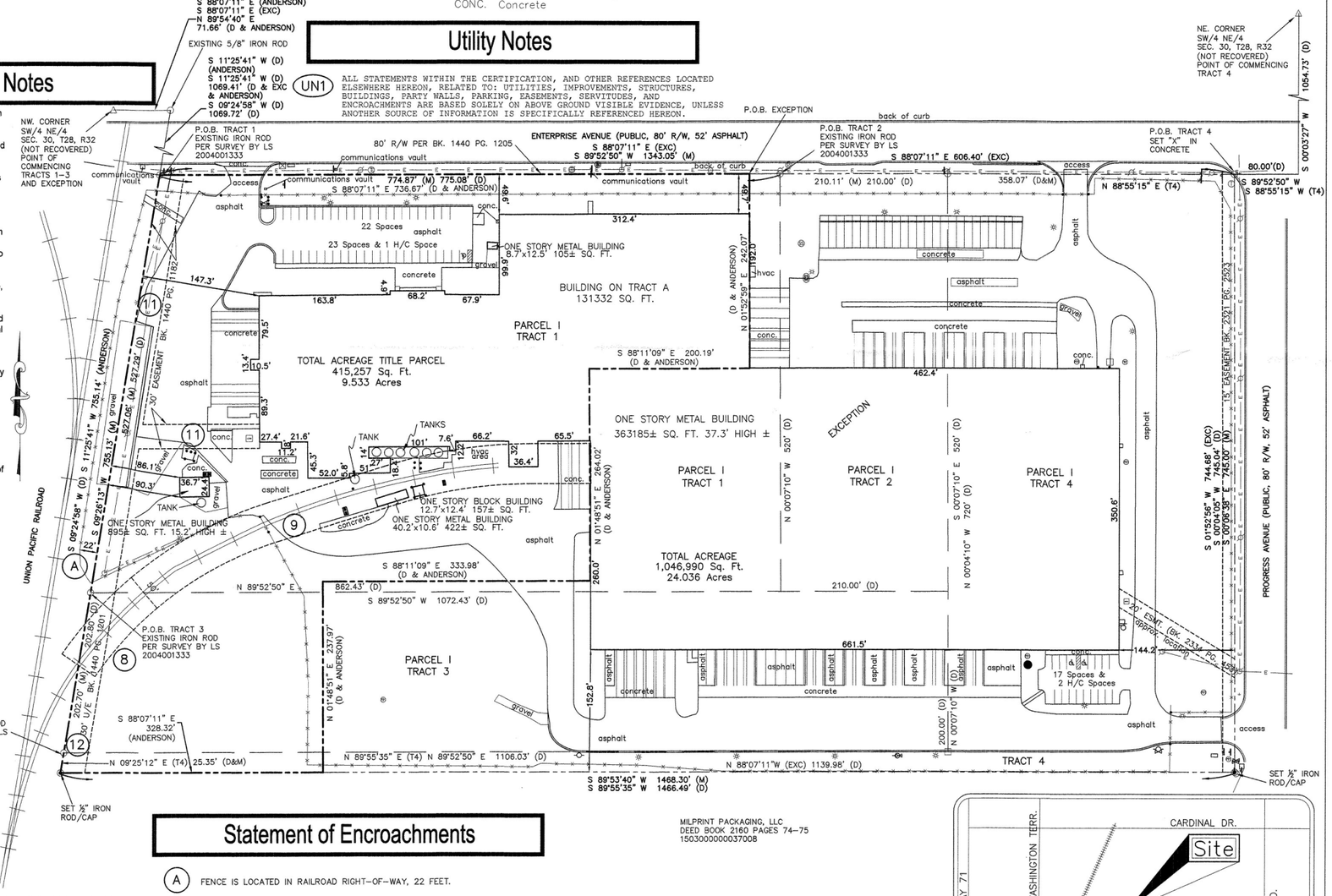
(MN8) There is no observable evidence of subject site being used as a solid waste dump, sump or sanitary landfill at the time of the survey.

(MN9) No observed street address posted.

(MN10) Survey Classification: Urban

Utility Notes

(UN1) ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.



Statement of Encroachments

(A) FENCE IS LOCATED IN RAILROAD RIGHT–OF–WAY, 22 FEET.

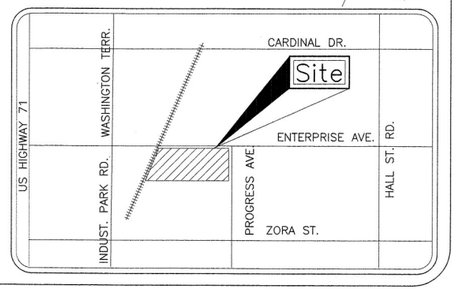
MILPRINT PACKAGING, LLC
DEED BOOK 2160 PAGES 74–75
1503000000037008

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 29097C0277D, which bears an effective date of 3–16–2006 and is not in a Special Flood Hazard Area. By telephone call dated 6–16–15 to the National Flood Insurance Program (800–638–6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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Vicinity Map

NOT TO SCALE



RECORD DESCRIPTION

PARCEL I:
Tract 1:
All of a tract of land in Section 30, Township 28, Range 32, part in the City of Joplin and part in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 30; thence North 89 degrees 54 minutes 40 seconds East, 71.66 feet to a point on the East right-of-way line of Missouri Pacific Railroad; thence South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 1069.72 feet to the intersection of said East right-of-way line and the South right-of-way line of proposed Enterprise Avenue being the point of beginning; thence continuing South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 527.29 feet; thence North 89 degrees 52 minutes 50 seconds East, 852.43 feet; thence North 00 degrees 07 minutes 10 seconds West, 520 feet; thence South 89 degrees 52 minutes 50 seconds West, 775.08 feet to the point of beginning.
Less and Except:
All that land conveyed to the City of Joplin, a municipal corporation by the "Right of Way Conveyance for Street Purposes" recorded September 23, 1993 in Book 1440 at Page 1205.
Tract 2:
All of a tract of land in Section 30, Township 28, Range 32, in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 30; thence North 89 degrees 54 minutes 40 seconds East, 71.66 feet to a point on the East right-of-way line of Missouri Pacific Railroad; thence South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 1069.72 feet to the intersection of said East right-of-way line and the South right-of-way line of proposed Enterprise Avenue; thence North 89 degrees 52 minutes 50 seconds East, along the South right-of-way line of proposed Enterprise Avenue, 775.08 feet to the point of beginning; thence continuing North 89 degrees 52 minutes 50 seconds East, along the South right-of-way line of proposed Enterprise Avenue, 210.00 feet; thence South 00 degrees 07 minutes 10 seconds East, 520.00 feet; thence South 89 degrees 52 minutes 50 seconds West 210.00 feet; thence North 00 degrees 07 minutes 10 seconds West, 520.00 feet to the point of beginning.
Tract 3:
All of a tract of land in Section 30, Township 28, Range 32, part of which is in the City of Joplin and part of which is in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 30; thence North 89 degrees 54 minutes 40 seconds East, 71.66 feet to a point on the East right-of-way line of Missouri Pacific Railroad; thence South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 1597.01 feet to the point of beginning; thence continuing South 09 degrees 24 minutes 58 seconds West along said East right-of-way line, 202.80 feet; thence North 89 degrees 52 minutes 50 seconds East, 1108.03 feet; thence North 00 degrees 07 minutes 10 seconds West, 200.00 feet; thence South 89 degrees 52 minutes 50 seconds West, 1072.43 feet to the point of beginning.
Tract 4:
A tract of land in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the North Half (N1/2) of Lot Numbered One (1) in the Southwest Fractional Quarter (SW Frt 1/4) of Section 30, Township 28 North, Range 32 West, a part in the City of Joplin and a part in the City of Webb City, Jasper County, Missouri, being more particularly described as follows: Commencing at an iron pin found at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 30, Township 28 North, Range 32 West, a part in the City of Joplin and a part in the City of Webb City, Jasper County, Missouri; thence South 00 degrees 03 minutes 27 seconds West, 1054.73 feet along the East line of the Southwest Quarter of the Northeast Quarter of said Section 30; thence South 89 degrees 55 minutes 15 seconds West, 80.00 feet to the point of beginning; thence South 00 degrees 04 minutes 05 seconds West, 745.04 feet; thence South 89 degrees 55 minutes 35 seconds West 1466.49 feet parallel with the existing South line of Cliffstar to a point on the East right-of-way line of the Union Pacific Railroad, formerly the Missouri Pacific Railroad; thence North 09 degrees 25 minutes 12 seconds East, 25.35 feet along said right-of-way to a found iron pin; thence North 89 degrees 55 minutes 35 seconds East, 1106.03 feet along the South line of the existing Cliffstar property to the Southeast corner of said Cliffstar property; thence North 00 degrees 04 minutes 10 seconds West 720.00 feet along the East line of the existing Cliffstar property to an iron pin found at the Northeast corner thereof; thence North 89 degrees 55 minutes 15 seconds East, 358.07 feet to the point of beginning.
EXCEPT from the above Tracts the following described tract:
All of a tract of land in Section 30, Township 28 North, Range 32 West, a part in the City of Joplin and a part in the City of Webb City, Jasper County, Missouri, described as commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 30; thence South 88 degrees 07 minutes 11 seconds East, 71.66 feet to a point on the East right of way line of the Missouri Pacific Railroad; thence South 11 degrees 25 minutes 41 seconds West, along said right of way line of the Missouri Pacific Railroad1069.41 feet to the intersection of said East right of way line and the South right of way line of Enterprise Avenue; thence South 88 degrees 07 minutes 11 seconds East, along the South line of Enterprise Avenue, 736.67 feet to the point of beginning; thence continuing South 88 degrees 07 minutes 11 seconds East, along the South line of Enterprise Avenue, 606.40 feet to an iron pin at the intersection with the West line of Progress Avenue; thence South 01 degree 52 minutes 56 seconds West, along the West line of said roadway, 744.68 feet to an iron pin; thence North 88 degrees 07 minutes 11 seconds West, 1139.98 feet; thence North 01 degree 48 minutes 51 seconds East, 237.97 feet; thence South 88 degrees 11 minutes 09 seconds East, 333.98 feet; thence North 01 degree 48 minutes 51 seconds East, 264.02 feet; thence South 88 degrees 11 minutes 09 seconds East, 200.19 feet; thence North 01 degree 52 minutes 59 seconds East, 242.07 feet to the point of beginning.

The lands surveyed, shown and described hereon are the same lands as described in Old Republic National Title Insurance Company Commitment No. NV15000523-2 (Amended II) bearing an effective date of May 26, 2015.

This parcel is alternatively described as "TRACT A" in Survey by Anderson Engineering, based upon Grid North of Missouri Coordinate System of 1983, West zone and as "Exhibit B" in Development Agreement dated May 8, 2014 and recorded July 1, 2014 with Jasper County Recorder of Deeds at Book 2329 of Deeds, page 1019,as follows:
ALL OF A TRACT OF LAND IN SECTION 30, TOWNSHIP 28, RANGE 32, PART IN THE CITY OF JOPLIN AND PART IN THE CITY OF WEBB CITY, JASPER COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, THENCE SOUTH 88°07'11" EAST, 71.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTH 11°25'41" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD, 1069.41 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY AND THE SOUTH RIGHT OF WAY LINE OF ENTERPRISE AVENUE AND BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 11°25'41" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF THE MISSOURI PACIFIC RAILROAD, 755.14 FEET TO AN IRON PIN; THENCE SOUTH 88°07'11" EAST, 328.32 FEET; THENCE NORTH 01°48'51" EAST, 237.97 FEET; THENCE SOUTH 88°11'09" EAST, 333.98 FEET; THENCE NORTH 01°48'51" EAST, 264.02 FEET; THENCE SOUTH 88°11'09" EAST, 200.19 FEET; THENCE NORTH 01°52'59" EAST, 242.07 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF ENTERPRISE AVENUE; THENCE NORTH 88°07'11" WEST, ALONG THE SOUTH LINE OF SAID ROADWAY, 736.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.53 ACRES MORE OR LESS.

ALTA/ACSM Land Title Survey

Cliffstar-Cott Project
3502 Enterprise Avenue
Joplin, MO 64801
201501592 Site 2

Based on Old Republic National Title Insurance Company Commitment No. NV15000523–2 (Amended II) bearing an effective date of May 26, 2015

To:

Broadstone CC Portfolio, LLC
Tones Vaisey, PLLC
Cott Beverages, Inc.
Cott Corporation
Cliffstar LLC;
DS Services of America, Inc.
Drinker Biddle & Reath LLP
Old Republic Title Insurance Company
Bock & Clark Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 21 of Table A thereof. The field work was completed in June, 2015.

STATE OF MISSOURI — WILLIAM A BOOE — NUMBER PLS-2002010970 — PROFESSIONAL LAND SURVEYOR

7-9-15

William A. Booe
Registration No. 2002010970
In the State of Missouri
Date of Plat or Map June 15, 2105
Date of Last Revision: July 2, 2015
Bock & Clark NSN Project No. 201501592 Site 2

Survey Performed By:
Cornerstone Regional Surveying, LLC
1921 N. Penn
Independence, KS 67301
620–331–6767
w.booe@cornerstone–rs.com
Reference Job No. 1–1505140–K

Sheet 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland–Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666–3608 www.1800surveys.com
BOCK & CLARK — National Coordinators of ALTA/ACSM Land Title Surveys — 1-800-SURVEYS

ADJACENT-MANUFACTURING
PIN 15903000000037005
Address 3503 ENTERPRISE
Own_Name SERIES 304
SUBSIDIARY & EOS INVEST ETAL
Own_Addres 111 S ELGIN AVE ;
TULSA;OK;74120

OWNER
PIN 15903000000037003
Address JOPLIN
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;AUSTIN;
TX;78709

OWNER
PIN 15903000000037011
Address
Own_Name ARCP ID JOPLIN MO %
RYAN LLC - PTS
Own_Addres PO BOX 460369 ;
HOUSTON;TX;77056

OWNER
PIN 15903000000037001
Address
Own_Name ILPT JOPLIN % INDUSTRIAL
LOGISTICS PROPERTIES TR
Own_Addres 255 WASHINGTON PL ;
NEWTON;MA;2458

ADJACENT-DISTRIBUTION
PIN 15903000000037007
Address ENTERPRISE AVE
Own_Name SERIES 304
SUBSIDIARY & EOS INVEST ETAL
Own_Addres 111 S ELGIN AVE ;
TULSA;OK;74120

ADJACENT-SHIPPING -
DISTRIBUTION
PIN 15903000000036020
Address 3401 ENTERPRISE AVE
Own_Name SERIES 304
SUBSIDIARY & EOS INVEST ETAL
Own_Addres 111 S ELGIN AVE ;
TULSA;OK;74120

ADJACENT-INDUSTRY
PIN 15903000000037006
Address 3637 ENTERPRISE
Own_Name MISSOURI REALTY
INVESTMENTS
Own_Address PO BOX 381 ;
WEBB CITY;MO;64870

ADJACENT-VACANT
PIN 15903000000036018
Address JOP
Own_Name JOPLIN BUSINESS
& INDUST DEV CORP
Own_Addres 320 E 4TH ST ;
JOPLIN;MO;64801

ADJACENT-DISTRIBUTION
PIN 15903000000053001
Address 3502 RED IRON DR
Own_Name LOVELAND
INVESTMENTS
Own_Addres 10370 DAISY RD ;
CARTHAGE;MO;64836



ADJACENT-DISTRIBUTION
PIN 15903000000040003
Address WEBB CITY
Own_Name MCMANUS TIMOTHY J
Own_Addres 1650 FILLMORE ST ;
DENVER;CO;80206

ADJACENT-MANUFACTURING
PIN 15903000000036008 AND
PIN 15903000000036017
Address 3400 E ENTERPRISE AVE
Own_Name EPCO MISSOURI INC
Own_Addres 4111 E ANDONER RD ;
BLOOMFIELD HILLS;MI;48302

ADJACENT-DISTRIBUTION
PIN 15903000000040002
Address 3752 ENTERPRISE
Own_Name MCMANUS TIMOTHY J
Own_Addres 1650 FILLMORE ST ;
DENVER;CO;80206

FEDEX DEPOT

ADJACENT-INDUSTRIAL
PIN 15903000000036021
Address 3211 INDUSTRIAL RD
Own_Name ALEXANDER FAMILY TR
Own_Addres 1944 EDISON ST ;
SANTA YNEZ;CA;93460

ADJACENT-DISTRIBUTION
PIN 15903000000040015
Address 3210 N PROGRESS AVE
Own_Name MCMANUS TIMOTHY J
Own_Addres 1650 FILLMORE ST;
DENVER;CO;80206

OWNER
PIN 15903000000036022
Address JOP
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;
AUSTIN;TX;78709

OWNER
PIN 15903000000036023
Address JOP
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;
AUSTIN;TX;78709

OWNER
PIN 15903000000037004
Address
Own_Name BROADSTONE CC
PORTFOLIO HOPE LAMUNYON
Own_Addres P.O. BOX 92108 ;
AUSTIN;TX;78709

ADJACENT-VACANT
PIN 15903000000037009
Address JOP
Own_Name MILPRINT PACKAGING
Own_Addres 1 NEENAH CENTER ;
NEENAH;WI;54956

ADJACENT-MANUFACTURING
PIN 15903000000037008
Address 3210 N PROGRESS
Own_Name MILPRINT PACKAGING
Own_Addres 1 NEENAH CENTER ;
NEENAH;WI;54956

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 040-23 – Site Plan Review

MEETING DATE:
August 7, 2023

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 040-23: 2111 N Main St – Site Plan Review – A request to review a site plan – Good News Production International

BACKGROUND:
Good News Production International is proposing to build a new garage and an addition to their office building. The new addition will be on the East side of their building, and the proposed garage will be located North of the addition. The proposed addition will not add any additional offices or increase the number of employees. The addition will serve as a "museum" for their mission.

Parking requirements are not met with this proposed site. While they are adding to the building footprint, it will not increase the number of visitors/employees. The parking they have now is being underutilized, with about half the spaces consistently vacant.

PLANNING & ZONING COMMISSION TESTIMONY:

Lance Windsor, with PLJBD Architects Inc., explained that on one side of the building they would be adding a 1210 square foot addition along with adding a 1130 square foot garage to the North. Drainage would be managed through the addition of a couple of trench drains that run the drainage North. Ms. Phillips asked if this was overlayed as a PD because of North Main Street being expanded or reconfigured. Mr. Bellairs said that he did not know the complete history of when the PD overlay was applied and why, but that the PD overlay triggers site plan review from Zoning and Planning Commission and City Council. Mr. Bellairs discussed the parking as an example; the current parking for the site does not meet the minimum parking requirements. Mr. Bellairs explained that the amount of parking is adequate for their operation, and underutilized. The PD overlay allows review and approval through Zoning and Planning Commission and City Council.

PUBLIC COMMENT;
There was no comment in favor or in opposition to this request.

RECOMMENDATIONS:
Staff recommends approval for Case 040-23
Planning & Zoning Commission recommends approval of Case 040-23 (6 in Favor, 0 Opposed, 1 Absent)

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

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 040-23 A request to review the Site Plan for future development.

LOCATION 2111 N Main St, Joplin, MO 64801

APPLICANT Good News Production International

PRESENT ZONING C-2 PD

PRESENT LAND USE Office

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-2 PD	C-2 PD	R-1	R-1
Land Use	Vacant	Vacant	School	School

SUBDIVISION/TRACT

This property is not subdivided.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
N Main St.	Arterial	100′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

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

No, the proposed use will not create an undue traffic hazard.

DISCUSSION

Good News Production International is proposing to build a new garage and an addition to their office building. The new addition will be on the East side of their building, and the proposed garage will be located North of the addition. The proposed addition will not add any additional offices or increase the number of employees. The addition will serve as a "museum" for their mission.

Parking requirements are not met with this proposed site. While they are adding to the building footprint, it will not increase the number of visitors/employees. The parking they have now is being underutilized, with about half the spaces consistently vacant.

Staff recommends approval of Case 040-23.

ENCLOSURES

- Map of property
- Application
- Site Plan

Site Plan Review Application

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

Office Use Only

Case No.: 040-23
Filing Fee: $550.00
Received: 6/2/23
Advertised:
Proj. No.: 23-189

Applicant: Kyle Denham Phone No.: 417-624-4004

Address: 111 W. 3rd, Joplin, MO Email: denham@pljbd.com

Owner: Good News Production International Phone No.: 417-782-0060

Address: 2111 N. Main, Joplin, MO Email: tnutt@gnpi.org

Location of Property: 2111 N. Main, Joplin, MO

Present Use of Property: Office Zoning: C2 PD

Design Professional who Prepared the Plans: Kyle Denham

Phone No.: 417-624-4004 Email: denham@pljbd.com

Total Acres: 5

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

To be shown on or submitted with the plans:

Yes	No	
◉	○	Name of the project, address, boundaries, date, north arrow, and scale of the plan

- (●) ( ) Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
- ( ) (●) Name and address of all owners of record of abutting parcels
- (●) ( ) All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
- (●) ( ) Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
- (●) ( ) The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
- (●) ( ) The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties
- ( ) (●) The location, height, size, materials, and design of all proposed signage
- ( ) (●) A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
- ( ) (●) A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
- (●) ( ) The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
- (●) ( ) Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
- (●) ( ) Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

◉	○	Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan
◉	○	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.
◉	○	For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.
○	◉	Summary of the type, extent and outcomes from any public engagement or neighborhood meetings.
○	◉	Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.
◉	○	Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

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

Yes	No	
◉	○	Were 20 copies of the required plans submitted? **Only 11x17 is permitted.**
◉	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?
◉	○	Was the site plan review fee of $550 paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** JUNE 2, 2023

Case 040-23: Site Plan Review

2111 N. Main St.-Site Plan Review-A request to review a site plan for an office addition-Good News Production International

Lance Windsor, PLJBD Architects Inc, 111 W. 3rd St., Joplin, Missouri. Mr. Windsor proposed to add a couple of small additions to the building. One at the end of the existing building which is going to be 1210 square foot addition as well as an addition of the garage to the north of that 1130 square foot. Drainage would be managed through the addition of a couple of trench drains that would run the drainage off to the north. They would remove part of the drive. They would curve that out and make it a more direct drive for them.

Mr. Kimble asked if there were any questions from the Commission on Case 040-23.

Ms. Phillips stated she had a question for staff. She asked if this was a PD because of when North Main Street was expanded or reconfigured. She thought that was odd.

Mr. Bellairs said he would have to research that historical question and why the PD overlay was added to this parcel. Mr. Bellairs wanted to add that with the existing conditions of the site their parking was adequate for what they were doing. The parking conditions for C-3 would be more intensive. This would allow them some wiggle room.

Mr. Kimble asked if there were any additional questions from the Commission on Case 040-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 040-23.

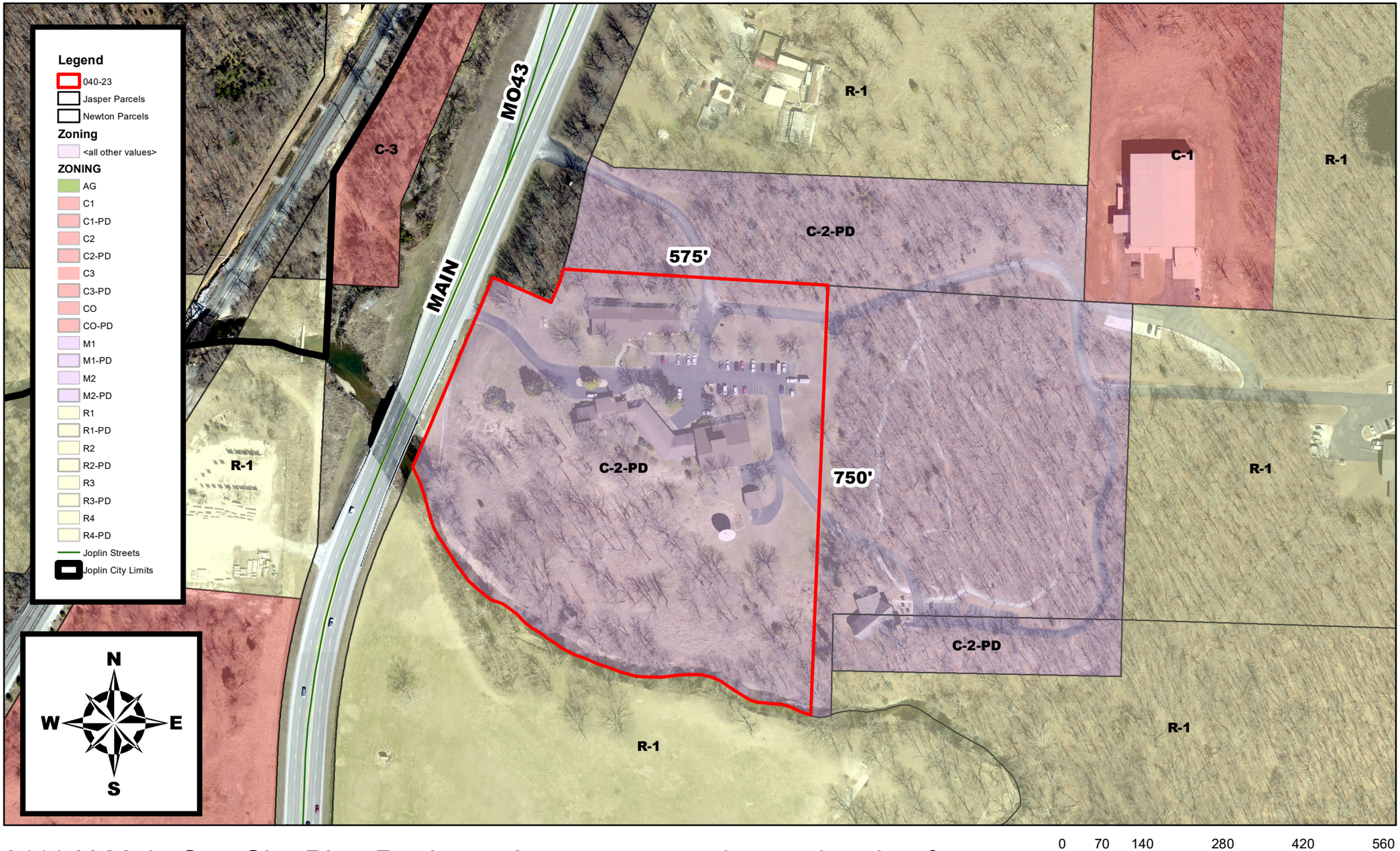
There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 040-23.

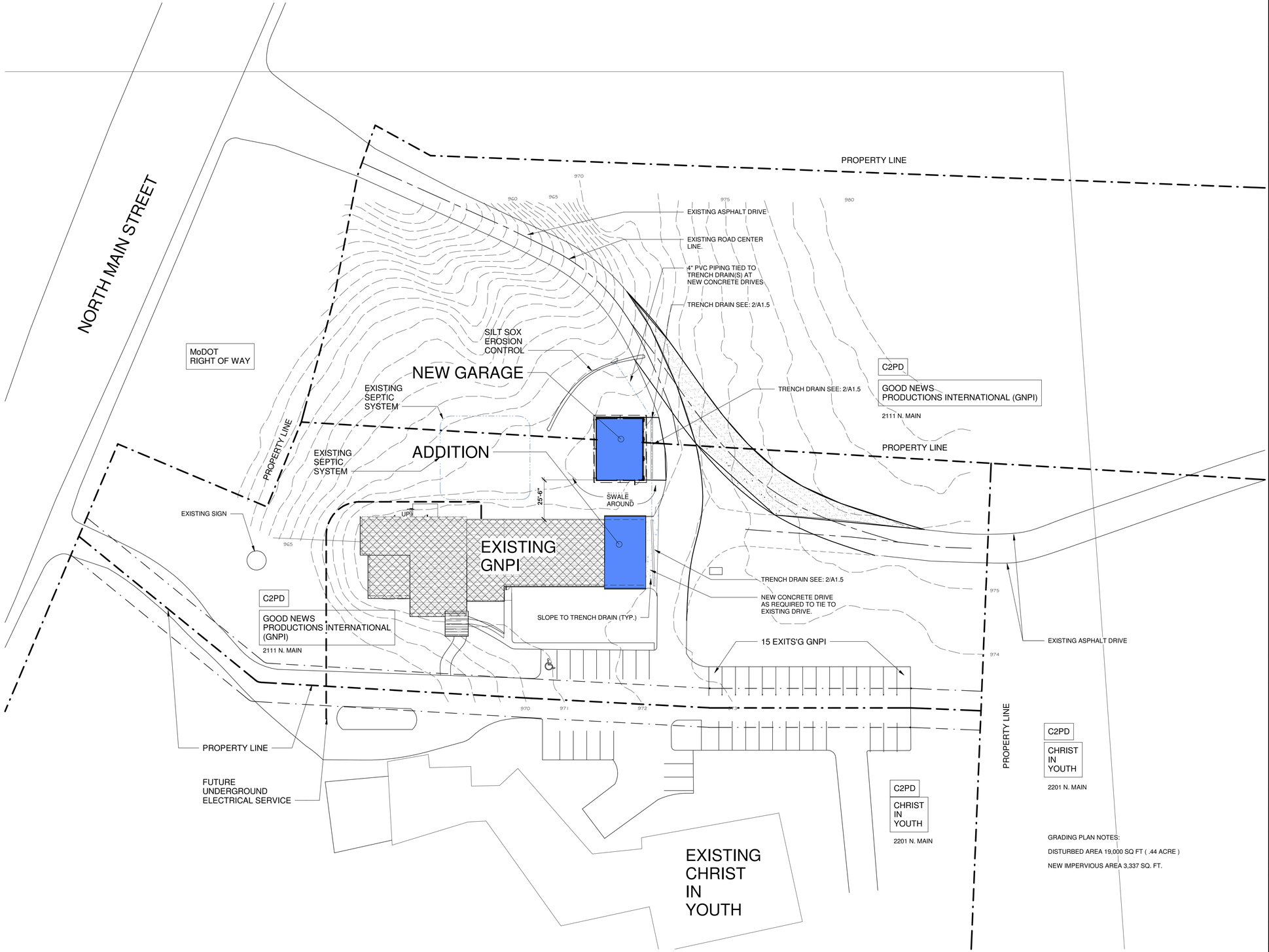
There were none.

MR. JACKSON MOVED THAT CASE 040-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. WARREN SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 040-23: Site Plan Review



2111 N Main St – Site Plan Review – A request to review a site plan for an office addition – Good News Production International



GRADING PLAN NOTES:

DISTURBED AREA 19,000 SQ FT (.44 ACRE)

NEW IMPERVIOUS AREA 3,337 SQ. FT.

0 1" 1 1/2" 2"

GRAPHIC SCALE

SITE GRADING PLAN

SCALE 1" = 30'-0"

1 / A1.3

6/7/2023 2:09:29 PM

pjbd ARCHITECTS

PATTERSON
LATIMER
JONES
BRANNON
DENHAM

ARCHITECTURAL CORPORATION #000363
111 W. 3RD JOPLIN, MISSOURI 64801
Phone: 417-624-4004
Fax: 417-624-4022
E-mail: contact@pjbd.com

Consultant

SHUMAKER ENGINEERING
4543 W. Cloverleaf Ter.
Battlefield, MO 65619
Phone: 417-894-3539
Email: sy@shumakereng.com

Consultant

Consultant

TAPPANA ONDRICK
STRUCTURAL ENGINEERS
1968 S. Hall St.
Webb City, MO 64870
Phone: 417-673-0463

Expansion For Good News Productions International Jasper County, Joplin, Missouri

Good News Productions International
2111 N Main St, Joplin, MO 64801

NOT FOR CONSTRUCTION

E. Kyle Denham
ARCHITECT A-5742

DATE
2023 05 16

DRAWN BY:	CHECKED BY:
JKM	KD

REVISIONS

PROJECT NUMBER
2023 02 02

SITE GRADING PLAN

SHEET NUMBER

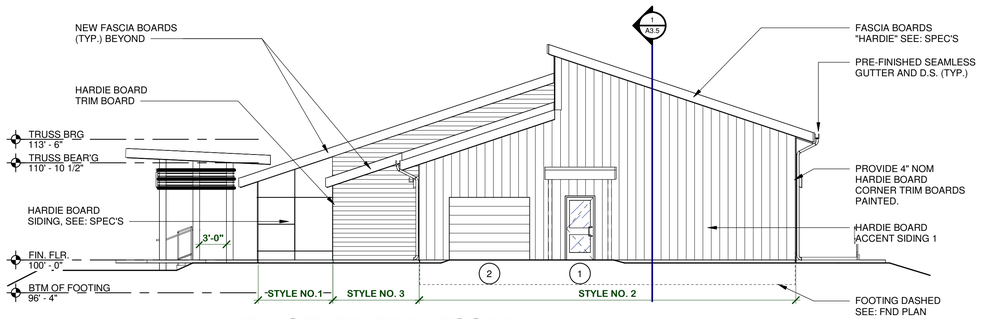
A1.3

WALL STYLES

STYLE 1 "HARDIE" ARCHITECTURAL PANELS - ACCENT COLOR

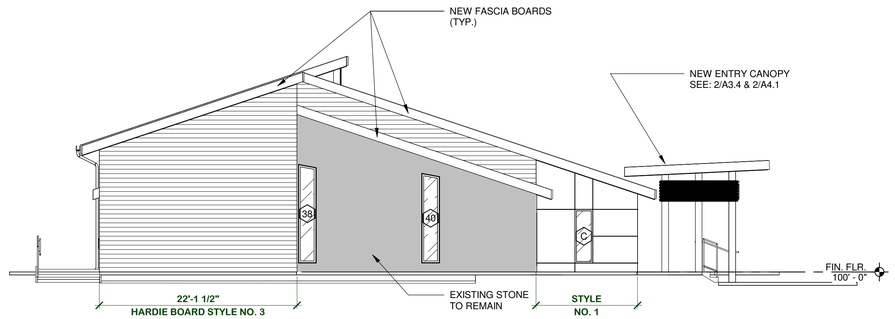
STYLE 2 "HARDIE" ARTISAN SHIPLAP (VERTICAL INSTALLED)
COLOR - AS SELECTED BY ARCHITECT

STYLE 3 "HARDIE" ARTISAN SIDING - LAP SIDING
COLOR - AS SELECTED BY ARCHITECT



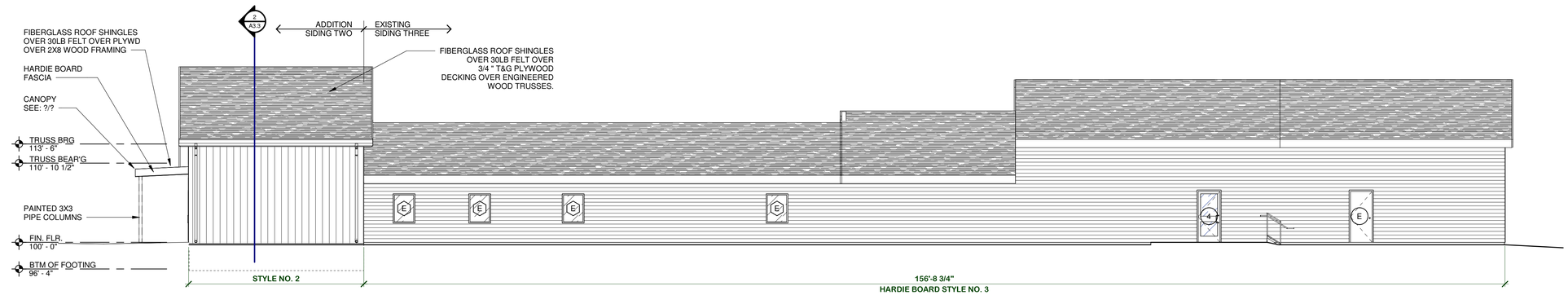
EAST ELEVATION

SCALE 1/8" = 1'-0" — 4 / A3.1



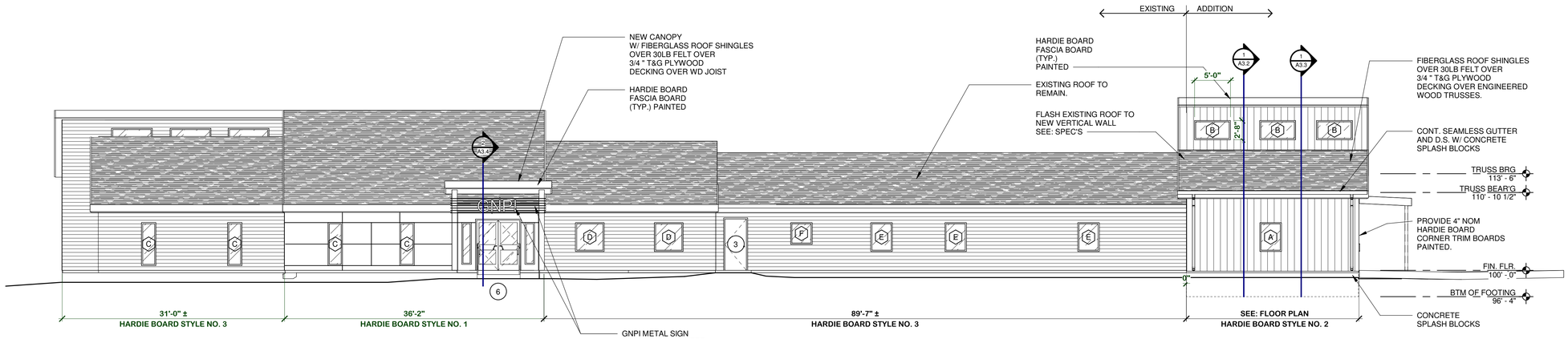
WEST ELEVATION

SCALE 1/8" = 1'-0" — 3 / A3.1



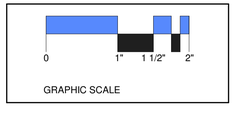
NORTH ELEVATION

SCALE 1/8" = 1'-0" — 2 / A3.1



SOUTH ELEVATION

SCALE 1/8" = 1'-0" — 1 / A3.1



6/2/2023 11:00:50 AM

PJBD ARCHITECTS
PATTERSON LATIMER JONES BRANNON DENHAM
ARCHITECTURAL CORPORATION #000363
111 W. 3RD JOPLIN, MISSOURI 64801
Phone: 417-624-4004
Fax: 417-624-4022
E-mail: contact@pjbd.com

Consultant
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4543 W. Cloverleaf Ter.
Battlefield, MO 65619
Phone: 417-894-3539
Email: sy@shumakereng.com

Consultant

Consultant
TAPPANA TONDRICK
STRUCTURAL ENGINEERS
1968 S. Hall St.
Webb City, MO 64870
Phone: 417-673-0463

Expansion For Good News Productions International Jasper County, Joplin, Missouri

Good News Productions International
2111 N Main St, Joplin, MO 64801

NOT FOR CONSTRUCTION

E. Kyle Denham
ARCHITECT A-5742

DATE
2023 05 16

DRAWN BY:	CHECKED BY:
JKM	KD

REVISIONS

PROJECT NUMBER
2023 02 02

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.1

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Case 041-23 – Site Plan Review

MEETING DATE:
August 7, 2023

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:
These payments are included in the FY2023 budget of the Community Planning Fund.

SUMMARY REQUEST:
Case 041-23: 2502 S Moffet Ave – Site Plan Review – A request to review a site plan – Brad Allphin

BACKGROUND:
The proposed apartments will be a new development. The proposed site plan meets the City's site design standards.

The apartments will consist of 12 one-bedroom apartments, 24 two-bedroom apartments, and 12 three-bedroom apartments, with a total of 48 units. The proposed site meets the density and parking requirements.

PLANNING & ZONING COMMISSION TESTIMONY:
Wayne Stephenson, GB Engineering, stated they proposed to build three story apartments, 48 total units, parking, storm water would all be handled through the review process. This was an old lot vacated by the tornado. There were no comments or questions from the Commissioners.

PUBLIC COMMENT;
There was no comment in favor or in opposition to this request.

RECOMMENDATIONS:
Staff recommends approval for Case 041-23
Planning & Zoning Commission recommends approval of Case 041-23 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS

Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map
Site Plan

Z&P Meeting: July 10, 2023
City Council Meeting: August 7, 2023

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Site Plan Review

CASE 041-23 A request to review the Site Plan for future development.

LOCATION 2502 S Moffet Ave, Joplin, MO 64801

APPLICANT Brad Allphin

PRESENT ZONING C-1 PD

PRESENT LAND USE Vacant

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-3 PD	R-1	R-1/C-O	M-2 PD
Land Use	Apartments	Empire Electric	Single-Family Residential/Vacant	Vacant

SUBDIVISION/TRACT

Prehm Urban Renewal

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Moffet Ave	Local	60′
26th St	Arterial	100′
25th St	Local	50′

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

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

No, the proposed use will not create an undue traffic hazard. Access will run through the property North to South from 25th St and connect at 26th St. Engineering and the Fire Department have determined this meets their requirements in terms of access and safety.

DISCUSSION

The proposed development will be a new development. The proposed building meets the City's site design standards.

The apartments will consist of 12 one-bedroom apartments, 24 two-bedroom apartments, and 12 three-bedroom apartments, with a total of 48 units. The proposed development meets the density and parking requirements.

Staff recommends approval of Case 041-23.

ENCLOSURES

- Map of property
- Application
- Site Plan

Site Plan Review Application

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

Office Use Only

Case No.: 041-23
Filing Fee: $550.00
Received: 6/02/23
Advertised: _____
Proj. No.: 23-190

Applicant: Brad Allphin Phone No.: 417-592-9229

Address: 12607 Racoon Road, Granby, MO 64844 Email: eallphin_jr@msn.com

Owner: same as above Phone No.: _____

Address: _____ Email: _____

Location of Property: 2502 Moffet - NW Corner of W 26th Steet and Moffet Ave

Present Use of Property: Vacant / Parking lot Zoning: C1-PD

Design Professional who Prepared the Plans: GB Engineering-Wayne Stephenson,PE

Phone No.: 417-825-5291 Email: Wayne@GBCivil.com

Total Acres: 2.35 ac

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

To be shown on or submitted with the plans:

Yes	No	
◉	○	Name of the project, address, boundaries, date, north arrow, and scale of the plan

◉	○	Name and address of the owner of record, developer, and seal of the engineer, architect, or landscape architect
◉	○	Name and address of all owners of record of abutting parcels
◉	○	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures
◉	○	Layout of any existing structures, streets, civic spaces or infrastructure and the location of natural features such as watercourses, steep grades, significant stands of trees, specimen trees or other significant or sensitive features. For developments in the "C-2" Central Business District, indicate design details to make new construction compatible with existing structures
◉	○	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences. Location type and screening details for all waste disposal containers shall also be shown
○	◉	The Planner may require location, height, intensity, and bulb type (e.g., fluorescent, LED) of all external lighting fixtures, and the direction of illumination and methods to eliminate glare onto adjoining properties
○	◉	The location, height, size, materials, and design of all proposed signage
○	◉	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas
○	◉	A landscape maintenance schedule detailing watering, pruning, and replacement of dead plant material.
◉	○	The location of all existing and proposed utility systems including sewer lines, sewer lateral lines, and manholes; water lines and fire hydrants; telephone, cable, internet, and electrical systems; and storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales
○	◉	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable
◉	○	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. If any portion of the parcel is within the 100-year flood plain, the area shall be shown, with base flood elevations; and the developer shall present plans for meeting Federal Emergency Management Agency (F.E.M.A.) requirements.

◉	○	Zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan
◉	○	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include the projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels; the projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and the impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.
◉	○	For new construction or alterations to any existing structure, a table containing the following information must be included. Area of structure to be used for a particular use, such as retail operation, office, storage, etc.; maximum number of employees; maximum seating capacity, where applicable; number of parking spaces existing and required for the intended use; a landscape plan for improving large areas of paved parking with appropriate landscaping may be required.
○	◉	Summary of the type, extent and outcomes from any public engagement or neighborhood meetings.
◉	○	Strategy indicating the estimated timing of development, and any other administrative details of implementing the plan through future final plats and site plans.
◉	○	Elevations or plans of buildings, streetscapes, and public spaces or other urban design and architectural details

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

Yes	No	
◉	○	Were 20 copies of the required plans submitted? **Only 11x17 is permitted.**
◉	○	Was a .pdf copy, ArcGIS-compatible shapefile, and .docx of legal description submitted on thumb drive?
◉	○	Was the site plan review fee of $550.00 paid?

Site plans that do not meet minimum requirements will not be processed or scheduled on an agenda to the Planning and Zoning Commission until corrected.

Signature: _____ **Date:** 6/2/23

WAYNE STEPHENSON

Case 041-23: Site Plan Review

2502 S. Moffet Ave-Site Plan Review-A request to review a site plan or an apartment complex-Brad Allphin

Wayne Stephenson, GB Engineering, 302 S. Sergeant, Joplin, Missouri. Mr. Stephenson stated they proposed to build three story apartments, 48 total units, parking, storm water would all be handled through the review process. This was an old lot vacated by the tornado.

Mr. Kimble asked if there were any questions from the Commission on Case 041-23.

There were none.

Mr. Kimble asked if anyone wished to speak in favor of Case 041-23.

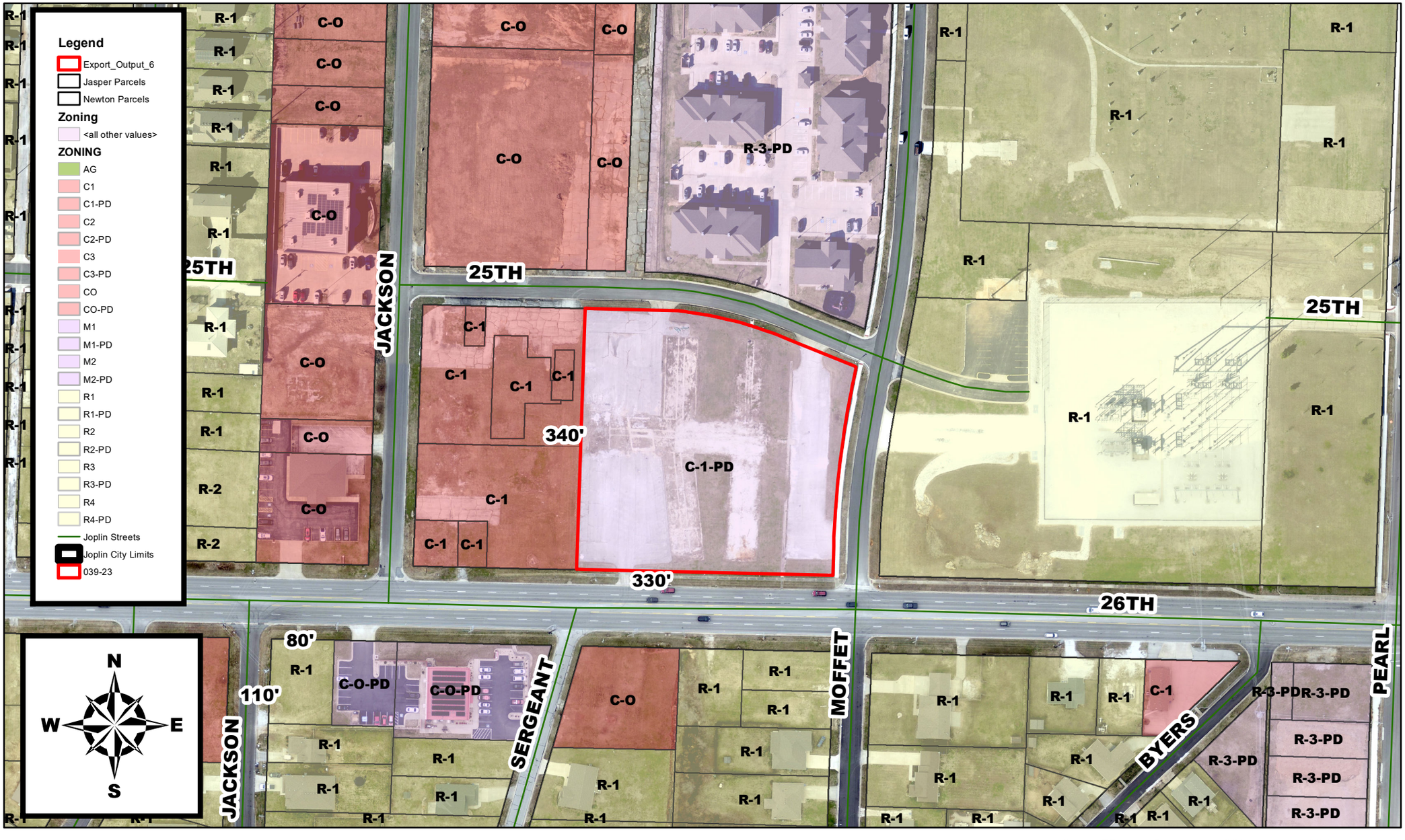
There were none.

Mr. Kimble asked if anyone wished to speak in opposition of Case 041-23.

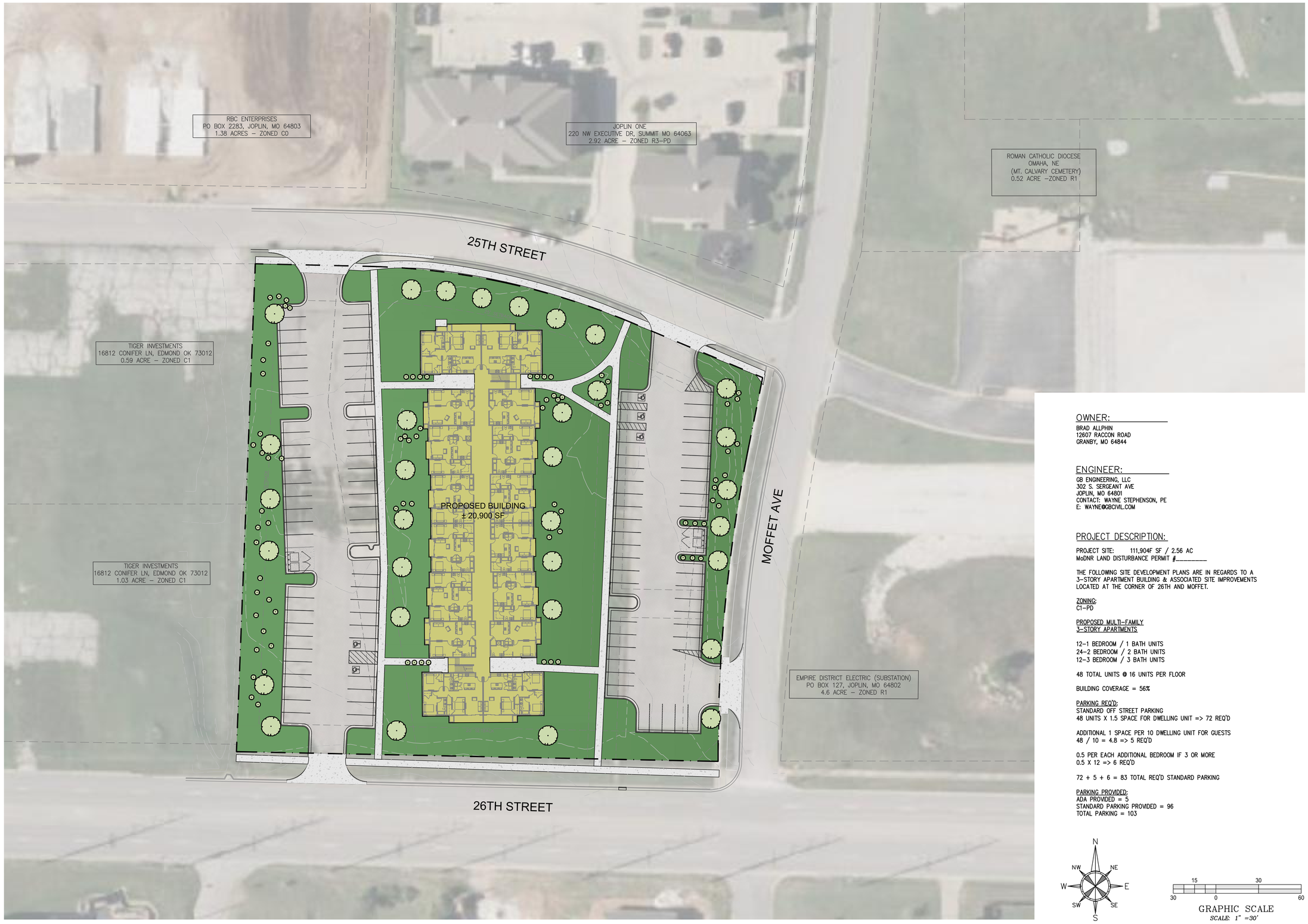
There were none.

MR. JACKSON MOVED THAT CASE 041-23 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MS. PHILLIPS SECONDED THE MOTION. MOTION CARRIED. (6 IN FAVOR, 0 NAY, 1 ABSENT)

Case 041-23: Site Plan Review



2502 S Moffet Ave – Site Plan Review – A request to review a site plan for an apartment complex – Brad Allphin



OWNER:

BRAD ALLPHIN
12607 RACCON ROAD
GRANBY, MO 64844

ENGINEER:

GB ENGINEERING, LLC
302 S. SERGEANT AVE
JOPLIN, MO 64801
CONTACT: WAYNE STEPHENSON, PE
E: WAYNE@GBCIVIL.COM

PROJECT DESCRIPTION:

PROJECT SITE: 111,904F SF / 2.56 AC
MoDNR LAND DISTURBANCE PERMIT #_____

THE FOLLOWING SITE DEVELOPMENT PLANS ARE IN REGARDS TO A 3-STORY APARTMENT BUILDING & ASSOCIATED SITE IMPROVEMENTS LOCATED AT THE CORNER OF 26TH AND MOFFET.

ZONING:
C1-PD

PROPOSED MULTI-FAMILY
3-STORY APARTMENTS

12-1 BEDROOM / 1 BATH UNITS
24-2 BEDROOM / 2 BATH UNITS
12-3 BEDROOM / 3 BATH UNITS

48 TOTAL UNITS @ 16 UNITS PER FLOOR

BUILDING COVERAGE = 56%

PARKING REQ'D:
STANDARD OFF STREET PARKING
48 UNITS X 1.5 SPACE FOR DWELLING UNIT => 72 REQ'D

ADDITIONAL 1 SPACE PER 10 DWELLING UNIT FOR GUESTS
48 / 10 = 4.8 => 5 REQ'D

0.5 PER EACH ADDITIONAL BEDROOM IF 3 OR MORE
0.5 X 12 => 6 REQ'D

72 + 5 + 6 = 83 TOTAL REQ'D STANDARD PARKING

PARKING PROVIDED:
ADA PROVIDED = 5
STANDARD PARKING PROVIDED = 96
TOTAL PARKING = 103

GRAPHIC SCALE
SCALE: 1" =30'

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN
302 S. SERGEANT - JOPLIN, MO 64801
MO COA # 2022000048
WWW.GBCIVIL.COM
PH: 417-825-5291

Professional Seal

PERMIT REVIEW
NOT FOR CONSTRUCTION

WAYNE STEPHENSON, ENGINEER
MO.# PE-2012018139
THIS SEAL IS FOR ENGINEERING INFORMATION ONLY

Revisions

SPECIAL NOTICE:
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

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ALPHIN APARTMENTS

SITE LAYOUT

26TH AND MOFFET JOPLIN, MISSOURI 64804

Project Number: 23025
Drawn By:
Reviewed By:
Date: 07.25.23

CONCEPT SITE LAYOUT

Sheet Number

SITE



EAST RENDERING



SOUTH ENTRANCE RENDERING



NORTH ENTRANCE RENDERING



SOUTH ENTRANCE RENDERING COLOR SIDING OPTION

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:

ALLPHIN APARTMENT

AT 26TH & MOFFET
CITY OF JOPLIN, MISSOURI

MAY 01, 2023

BUXTON KUBIK DODD
DESIGN COLLECTIVE

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