CITY COUNCIL INFORMAL MEETING
SEPTEMBER 2, 2025
602 S. Main St.| 5th Floor Council Chambers | Joplin MO 64801
5:15 P.M.

AGENDA

1. ONLINE BUILDING PERMITS UPDATE

Documents:

BP WEBSITE UPDATE - 9-2-25.PDF

2. TIER II TRANSITION UPDATE

Documents:

TIER II TRANSITION UPDATE 9.2.25.PDF

Notice posted at 12 p.m. on this the 28th day of August, 2025. (RSMo 610.020)



Online Building Permits Update

COJ Team | September 2, 2025

TRANSITION TO ONLINE BUILDING PERMITS

Tasks Completed in Preparation for Transition to Online Building Permits:

- Updated City Address Data in Conjunction with Jasper County and Newton County
- Set Up and Configured all Permits in Software
- Set Up all Required Inspections Associated with all Permit Types

TRANSITION TO ONLINE BUILDING PERMITS

Tasks Completed in Preparation for Transition to Online Building Permits:

- Redesigned look of the Building Permit issued to Contractors to be posted at job sites
- Configured Access and Authority to all Departments, Plan Reviewers, and Inspectors involved in the building process
- Trained City Staff on Use of Building Permit Software
- Developed Training Guides for current or future City Staff

TRANSITION TO ONLINE BUILDING PERMITS

Tasks Completed in Preparation for Transition to Online Building Permits:

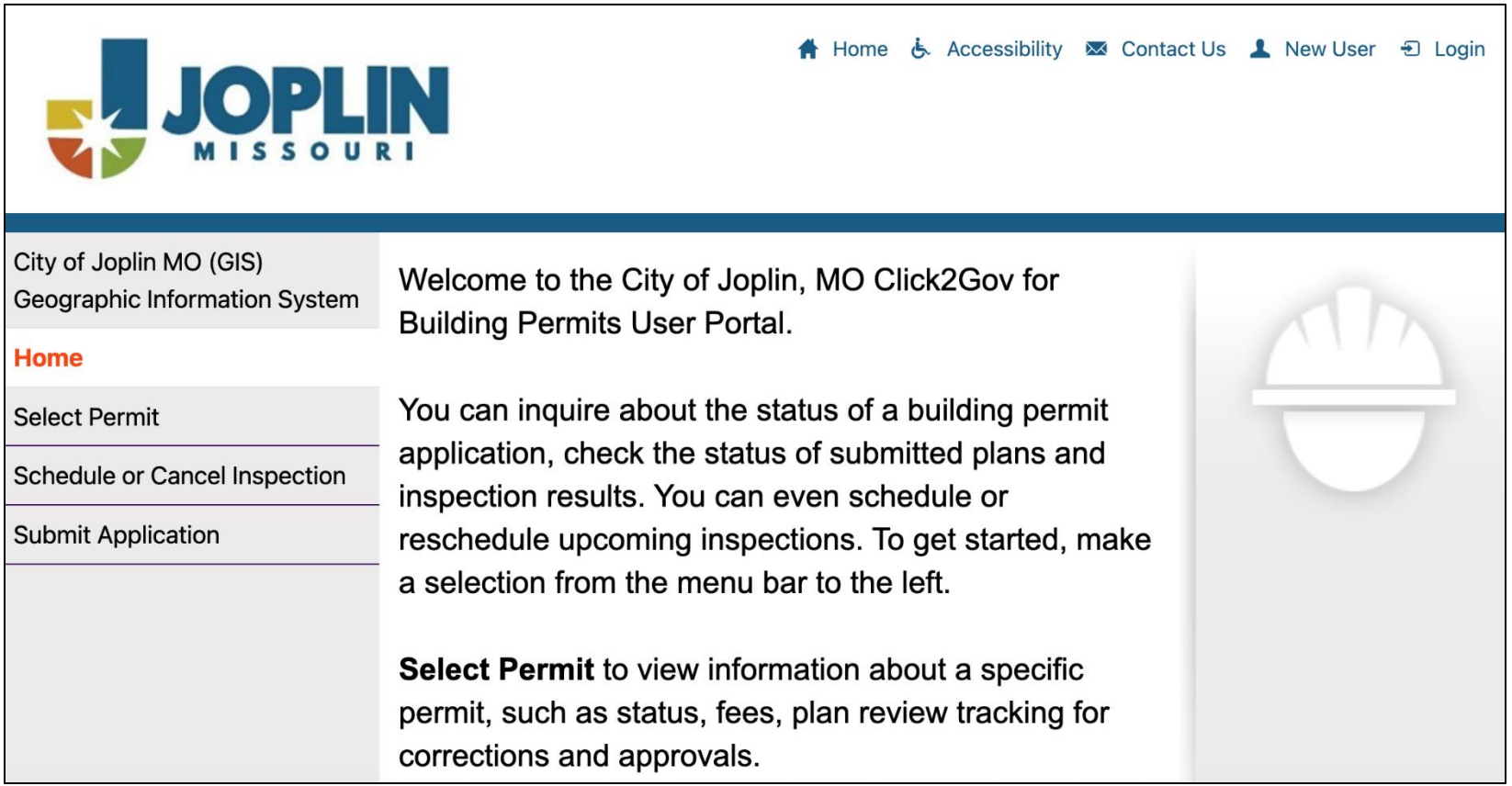
- Updated Internal Processes and Procedures for Permit Issuance
- Designed and Configured the Online Building Permits Website
- Trained City Staff on Use of the Online Building Permits Website

WHAT TASKS CAN BE COMPLETED ON THE BUILDING PERMITS WEBSITE?

Functions Available:

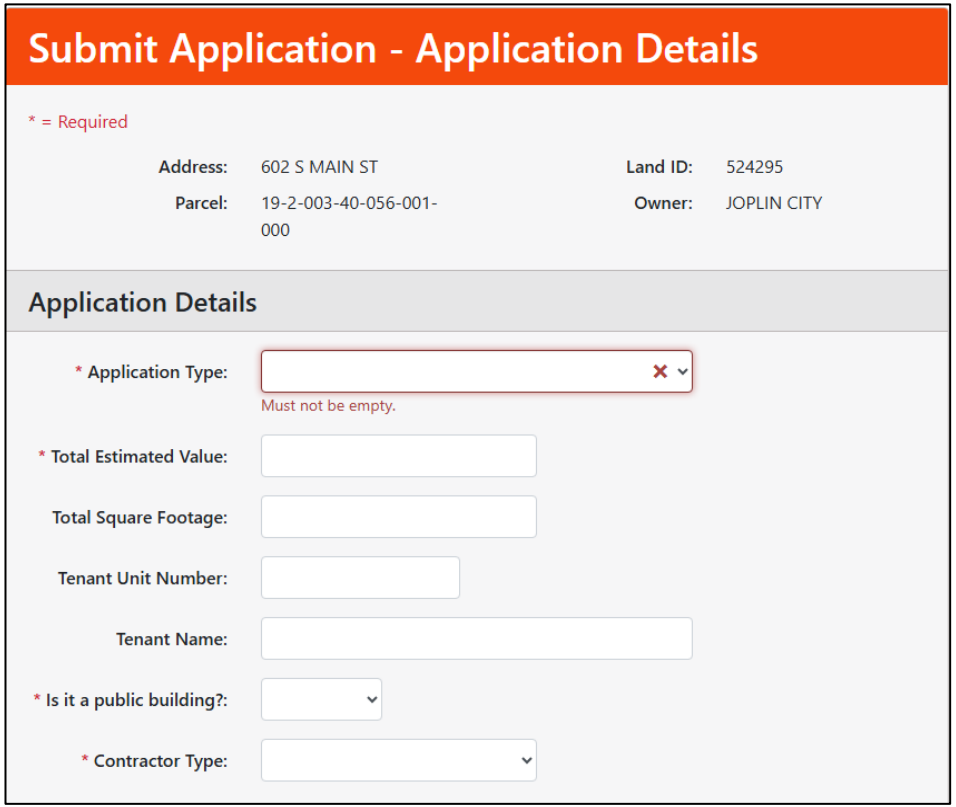
- Apply for Building Permits Online
- Schedule or Cancel Inspections Online
- Pay for Building Permits Online
- Print Building Permits Online
- Review Status of Projects Online

City of Joplin Building Permit Website



City of Joplin Building Permit Website

- Home
- Select Permit
- Schedule or Cancel Inspection
- **Submit Application**



City of Joplin Building Permit Website

- Home
- Select Permit
- Status Detail
- Permit Fees
- Permit Status
- Inspection Status
- Plan Tracking Status
- Application Inspections
- Attachments
- Print Permits
- Schedule or Cancel Inspection
- **Submit Application**

Submit Application - Application Confirmation

Please print out and retain the following information for your records. Upon acceptance of your application, you will receive an eMail.

Address:	602 S MAIN ST	**Land ID:**	524295
Parcel:	19-2-003-40-056-001-000	**Owner:**	JOPLIN CITY
Application Number:	25 - 00001808		
Application PIN:	0149205200		

Attachment:

Choose File | Browse...

Email Attachment

Your online application for Permit(s) is now under review. You may also submit any required attachments at this time. Thank you.

Start a New Application

City of Joplin Building Permit Website

Status Detail

Parcel ID:	16-7-036-40-001-024-000	**Address:**	901 N FLORIDA AVE JASP
Application Date:	06/17/25	**Owner:**	KAHF
Application Number:	25 - 1317	**Application Type:**	COMM ADDITION
Valuation:	$275,000	**Square Footage:**	000002480
Tenant Name:	RED APPLE MART	**Application Status:**	PLAN CHECK
Tenant Unit Number:	RR-54	**General Contractor:**	CLEAN CUT CONSTRUCTION
Zoning Description:	UNKNOWN		

Structure Detail

City of Joplin Building Permit Website

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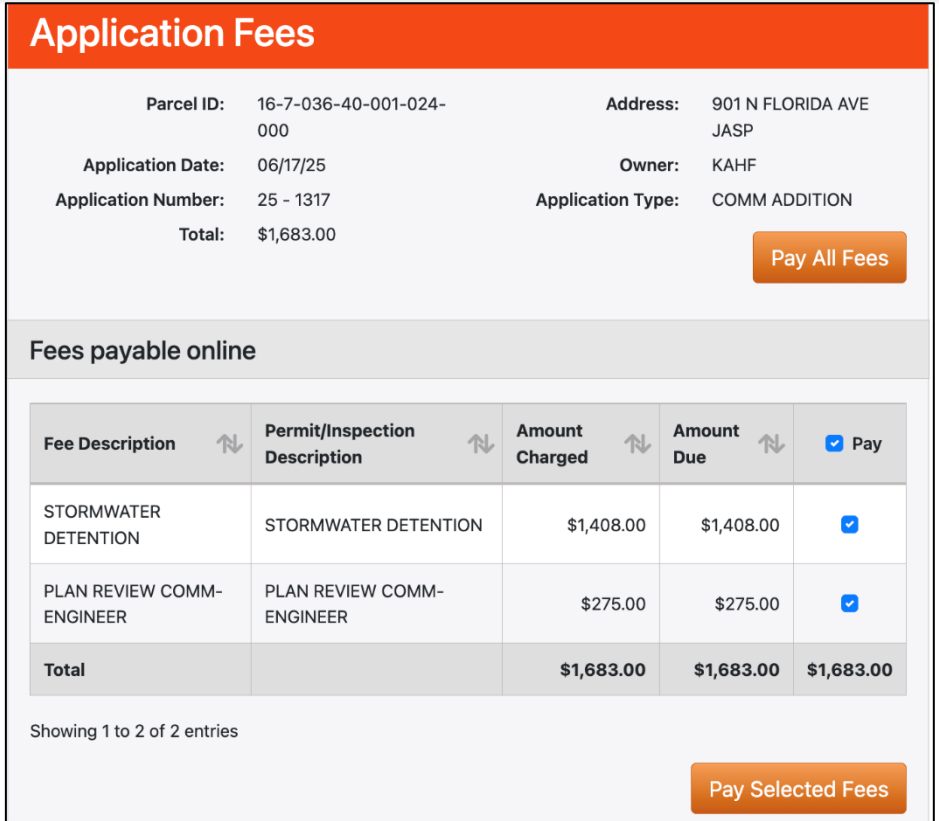

Application Fees

Parcel ID:	16-7-036-40-001-024-000	**Address:**	901 N FLORIDA AVE JASP
Application Date:	06/17/25	**Owner:**	KAHF
Application Number:	25 - 1317	**Application Type:**	COMM ADDITION
Total:	$1,683.00		

Pay All Fees

Fees payable online

Fee Description	Permit/Inspection Description	Amount Charged	Amount Due	Pay
STORMWATER DETENTION	STORMWATER DETENTION	$1,408.00	$1,408.00	☑
PLAN REVIEW COMM-ENGINEER	PLAN REVIEW COMM-ENGINEER	$275.00	$275.00	☑
Total		**$1,683.00**	**$1,683.00**	**$1,683.00**

Showing 1 to 2 of 2 entries

Pay Selected Fees

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- **Print Permits**
- Schedule or Cancel Inspection
- Submit Application

Print Permits

Parcel ID:	20-6-014-00-000-004-003	**Address:**	8125 E 26TH ST JASP
Application Date:	03/24/25	**Owner:**	CB PROPERTY MANAGEMENT INC & A
Application Number:	25 - 703	**Application Type:**	COMM ADDITION

PERMIT FORM

Structure: 000 / 000

Permit	Permit Description	Print
BLD9 / 00	COMM ADDITION WITH SPRINKLERS	
CSTW / 00	COMM STORMWATER	
DRC / 00	DRIVEWAY COMMERCIAL	
ELEC / 00	COMM ELECTRICAL	

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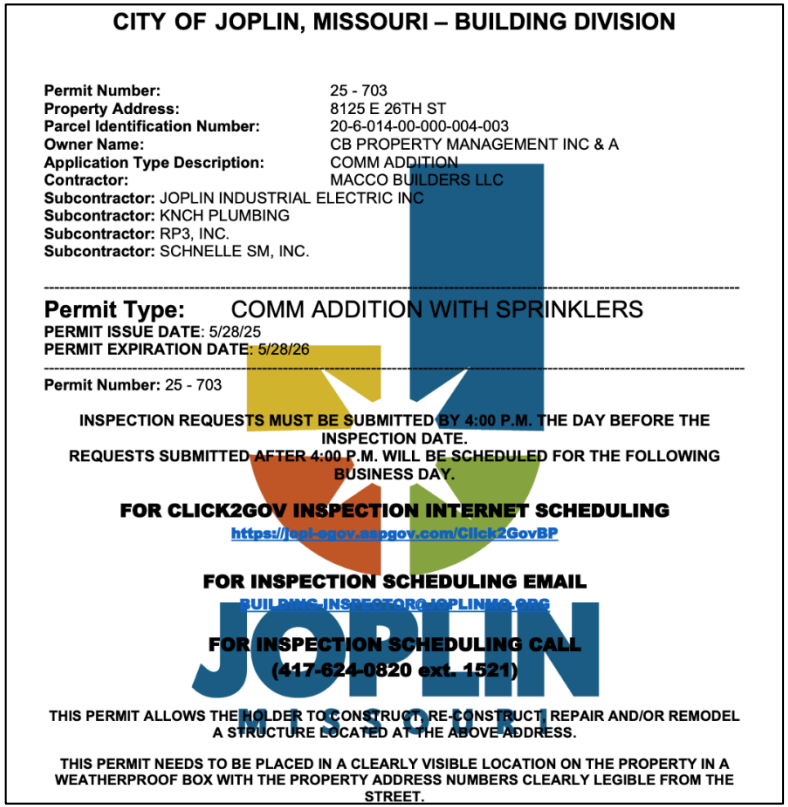
City of Joplin Building Permit Website

Example of Permit Printed Online



CITY OF JOPLIN, MISSOURI – BUILDING DIVISION

Permit Number: 25 - 703
Property Address: 8125 E 26TH ST
Parcel Identification Number: 20-6-014-00-000-004-003
Owner Name: CB PROPERTY MANAGEMENT INC & A
Application Type Description: COMM ADDITION
Contractor: MACCO BUILDERS LLC
Subcontractor: JOPLIN INDUSTRIAL ELECTRIC INC
Subcontractor: KNCH PLUMBING
Subcontractor: RP3, INC.
Subcontractor: SCHNELLE SM, INC.

Permit Type: COMM ADDITION WITH SPRINKLERS
PERMIT ISSUE DATE: 5/28/25
PERMIT EXPIRATION DATE: 5/28/26

Permit Number: 25 - 703

INSPECTION REQUESTS MUST BE SUBMITTED BY 4:00 P.M. THE DAY BEFORE THE INSPECTION DATE.
REQUESTS SUBMITTED AFTER 4:00 P.M. WILL BE SCHEDULED FOR THE FOLLOWING BUSINESS DAY.

FOR CLICK2GOV INSPECTION INTERNET SCHEDULING
https://joplin-egov.aspgov.com/Click2GovBP

FOR INSPECTION SCHEDULING EMAIL
BUILDING.INSPECTOR@JOPLINMO.ORG

FOR INSPECTION SCHEDULING CALL
(417-624-0820 ext. 1521)

THIS PERMIT ALLOWS THE HOLDER TO CONSTRUCT, RE-CONSTRUCT, REPAIR AND/OR REMODEL A STRUCTURE LOCATED AT THE ABOVE ADDRESS.

THIS PERMIT NEEDS TO BE PLACED IN A CLEARLY VISIBLE LOCATION ON THE PROPERTY IN A WEATHERPROOF BOX WITH THE PROPERTY ADDRESS NUMBERS CLEARLY LEGIBLE FROM THE STREET.

City of Joplin Building Permit Website

- Home
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- Print Permits
- **Schedule or Cancel Inspection**
- Submit Application

Schedule Inspection - Available Dates

Select from the list of available dates to schedule this inspection.

Parcel ID:	20-6-014-00-000-004-003	**Address:**	8125 E 26TH ST JASP
Application Date:	03/24/25	**Owner:**	CB PROPERTY MANAGEMENT INC & A
Application Number:	25 - 703	**Application Type:**	COMM ADDITION

Available Inspection Dates for: 000 000 BLD9 00 - COMM ADDITION WITH SPRINKLERS

There are no guarantees that the date and time you select will be your scheduled inspection time. Your preference will be taken into consideration.

Tuesday 08/26/25 AM
Wednesday 08/27/25 AM
Thursday 08/28/25 AM
Friday 08/29/25 AM
Monday 09/01/25 AM

Tuesday 08/26/25 PM
Wednesday 08/27/25 PM
Thursday 08/28/25 PM
Friday 08/29/25 PM
Monday 09/01/25 PM

NEXT STEPS

Next Steps:

- Hand Selected Contractor's Have Been Using the Online Building Permits Website and Providing Feedback
- Multiple Payments Received and Inspections Scheduled Online
- Online Building Permits Website Will Be Added to City of Joplin Website on September 3rd
- Next Project: Online Business Licenses

QUESTIONS?



TIER II TRANSITION UPDATE

PUBLIC SAFETY SALES TAX

Finance | September 2, 2025

BACKGROUND

"Prop B Pension Sales Tax"

- In November of 2019, Joplin voters approved a new ½-cent general sales tax to be used to fund and close the policemen's and firemen's pension plan
- Tax went into effect on April 1, 2020
- Tax will sunset at the earlier of either twelve (12) years or when the pension plan reaches 120% funded status as determined by an independent actuary

BACKGROUND

"Prop B Pension Sales Tax"

- Proceeds from the tax are to be used on the following items only:
  - $2 million to reduce the Police and Fire LAGERS rates (complete)
  - Fund the "gap cost" to reinstate forfeited service credit for those Tier II employees that migrated to LAGERS from policemen's & firemen's pension plan (complete)
  - Fund the closed pension plan (underway)

BACKGROUND

"Prop B Pension Sales Tax"

- In 2020, there were 131 Tier II employees on the pension plan
- Tier II employees had the voluntary option to remain on the police & fire pension plan or migrate to LAGERS
- In order to migrate to LAGERS, those employees had to terminate service with the City at 11:59 p.m. and re-hire at 12:00 a.m.
- Termination meant those employees forfeited their years of service under the pension plan and received a return of their contributions

BACKGROUND

"Prop B Pension Sales Tax"

- Of the 131 Tier II employees, 128 elected to transition to LAGERS, while 3 employees remained on the police & fire pension plan
- Once an employee vests with LAGERS, that employee then makes an election about whether to purchase their forfeited years of service under the pension plan or not
- There is a cost to purchase the forfeited years of service based on age, years of service and wages

BACKGROUND

"Prop B Pension Sales Tax"

- Any employee electing to purchase their forfeited years of service is required to send the amount of their return of contribution to LAGERS
- Cost to purchase forfeited years under pension plan is more than the employee's return of contributions from the plan
- This additional cost is known as the "gap cost" to reinstate employee's forfeited service years from the tax proceeds

BACKGROUND

"Prop B Pension Sales Tax"

- Purchase of time must be completed within 6 months of the date the employee vests with LAGERS
- If an employee forfeits their time, they keep their return of contributions from the police & fire pension plan

TRANSITION UPDATE

"Prop B Pension Sales Tax"

- 49 employees terminated employment with City of Joplin prior to their LAGERS vesting date
- 32 employees elected to forfeit their years of service from the police & fire pension plan and retain their contributions from the plan
- 50 employees purchased their forfeited service time from the pension plan
- Total "gap cost" paid from the tax proceeds is $4,669,730, for an average "gap cost" of $93,395 per person

TRANSITION UPDATE

"10/31/2024 Actuary Valuation: 120% Funded Status Projection"

Illustration

Financing 120% of the Present Value of Future Benefits with Estimated Tax Revenue

FYE October 31	(1) City Contribution	(2) Interest	(3) = $(3)_{prior}$ - (1) + (2) Unfunded Amount*
2024			$22,047,193
2025	$10,000,000	$980,214	13,027,407
2026	10,700,000	441,451	2,768,858
2027	2,846,238	77,380	0
2028	0	0	0

* *120% of PVFB – AVA – PV Future Member Contributions*

TRANSITION UPDATE

"Prop B Pension Sales Tax"

- Projection was based on the estimated "gap cost" and estimated sales and use tax collections
- "Gap cost" was underestimated by about $1 million
- Sales and use tax collections are likely overestimated by approximately $300,000
- This will most likely result in the plan reaching the 120% funded status a few months later than anticipated
- Takes approximately 3 months for Actuary to determine funded status

TRANSITION UPDATE

"Prop B Pension Sales Tax"

- 27 Active Employees currently remain on Pension Plan:
  - Tier 1:
    - 7 eligible to retire in 2026
    - 8 eligible to retire in 2027
    - 7 eligible to retire in 2028
    - 2 eligible to retire in 2029
  - Tier 2:
    - 1 eligible to retire at anytime
    - 2 eligible to retire at 20 years (early) in 2030 or full retirement at 25 years in 2035

TRANSITION UPDATE

"Prop B Pension Sales Tax"

- Pension plan was closed to new hires with the change in 2020
- Plan can be turned over to LAGERS to administer when there are no active employees on the plan
- ***This has been a truly successful initiative to protect retirement benefits of those retirees on police & fire pension plan***

Questions?