JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, SEPTEMBER 20, 2021
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. Proclamation To Proclaim October 2, 2021 As Arbor Day

      Documents:

      2021 ARBOR DAY PROCLAMATION.PDF

   2. Proclamation To Proclaim September 17-23 As Constitution Week

      Documents:

      CONSTITUTION WEEK 2021.PDF

   3. Winter Weather Warming Center Guidelines

      Documents:

      602.0-21 WINTER WEATHER WARMING CENTERS V2.PDF

   4. Fire Dept. Resource Allocation Study

      Documents:

      JOPLIN FD RAS FINAL.PDF

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. Health Department Update

2. News From The Public Information Office

6. **Citizen Requests And Petitions**

7. **Public Hearings**

8. **Consent Agenda**

1. COUNCIL BILL NO. 2021-278
   AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District R-2 (Two Family Residential) property as described below and located at 2521 S. Connor Ave.

   Documents:

   CB2021-278.PDF

2. COUNCIL BILL NO. 2021-279
   AN ORDINANCE providing the vacation of a utility easement lying on property at the Southeast Corner of S. Anderson Ave. and W. 26th St., City of Joplin, Jasper County, Missouri.

   Documents:

   CB2021-279.PDF

3. COUNCIL BILL NO. 2021-280
   AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at the End of Public Right-of-Way of W. 32nd St., Joplin, Jasper County, Missouri.

   Documents:

   CB2021-280.PDF

4. COUNCIL BILL NO. 2021-282
   AN ORDINANCE establishing grades and accepting the Final Plat of Eagles Edge Phase 2 Subdivision located at the end of public right-of-way of W. 32nd St. in the City of Joplin, Jasper County, Missouri.

   Documents:

   CB2021-282.PDF

5. COUNCIL BILL NO. 2021-609
   AN ORDINANCE approving the applications of Midwestern Built CrossFit for

Monster Games; Ozark Christian College for marketing their 2022 Conference Series; MSSU Alumni for their 2022 Marketing Campaign; JOMO Pride, Inc. for JOMO Pride; Rufus Racing LLC for Summer Roundup Triathlon; Active Lifestyle for Joplin Memorial Run; Neosho Arts Council for Art Con; Joplin Disc Golf Club's 17th Annual Four States Open; Emancipation Celebration Committee, Emancipation "Parks Day"; Carl Junction Chamber of Commerce for the 25th Bluegrass Festival; KEG Media (Fort Smith, Arkansas) for Mother Road Mayhem, and JW Sports Worldwide LLC for Ball'N Prep Girls Basketball Tournament, for utilization of FY22 Festivals and Celebrations support pursuant to Ordinance No. 2000-148, as authorized by the voters on November 7, 2000; authorizing the City Manager to execute appropriate agreements with each such organization for the utilization of such funds.

Documents:

CB2021-609.PDF

9. Resolutions

1. RESOLUTION NO. 2021-015
A RESOLUTION approving a request of the appointment of a member and two re-appointments of the Board of Directors of the Northpark Lane Community Improvement District.

Documents:

2021-015 SUMMARY RESOLUTION NORTHPARK LANE CID BOARD APPOINTMENT.PDF
RESOLUTION 2021-015 REQUEST FROM DEVELOPER.PDF
RESOLUTION 2021-015 NORTHPARK LANE CID BOARD APPOINTMENT (1).PDF

10. Ordinances - Emergency

1. COUNCIL BILL NO. 2021-152

AN ORDINANCE declaring the necessity of acquiring for public use certain fee simple right of way, permanent and temporary easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations; and containing an emergency clause.

Documents:

CB2021-152 3301 CT WILLIAMS SUMMARY.PDF

CB2021-152 3301 CT COUNCIL ORDINANCE.PDF

2. COUNCIL BILL NO. 2021-153
AN ORDINANCE declaring the necessity of acquiring for public use certain fee simple right of way, permanent and temporary easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations; and containing an emergency clause.

Documents:

CB2021-153 3331 CT WILLIAMS SUMMARY.PDF
CB2021-153. ORDINANCE.DOC.PDF

3. COUNCIL BILL NO. 2021-154
AN ORDINANCE declaring the necessity of acquiring for public use certain fee simple right of way, permanent and temporary easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations; and containing an emergency clause.

Documents:

CB2021-154 3316 CT WILLIAMS SUMMARY.PDF
CB2021- 154 3316 CT COUNCIL ORDINANCE.PDF

4. COUNCIL BILL NO. 2021-521
AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Jasper County Sheltered Facilities Association, a Missouri Nonprofit Corporation, d/b/a Community Support Services of Missouri, for the sale of 2202 South Jackson Avenue; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause.

Documents:

CB 2021-521 SUMMARY SALE OF 2202 S JACKSON AVE.PDF
CB 2021-521 ORDINANCE SALE OF 2202 S JACKSON AVE.PDF

CB 2021-521 REAL ESTATE PURCHASE CONTRACT 2202 S JACKSON AVE.PDF
COMMUNITY SUPPORT SERVICES BID RESPONSE.PDF
MAP OF 2202 SOUTH JACKSON AVE.PDF

11. **Ordinances - First Reading**

    1. COUNCIL BILL NO. 2021-281
       AN ORDINANCE establishing grades and accepting the Final Plat of Par Lane Addition located at the End of Right-of way of W. Par Ln. in the City of Joplin, Jasper County, Missouri.

       Documents:

       CB2021-281.PDF

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

13. **Unfinished Business**

14. **New Business**

    1. Closed Session
       Vote to go into closed session, which shall pertain to and the hiring, firing, disciplining, or promotion of an employee or particular employees of a governmental body involving personal information more specifically for the purpose of evaluating certain Council employees; as set forth in Section 610.021(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. Together we are ready for anything. Ad Omnia Parata

-City of Joplin Vision Statement

PROCLAMATION

Proclaiming October 2, 2021 as Arbor Day

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Joplin is a Tree City and recognizes that trees, wherever they are planted, are a source of joy and spiritual renewal and create a lasting legacy for future generations; and

WHEREAS, trees improve water quality and quantity, reduce the erosion of precious topsoil, increase property values and economic vitality in Joplin, provide shade, cleanse the air, create habitat for wildlife, and add beauty to our community; and

WHEREAS, trees promote outdoor recreation which improves human health and well-being to everyone by encouraging more activity and connection to the natural world; and

WHEREAS, community partners, families and friends will join together at Joplin's Arbor Day celebration to recognize the benefits of trees and urban forests.

NOW, THEREFORE, I, Ryan Stanly, Mayor of the City of Joplin, Missouri, do hereby proclaim October 2, 2021, as

ARBOR DAY

in the city of Joplin and urge our citizens to support the efforts to care for and restore our trees and woodlands.

IN WITNESS, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Joplin to be affixed this 20th day of September 2021.

_____

Ryan D. Stanley, Mayor

PROCLAMATION

PROCLAIMING SEPTEMBER 17-23, 2021 AS
CONSTITUTION WEEK

WHEREAS, it is the privilege and duty of the American people to commemorate the 234th anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

WHEREAS, the Daughters of the American Revolution, which is a women's volunteer service organization whose mission is to promote historic preservation, education and patriotism, proudly supports Constitution Week.

NOW, THEREFORE I, Ryan Stanley, Mayor of the City of Joplin, Missouri do hereby proclaim the week of September 17 - 23, 2021 as

CONSTITUTION WEEK

and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

IN WITNESS, WHEREOF, I have hereunto set my hand and caused the Seal of the City of Joplin to be affixed this 20th day of September 2021.

_____

Ryan D. Stanley, Mayor

	JOPLIN FIRE DEPARTMENT **Standard Operating Guideline**	**SOG** **602.0-21**
Category: Emergency Management **Subject: Winter Weather Warming Centers** **PAGES: 2**		**Effective Date:** 10/01/21 **Revised:**
Application: City of Joplin Departments and Citizens	**Authorized by:** Interim Fire Chief Mark Cannon	

I. Purpose: To provide guidance and direction on when and how warming centers should be opened during extreme cold events.

A. **Daytime Warming Centers: General Procedures**

1. The City will publish notification of Extreme Temperatures as they occur and/or are predicted by the National Weather Service out of Springfield, Missouri. Extreme Temperatures refers to temperatures at or below 0 Degrees Fahrenheit, for three or more days in a row. Notification will be via email, City Website, social media (Twitter and Facebook), public media (TV, Radio, Newspaper).
2. The City will offer use of City owned public spaces, during regular business hours, for use as warming centers.
    a) City buildings used as warming centers will be identified after polling department heads on what buildings are capable/suitable for the event.
    b) The City PIO will communicate to the public which city buildings will be designated as a warming center during extreme temperatures.
3. The City will encourage other organizations – schools, businesses, houses of worship, clubs, and civic organizations – to follow suit as "good neighbors" in offering their facilities as Warming Centers.
4. The Community Organizations Active in Disaster (COAD) has agreed to act as an additional notification resource, and, to post locations and times as they become known.

B. Nighttime Warming Centers: Organizations Providing Overnight Accommodations

1. The Joplin Police Department shall be notified of:
    a. Hours of operation of the warming centers.
    b. Number of people in the warming centers.

2. The Joplin Fire Marshal or designee will perform an in-house inspection to assure compliance with the following:
    a. Adopted building and fire codes related to centers.
    b. Maximum occupancy for the warming center.

3. Building/facility management must agree to:
    a. Have at least one fire extinguisher.
    b. Establish an all-night Fire Watch staffed by building/facility personnel
    c. Install smoke detectors.

4. The City will issue a temporary occupancy permit to those agencies who agree to and pass the previous requirements. This permit will be good for one year.

C. City Owned Nighttime Warming Center: Should sufficient overnight warming centers become unavailable; the City will open the lobby of the Justice Center.

1. Notifications will be made as above.
2. Hours will be determined as needed.
3. Further need assessment will be made daily.

CITY OF JOPLIN FIRE DEPARTMENT

Resource Allocation Study

Canfield Jenkins and Associates, LLC

2021

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SCOPE

This document provides an overview and assessment of fire department operations and deployment for the City of Joplin, evaluating an all-hazards response model using existing fire stations with the anticipated construction of Station 7. Fire station locations and response methodology are assessed, and recommendations made based on efficiencies, effectiveness, industry best practices and comparison to national consensus standards. Data was compiled from the Department's records management system, city resources and from other reputable public sources. Included in this report are recommendations designed to improve fire and emergency response for the citizens of Joplin.

With intention, opportunities for improvement are identified and coupled with realistic solutions. By the nature of this work, other ancillary emergency response components were reviewed and are included, as appropriate, with the recommendations in this report. These include nearby fire departments that provide mutual and automatic aid, the various 9-1-1 centers in the Joplin region and the two ambulance services that provide emergency medical care to the citizens of Joplin. It is important to understand that recommendations made here are a direct product of the assessment of community risk, resources, technology, staffing models, and funding that are necessary to mitigate and control emergency incidents in a city as complex as Joplin.

This report is considered a living document, and should be updated as changes are made to the Department or staffing changes occur.



DEFINITIONS AND ABBREVIATIONS

ALS – Advanced Life Support
ARFF – Aircraft Rescue and Firefighting
BLS – Basic Life Support
CADS – Computer Aided Dispatch System
ERF - Effective Response Force
FDC - Fire Department Connection
GIS – Geographic Information System
IAFF – International Association of Firefighters
ICS - Incident Command System
ISO – Insurance Service Office
JFD – Joplin Fire Department
KJLN – Joplin Airport
METS – Metropolitan Emergency Transport System
MPDS – Medical Priority Dispatching System
NCAD – Newton County Ambulance District
NFIRS – National Fire Incident Reporting System
NIMS - National Incident Management System
NFPA - National Fire Protection Association
PPE - Personal Protective Equipment
PSAP – Public Safety Answering Point (e.g. a primary 9-1-1 center)
RMS – Records Management System
SCBA - Self Contained Breathing Apparatus
UHU – Unit Hour Utilization

BACKGROUND AND ASSUMPTIONS

This report is the product of extensive collaboration, research and focus on the City of Joplin and the opportunities to enhance and improve fire and emergency response provided by the Joplin Fire Department (JFD). In an attempt to gain consensus, this document has included input from a leadership team made up of members of the Department's command staff and a representative of the International Association of Firefighters (IAFF) Local 59. Recommendations developed in this report are the result of interviews, research and comparison to industry standards to identify opportunities to streamline or further enhance service delivery to the citizens who live and work in the City of Joplin.

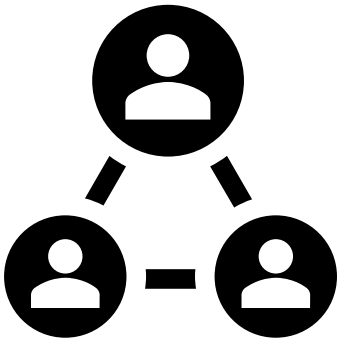
Joplin is a unique community, serving as a destination city for many smaller communities in southwest Missouri. The Joplin Metropolitan Statistical Area is recognized as Jasper and Newton Counties. The Combined Statistical Area includes portions of Oklahoma, but is not used in this analysis. It is recognized that the City of Joplin's residential population is merely a fraction of the total number of people who might be in the city limits at any given time. Fire and emergency response resources must be sufficient to address the risk calculated for the area at any particular period of time. An imbalance of risk compared to emergency response resources will produce an unmitigated opportunity for disaster. While a comprehensive risk assessment is not the purpose of this report, the probability and severity of all risks, both natural and manmade, must be considered. Furthermore, risk reduction concepts that mitigate the initiation or scale of emergencies should be integrated into development and construction projects undertaken within the City.

Throughout the development of this report, it was apparent that the leadership within the Joplin Fire Department embrace opportunities to improve and possess the skill set to facilitate change. Communication was regular, appropriate and thorough as questions were identified. Historically, Joplin has invested in an appropriate quantity of stations placed in strategic locations. This pattern of protection continues with several recent stations (constructed in the aftermath of the 2011 tornado) and the plans associated with Fire Station 7. As Joplin grows and changes, so too will the quantity and type of fire stations, and the resources inside them.



This report is the deliverable associated with a City of Joplin Request for Proposals (RFP) issued on January 22, 2021. The RFP was awarded by City Council action on March 20, 2021. Special thanks are extended to the following members of the Department who participated in interviews, data collection and organizational context throughout the development of this document. Those individuals include: Retired Fire Chief James Furgerson, Acting Fire Chief Mark Cannon, Deputy Chief Andy Nimmo, Fire Marshal Dale Brooks, Training Chief Dustin Lunow, Battalion Chief John Smith, Firefighter Adam Grimes and Airport Director Steve Stockam

1: INTRODUCTION AND ORGANIZATION



1. INTRODUCTION

Deployment of emergency response resources is paramount to a healthy, protected and thriving community. This City of Joplin provides fire protection and all-hazards emergency response service in a methodology that has served the community in disasters both big and small. Fire stations and deployment resources not only provide protection for the community, but also serve as a visual reminder of community safety. Woven into the fibers of individual neighborhoods, fire stations are unique elements of civic security.

> "Studies on adequate deployment of resources are needed to enable fire departments to design an acceptable level of resource deployment based upon community risks and service provision commitment."
>
> (Averill, et al., 2010)

This document is intended to serve as the foundation for future deployment additions and changes, taking into consideration all current and future risk information. Additional effort has been undertaken to evaluate service delivery enhancements that could add value to the citizens of Joplin immediately and in the future.

This document considers the following assumptions:

- A detailed risk assessment must be regularly and systematically conducted for the City of Joplin. Risk changes as the profile of the community's inhabitants change and economic development occurs. Elements of risk assessment include an evaluation of recognized hazards and their probability, vulnerability and magnitude.
- Economic realities of local government necessitate realistic and cost-effective strategies to improve public safety.
- Recommendations are based on industry standards, fire service best practice, input of local fire officials and recommendations derived from the data supplied by the Joplin Fire Department. Nothing in this document is intended to restrict local leaders and decisionmakers from using alternative deployment strategies, technological innovations or other variables in the provision of public safety.

1.1 CONCENSUS STANDARDS, REGULATIONS AND INDUSTRY BEST PRACTICES

While each municipality is unique in its effort to match the risk of the community it serves, the fire protection industry has standards and guidelines to help guide the development and deployment emergency services resources. The following documents were used as a guide and are referenced as necessary in the report.

1. National Fire Protection Association (NFPA) 1710 – *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Career Fire Departments*
2. National Fire Protection Association (NFPA) 1221 – *Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems*
3. Insurance Service Office (ISO) – Fire Suppression Rating Schedule
4. Center for Public Safety Excellence (CPSE) – *Quality Improvement for Fire and Emergency Services*, 10th Edition
5. Center for Public Safety Excellence – *Community Risk Assessment and Standard of Cover*, 6th Edition

These documents are intended to serve as the foundation for evaluation of the Joplin Fire Department. Each of these documents contain elements that are vital for modern and progressive fire departments. The National

Fire Protection Association, Insurance Service Office and Center for Public Safety Excellence represent organizations that have made significant impact on the fire service. Their recommendations, guidelines and standards are vetted by industry experts and are regularly updated and modified to ensure they maintain relevancy.

1.2 DEPARTMENT ORGANIZATION - CURRENT

The Joplin Fire Department (JFD) is a career fire department providing services through six stations that are geographically distributed throughout the City. The Department is comprised of ninety-five (95) firefighters, including administrative staff. Three platoons, consisting of ninety (90) firefighters, work twenty-four (24) hours on-duty, followed by forty-eight (48) hours off-duty. Minimum staffing for each day is twenty-six (26) firefighters, allowing for three (3) firefighters to be off during normal conditions. The Department has fourteen (14) paramedics, however only eleven (11) of those paramedics are assigned to positions in the Operations Division. Firefighters staff four (4) engine companies, two (2) ladder companies and two (2) medium-duty rescue units. Minimum staffing on engine companies, with the exception of Engine 6, is four (4). Engine 6 is the only engine company minimally staffed with three (3) firefighters. Rescue units are staffed with two (2) firefighters. Ladders companies are stationed with the rescue units and considered a single "response unit within their primary service area" in accordance with JFD Standard Operating Guidelines 227.1-21. Engine and ladder companies are fire suppression capable apparatus, each possessing sufficient water, pumping capacity, tools and staffing to conduct conventional firefighting operations. Rescue units serve to supplement the suppression efforts and provide equipment and supplies for other non-fire incidents.

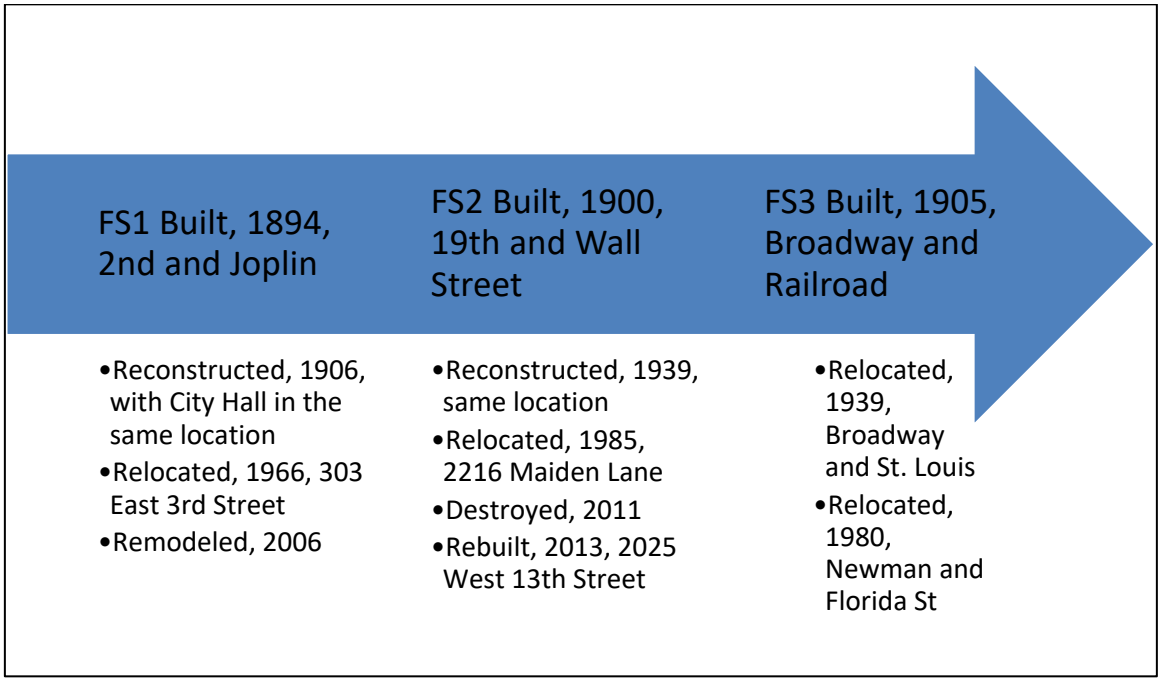
Station No.	**Address**	**Apparatus (Minimum Staffing)**
1	303 East Third Street	Ladder 1 (3) Rescue 1 (2) Battalion 1 (1)
2	2825 West 13th Street	Engine 2 (4)
3	2717 Newman Road	Engine 3 (4)
4	3402 South Hearnes Boulevard	Engine 4 (4)
5	3223 Texas Avenue	Ladder 5 (3) Rescue 4 (2)
6	5302 West 32nd Street	Engine 6 (3)

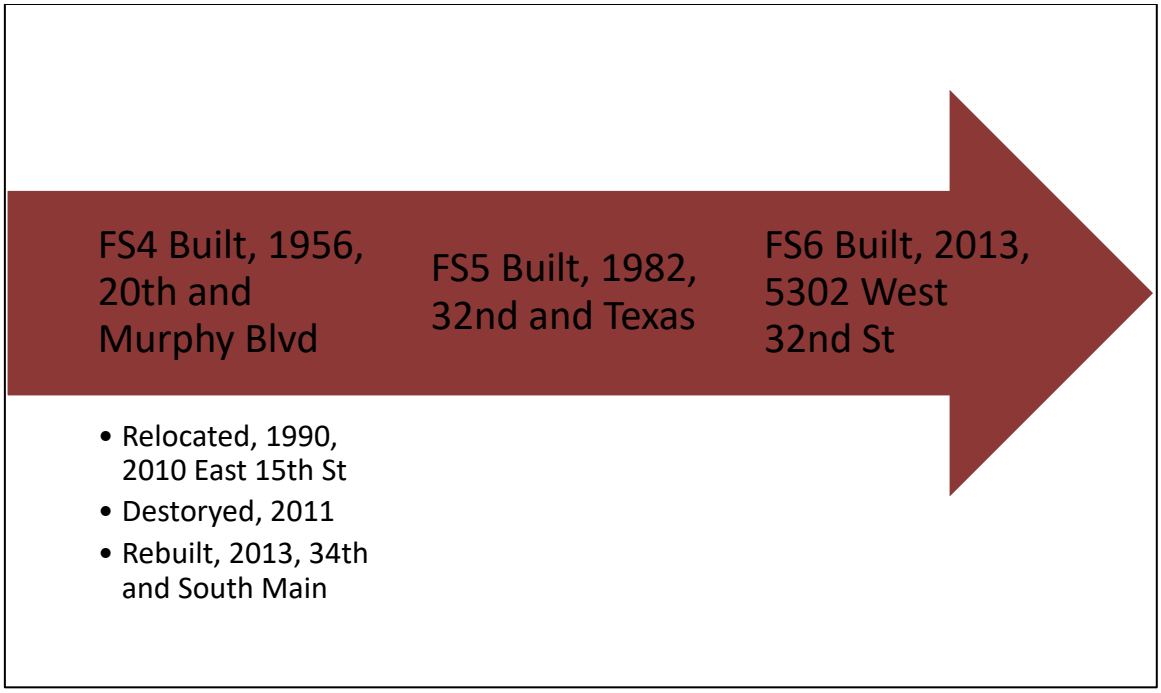
In addition to staffing on shift, the Department has a full-time Fire Apparatus Mechanic, Fire Marshal, two (2) Training Chiefs, a Deputy Chief of Operations and a Fire Chief. The City of Joplin 9-1-1 center is managed by the

Police Department and employs dispatchers to provide services to both the police and fire departments.

1.3 HISTORICAL GROWTH AND RESOURCE ADDITIONS

Following a devastating downtown conflagration in 1872, the Joplin Fire Department was established. In 1894, the Department was further improved through a transition from a volunteer force to a paid organization (Joplin Fire Department, 2011). Following this pivotal metamorphosis, the organization has steadily increased its capacity and value to the citizens of Joplin. Fire stations have been built and evolved steadily throughout the City during history of the Department. Initial stations within the City were spaced close together. With the implementation of building and fire codes, as well as the development of motorized apparatus, stations have been relocated to be further apart. Investments and changes to fire stations in the City are outlined in the following timeline.





Fire department staffing has typically increased as fire stations have been constructed. While staffing in many cities is typically a function of permanent city population, Joplin's existence as a destination city in the region creates an environment where the resident population is a fraction of the number of people working and recreating in the City.

The number of firefighters in the City has remained static since 2017. Modifications to operational staffing for the Department in the last fifteen (15) years include the addition of twenty-four (24) firefighting positions, including:

- Six (6) firefighters added in 2008
- Fifteen (15) firefighters added in 2012
- Three (3) firefighters added in 2015

Most of these human resource advancements were made with funding from a public safety sales tax passed by the City in 2007.

While some fire stations are specially-equipped, they all maintain a consistent capability and function. Each fire station in Joplin is equipped with the following at a minimum:

- Fire pumping capabilities sufficient to meet ISO requirements
- ISO compliant fire equipment, tools and supplies
- ALS medical equipment
- BLS medical trained firefighters
- A minimum staffing of four (4), with the exception of Station 6

1.4 CITY GROWTH, DEVELOPMENT AND ECONOMY

The Joplin Fire Department exists to protect the complexity of risk inherent to the City of Joplin. Joplin includes

areas of Jasper and Newton Counties in southwestern Missouri near the Oklahoma border. Joplin, as a destination city, is dynamic and presents a wide spectrum of risk. The City was founded in 1873 and underwent explosive growth associated with the discovery of minerals nearby. This explosive growth peaked in the 1940s and 1950s, and the growth since then has been incremental in each census measurement. Historically, the City is an amalgamation of several small towns. The modern-day layout of the City of Joplin is configured to present several distinct nodes of commerce and living. The current job market shows that the three most predominant jobs in the Joplin area are manufacturing, health care and retail trade (Emsi, 2021)

The economy of Joplin is robust with a population of just over 50,000 residents and an unemployment rate of 4.0%. However, the total labor force has steadily declined over the past decade (Bureau of Labor Statistics, 2021). Joplin is the anchor city for the Joplin-Miami, MO-OK Combined Statistical Area used by the US Census Bureau. This statistical area includes the counties of Newton, Jasper and Ottawa (OK) and a total population of approximately 181,466 (US Census Bureau). An analysis of the demographic data for the region shows a population growth of approximately 7.3% over the ten-year period, but a growth in populations age 65 and older by over 37% (Proximity One, 2018). This growth in an aging population segment is important to note as the fire department continues to provide emergency medical care with area ambulance agencies.

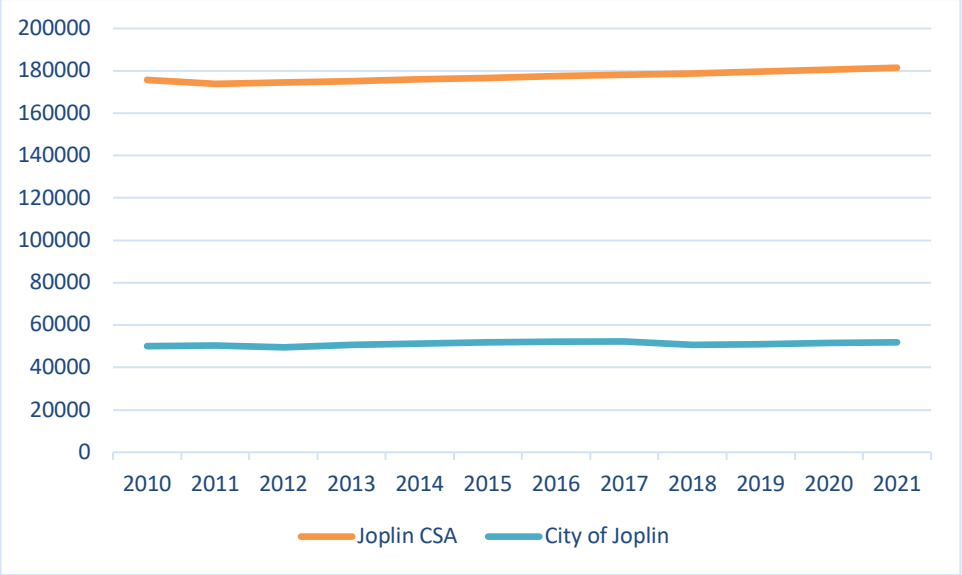


Figure 1 – Population for Joplin and the Combined Statistical Area (2010-2021)

1.5 EMERGENCY MEDICAL SERVICE DELIVERY

The fire department plays an essential role in the delivery of pre-hospital emergency medical care to the City. The fire department does not provide transportation of patients to the hospital. All Department fire companies are equipped with Advanced Life Support (ALS) equipment and ambulance service is provided by the Metro Emergency Transport System (METS) and the Newton County Ambulance District (NCAD). METS provides ambulance response throughout the City, while NCAD only responds to calls in Newton County (South of 32nd Street) that are also inside the city limits. Because overlap exists between the response areas of these two services, this area of Newton County in the city limits of Joplin is often referred to as the "grey zone" by firefighters. Both services simultaneously respond to emergencies in this area.

METS is a not-for-profit corporation that has existed in its capacity since 1982. METS operates from two stations inside the City, located at 625 South Virginia Avenue and 3220 Ferguson Road (METS Ambulance, 2021).

METS provide emergency and non-emergency ambulance transportation services to Joplin and Webb City. The standard staffing arrangement for METS is two ambulances staffed at both Joplin stations, with additional resources available at the Webb City Station. NCAD was formed in 1975 and is headquartered to the south of Joplin in Neosho. NCAD operates from one station in Joplin located at 42nd Street and South Main with two ambulances. NCAD has additional stations spread throughout Newton County.

2: CITY RISK ASSESSMENT



2. CITY RISK ASSESSMENT

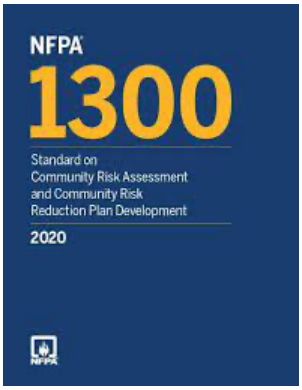


Figure 2: NFPA 1300

The risk associated with a community must be evaluated before any aspect of an emergency response deployment can be reviewed. Fundamentally, the goal of the fire department should be to match the risk of the community with a balance of appropriate resources (personnel, stations, apparatus). The community risk not only impacts the number of operational personnel required to staff emergency response apparatus, but also the number of administrative, training, support employees and resources.

The evaluation of risk for the purposes of this document involves a basic community risk assessment. It focuses on the three basic elements of risk: probability, consequence and vulnerability. The basic combination of probability and consequence define the base level of risk, while vulnerability serves as a force multiplier that impacts both high-risk populations and occupancies.

A continuous process of risk assessment is an important and fundamental tenant of operation for the Joplin Fire Department going forward. It is this comprehensive evaluation of risk that will signal the need for additional resources, relocation of assets or other changes in operational procedure in order to protect those who live, work or travel to Joplin. The National Fire Protection Association Standard NFPA 1300: *Standard on Community Risk Assessment and Community Reduction Plan Development*, should be utilized for ongoing risk assessment.

The underlying objective of risk assessment and deployment analysis is to build resiliency within Joplin. Portions of that equation include emergency response times, fire station deployments, staffing, and equipment necessary to respond to and manage emergency situations. The figure to the right illustrates how the elements of consequence, probability and vulnerability synergistically interact to determine the severity of risk.

The remainder of this chapter provides general information on risk assessment inputs that must be considered when reviewing emergency response service.

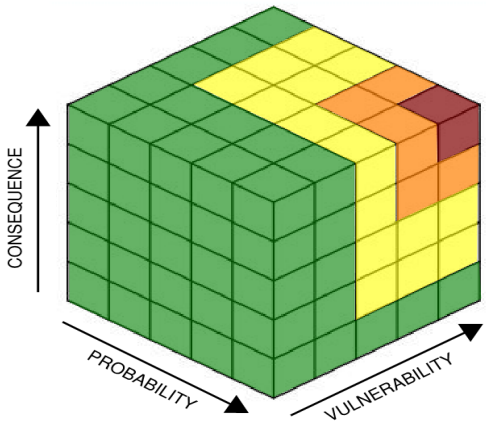


Figure 3: Three-Dimensional Risk Matrix

2.1 HAZARD IDENTIFICATION

It is recognized that Joplin has typical hazards for an urbanized location. Due in large part to the 2011 tornado, Joplin has a rare balance of both significant new construction and an older building stock. Hazards are both human-made and natural, and they create the stage for economic, life and property loss for the City and its residents. A hazard analysis was performed as a part of this report. The top hazards that present a risk to the City are shown in the following table.

Hazard Type	*Impact*	*Considerations*
Tornadoes	Depleted resources, unstable communications, simultaneous emergencies, limited mutual aid, large life and property loss	Mass casualty event, structural collapse presence, structure fires will occur from hazardous gas leaks, large-scale destruction
Severe Weather (Non-Tornadic)	Moderate impact to critical infrastructure, depletion of resources, limited property damage	Structure fires likely to occur from lightning strikes and damage to trees and electrical distribution systems likely to impact elements of the community
Ice Storm	Depleted resources, delayed response, extreme working conditions	Electrical system impact likely, along with the potential for transportation mobility issues
Flooding	Depleted resources, Limited access to the City due to road viability, life safety issues to residents	Impact to response and likely delays, drowning potential
Structural Fires	The first alarm utilizes two-thirds of the JFD resources and simultaneous fires cannot be handled without mutual aid	Life, property and economic loss to the City and its citizens
Hazardous Materials Leaks and Releases	Life safety hazard to potential large segments of the population, difficult cleanup and containment strategies	Wide array of potential with transportation and rail routes

2.2 RISK ASSESSMENT STRATEGY

Risk assessment must first establish the overarching priorities for the community served so that the determined response strategy can be evaluated accordingly. In general, those priorities include:

- Safety to life, including that of citizens and emergency responders
- Conservation of property
- Protection of essential community assets

Evaluation of risk includes a review of the City's 32,363 buildings, of which 24,843 are housing units (Jasper-Newton Bi-County Natural Hazard Mitigation Plan, 2021). Additional information on comprehensive hazard evaluation and risk can be found in the Jasper-Newton Bi-County Natural Hazard Mitigation Plan.

2.3 ELEMENTS OF RISK

Evaluating risk provides insight to the need for fire and emergency response resources. The Department must continue to evaluate risk and ensure that resources are adequate for meeting the known and realistic risk types in the community. Key elements of risk include:

- Probability of an event: The counties of Jasper and Newton have experienced just under thirty (30) disaster declarations each since 1953 (Federal Emergency Management Agency, 2021). Of these disasters, they include numerous severe storms and tornadoes, flooding and ice events. Thirty-seven percent of the disaster declarations have occurred in the past ten (10) years for both counties. The months of January to July present the highest likelihood of federal disaster declarations from a historical nature. Smaller disasters, such as large fires, occur much more frequently. Although these incidents are smaller in scale, their high probability of occurrence makes them equally as concerning.

- Consequence of an event: Consequence of an event can be difficult to measure since any death, injury or significant loss of property can be disruptive to a community. Small events on the spectrum of disaster, such as structure fires, can be equally as devasting as tornadoes if the fire breaks out in a concentrated and densely populated area, such as downtown Joplin. Severity can also be measured by economic impact to the community. The largest employers in the Joplin area, according to the City's 2019 Comprehensive Annual Financial Report, include the Freeman Health System, Wal-Mart, Mercy Hospital, Joplin School District, Tri-State Motor and Empire Electric. Severe disruption and potential job loss to these entities would be extremely harmful and disruptive to the community's overall wellbeing in the short- and long-term.

- Vulnerability: While probability and severity of an event are important elements of risk, impact to vulnerable populations and community elements can be a force multiplier. When vulnerable populations are impacted, recovery is prolonged and the community often has to provide additional resources for recovery and support. Population profiles generally identify "at-risk" populations based on chronological age, language spoken, health condition and other considerations. In many cities, the most at-risk populations generally include those over sixty-five (65) years of age, those with chronic health conditions, people with access needs, and those living at or below the level of poverty. The most evident vulnerable population in Joplin is the homeless.

2.4 COMMUNITY BASELINES

The baseline of a city's annual emergency response is a principal part of understanding risk since it speaks directly to the probability of occurrence. Types of emergencies handled by the JFD between the years of 2017 and 2020 are shown in the figure below.

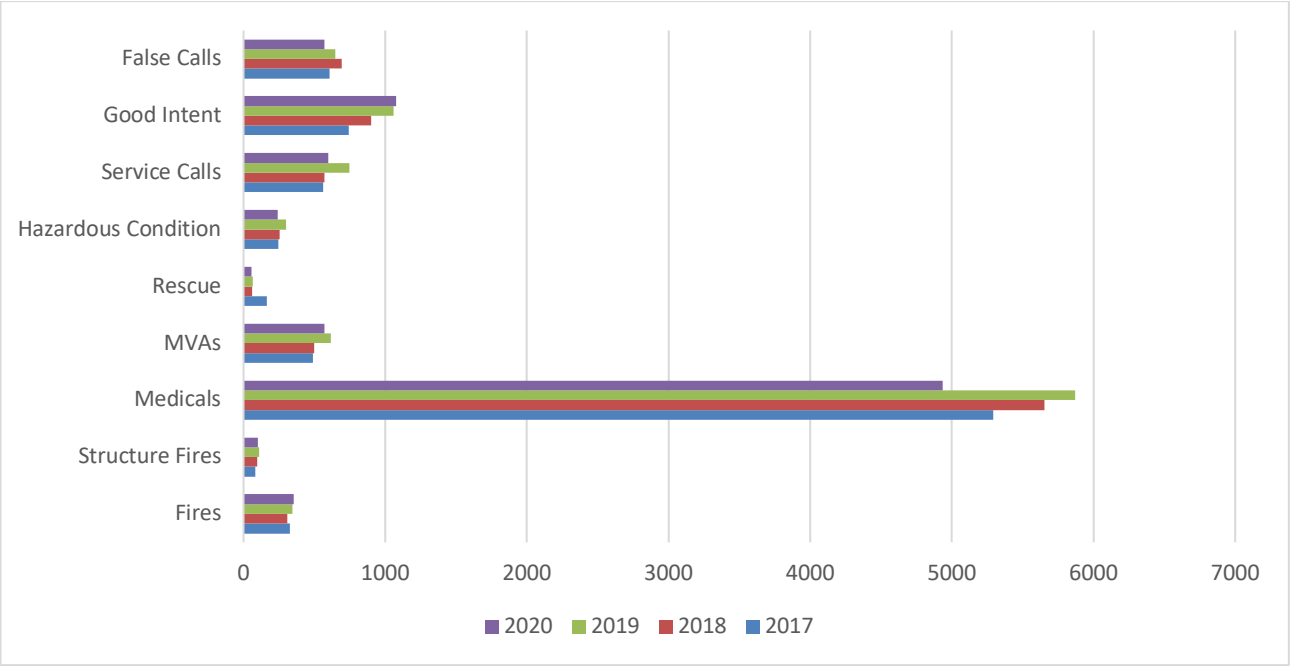


Figure 4: Incident Types for the Joplin Fire Department (2017-2020)

The most frequent category of emergencies encountered by the JFD are medical calls. These emergencies include a significant number of chief complaint types which range from chest pains and seizures, to cardiac arrests and breathing problems. Good intent calls are the second most common incident type. Good intent calls include units being dispatched and cancelled while responding, smoke scares and authorized controlled burns. All call types, except for rescues, grew in frequency between 2017 and 2019. Data from 2020, which was significantly impacted by the early COVID-19 pandemic closures and restrictions, showed a 13% reduction in overall call volume. The reduction in call volume was most evident in the category of emergency medical calls. As an oddity, fire-related calls did increase by 2% in 2020. Motor vehicle accidents shrunk in call volume by 7.5% in 2020, likely as a result of the reduction in vehicular mobility caused by more people working at home and not commuting.

The JFD responded to an average of twenty-four (24) emergencies per day from 2017 to 2020. A structure fire was fought by the Department approximately every four (4) days. According to the data supplied, 37% of all structure fires are related to the homeless population of the City. On average, each structure fire causes $12,181 dollars of property loss. The JFD responded to an average of fifteen (15) medical emergencies and over one (1) motor vehicle accidents.

While each fire station is an important response asset, analysis of their response metrics is important for understanding the areas of the City that have the highest probability of emergencies. Using the time period of 2017 to 2020, the following table shows the number of emergency responses by station, total number of

responses for the four-year period and percentage of total responses for the entire Department.

	2017	2018	2019	2020	4-Year Total	Percentage of Call Volume
Station 1	2777	2959	3297	2595	11628	34%
Station 2	1003	1133	1122	928	4186	12%
Station 3	1407	1453	1656	1204	5720	17%
Station 4	1485	1475	1496	1338	5794	17%
Station 5	1362	1481	1603	965	5411	16%
Station 6	121	139	186	180	626	2%
Station 7 (Est.)	166	214	162	151	693	2%

Figure 5: Call Volume by Joplin Fire Station (2017-2020)

2.5 IDENTIFICATION OF TARGET HAZARDS

Each community will have differing hazards that need to be included in the risk determination. It is recognized that large segments of developed areas have common hazards, do not require granular examination. These includes areas such as individual residences, residential subdivisions, multi-family housing, office buildings, commercial developments, retail zones and health care campuses. In general, the hazards associated with these facilities are sufficiently understood.

Target hazards are those buildings where the impact from an emergency could produce significant consequences. Target hazards could be identified based on a number of reasons, including but not limited to:

- High-challenge emergency conditions – Includes locations such as industrial facilities, high-rise buildings, airports, and utility sites.
- Large loss-potential conditions – Includes locations with large numbers of people, such as stadiums, schools or housing for the aged.
- Community impact conditions – Includes locations that could affect the community's health and safety through impact to services or functions, including water treatment facilities, power distribution utilities, roadway systems and water transport facilities.

2.5.1 Joplin Regional Airport

Fire and rescue response at the Joplin Regional Airport incorporates multiple hazards that must be considered. Airports present a life safety risk that is complicated by the hazards that come with aviation-related emergencies. Airports also have the need for structural fire protection and response to the various hazards connected with industry on the property.

The Joplin Regional Airport has two (2) runways, each measuring 6,500 feet in length. The airport itself encompasses 970 acres and has 128 aircraft based on the property (Federal Aviation Administration, 2021). Regional passenger jets are operated by United Express Airlines and provide daily nonstop passenger service to Chicago, Denver and Houston. Approximately sixty-six (66) takeoffs and landings occur each day according to data provided to the Federal Aviation Administration.

As the airport continues to grow and evolve, special attention should be paid to industrialized airport operations which could include cargo handling facilities, fuel and lubricant storage tanks, and other airport activities. These operations can change the risk profile of the airport and impact the resources needed by the Joplin Fire Department.

3: BASELINES AND HISTORICAL PERFORMANCE



3. PERFORMANCE BASELINES AND HISTORICAL DATA

> "In general, firehouses should be distributed throughout the city so that each firehouse has a primary service area extending within a radius of one-half mile. This spacing should vary in relation to population densities, building intensities and types of construction, the pattern of trafficways, and with the relative degree of fire-hazard." *(American Society of Planning Officials, 1957)*

The City of Joplin has provided conventional fire protection and emergency response services using common methodology and practices. Pioneering features of Joplin's fire protection and emergency response strategy include the systematic construction of fire stations throughout the geography of the City and the addition of special services (technical rescue, hazardous materials, emergency medical response) to meet the needs of the community as growth occurred.

This chapter establishes the current baseline response performance for the Department. Understanding current response performance and incident information is necessary in order to evaluate recommendations considered later in the report.

3.1 COMMUNICATIONS AND ALARM HANDLING PROCESS

Often overlooked in the evaluation of fire departments is the alarm handling and dispatch process. The governing standard for fire department alarm handling and dispatching processes is NFPA 1221, *Standard for the Installation, Maintenance, and Use of Emergency Services Communications Systems*. ISO also maintains requirements for dispatching processes and circuits that impact the overall rating of the JFD. The alarm handling process involves the ability of a Public Safety Answering Point (PSAP) to receive emergency calls for service, determine the location and type of emergency and alert the closest and most appropriate resources for response. PSAPs include the three 9-1-1 centers that service the City of Joplin.

- **City of Joplin 9-1-1 Center**: dispatches Joplin Police and Fire Departments, Duquesne Police, and Missouri Southern State University Campus Police (after hours)
- **Jasper County 9-1-1 Center:** dispatches Jasper County Sheriff's Office, METS and rural fire departments
- **Newton County 9-1-1 Center:** dispatches Newton County Sheriff's Office, NCAD, Webb City Police, Webb City Fire, Carl Junction Fire, Carl Junction Police, Mercy Ambulance and rural fire and departments

The City of Joplin 9-1-1 center is staffed with three (3) dispatchers at all times who divide responsibilities and are cross-trained across the fire, EMS and law enforcement disciplines. In total the Joplin PSAP has nineteen (19) certified dispatchers. The PSAPs have the ability to transmit and receive calls for service utilizing the computer aided dispatch system (CADS), making the transfer of emergencies effective between the centers. Because the majority of emergencies are medical in nature, the ability to summon the response of an ambulance is imperative. All Joplin dispatchers are trained in Emergency Medical Dispatching (EMD) utilizing the Medical Priority Dispatching System (MPDS). The performance goals for PSAPs should be as follows (National Fire Protection Association, 2019):

- Alarm Answering Time – 15 seconds for 95% of calls, 40 seconds for 99%
- Alarm Processing Time – 64 seconds for 90% of calls, 106 seconds for 95% of calls

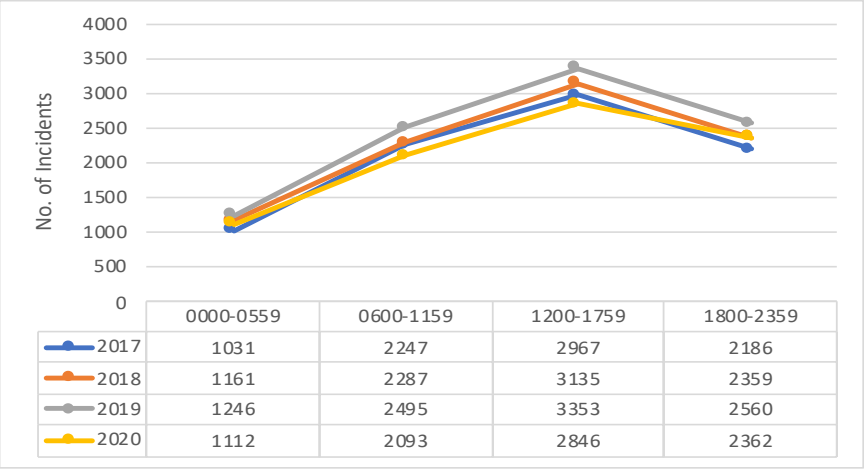
3.2 INCIDENT TYPES AND BASELINE OUTPUTS

JFD reflects industry best practices by responding to numerous hazards that impact the community. From fires of all varieties, to technical rescues and emergency medical calls, the Department has a tradition of serving the community in a variety of ways. Information on incident types is stored in the Firehouse Software Records Management System (RMS). The RMS provides this information to a national database of incident information called the National Fire Incident Report System (NFIRS). This data was extracted for this study to understand the type and frequency of incidents to which the Department responded. This report used data from 2017-2020, with a special emphasis placed on the 2019 dataset. The rational for this was that the four-year range of data would be sufficient to illustrate trends and opportunities for deployment decisions. The 2019 dataset was the most recent "normal" response dataset that excludes impact from the COVID-19 pandemic.

3.2.1 Incident Types and Community Impact

The Department responds to over 8,000 emergency incidents each year, with 2019 seeing 9,654 calls. The vast majority of these responses (67%) are emergency medical in nature. On average, 15 emergency medical responses occur each day, excluding motor vehicle-related incidents. When excluding the events and impact of the pandemic in 2020, trends of all incident type categories trended upward, with 2018 and 2019 showing a 7.7% and 8.0% increase in total incidents, respectively. It is anticipated that as the pandemic recovery continues, the Department will continue to see similar increases in incident frequency. The incident types with the highest rate of growth are Good Intent incidents and Service Calls at 43% and 34%, respectively.

3.2.2 Incident Time Periods and Days of the Week



	0000-0559	0600-1159	1200-1759	1800-2359
2017	1031	2247	2967	2186
2018	1161	2287	3135	2359
2019	1246	2495	3353	2560
2020	1112	2093	2846	2362

Figure 6: Incident Time Periods (2017-2020)

Incidents are not evenly distributed throughout the day or week. Consistently, Joplin's identification as a destination city is shown by the prevalence of incidents (35%) occurring between the hours of 12:00 and 6:00pm. The second busiest time of day for emergency incidents is nearly tied at the 6:00am to 12:00pm and 6:00pm to 12:00am slots.

While variance is noted by time of day, the day of the week has a less dramatic impact on the frequency of emergency responses. In 2020 and 2019, the day of the week with the fewest number of incidents was Sunday. However, the standard deviation for the dataset was a mere 0.70%, with little change in distribution each day. No clear pattern was established in the analysis regarding months of the year regarding call volume.

3.3 UNIT UTILIZATION AND SYSTEM EXHAUSTION

The commitment of individual response units is critical to understanding the stress of the response system and the potential for exhaustion of emergency response units. System exhaustion are time periods in which emergency response resources are unavailable for response. For the purposes of this report, the calculation of unit hour utilization (UHU) is measured by using the following formula:

$$UHU = \frac{Quantity\ of\ Respones\ \times\ Average\ Incident\ Duration}{Total\ Availability}$$

The value provided reflects the percentage of the time that resources are committed to incidents. While a common threshold for the UHU value in the fire service is 25 percent or less, it is important to note that there is no standard for this measurement. In accordance with guidance from the Center for Public Safety Excellence and in order to meet performance requirements set forth in NFPA 1710, Standard *for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments,* emergency resources must be available at least 90 percent of the time (Fitch and Associates). For the purposes of this report, any value greater than 10 percent is considered problematic.

3.3.1 Fire and Emergency Response Resources

Each shift, the Department provides staffing for four (4) engine companies, two (2) ladder companies, two (2) medium-duty rescue units and a Battalion Chief. These resources represent the primary resources used for fire suppression response. Specific information about the total time a unit was committed to an incident was not available from the RMS dataset. Therefore, for the purposes of UHU calculation, it was assumed that the average duration of an emergency incident (measured from time of dispatch to time the until was available) would be 40 minutes.

The following table shows the UHU for the fire and emergency response resources for the Department based on 2019 data:

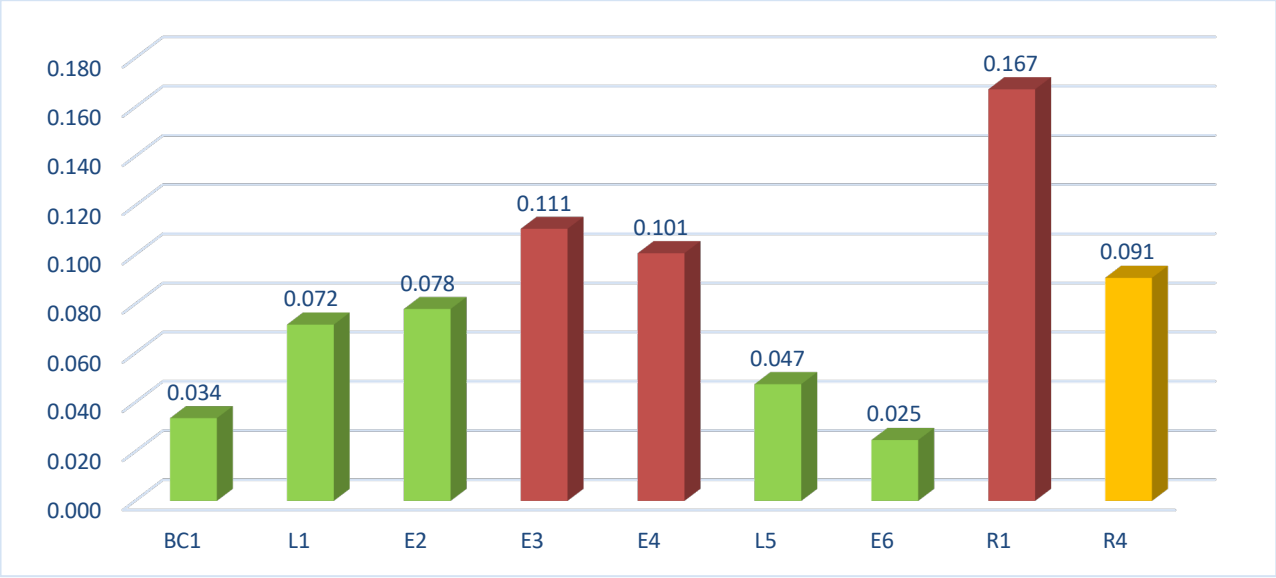


Figure 7: 2019 Unit Hour Utilization by Fire Response Unit

Based on the 2019 UHU data, and taking into consideration the likelihood for continued incident increases in the years to come, three units are immediately identified as exceeding a 10-percent commitment threshold. Those units are Rescue 1, Engine 3 and Engine 4. While not over 10-percent by 2019 measurements, Rescue 4 is close to the threshold as well and should be considered "at risk" for over utilization.

3.3.2 Emergency Medical Resources

The same JFD resources that are used for fire suppression duties are also used for emergency medical response. All emergency medical responses are tiered with either METS or NCAD ambulances for patient transport. An analysis of ambulance performance was not conducted as part of this study. However, anecdotal information on ambulance utilization and EMS resource exhaustion was obtained from the Department during the interview process.

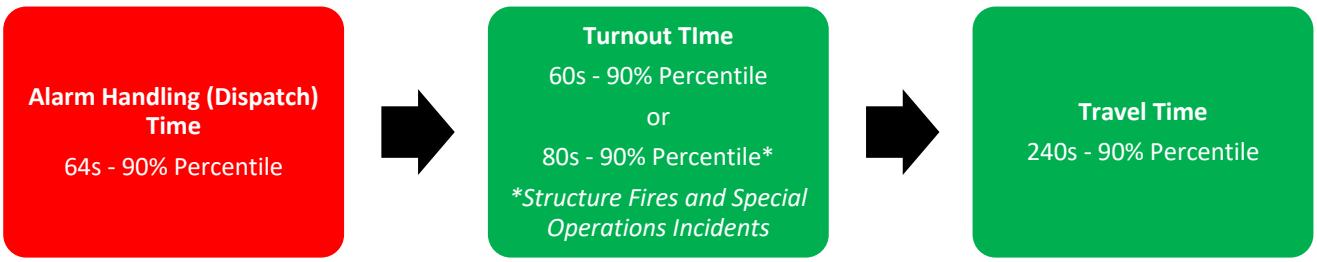


Figure 8: METS Ambulance

No official standard exists for the quantity of ambulances necessary to protect a community, however a recent survey of seventy fire department-based ambulances in the United States found that each ambulance protected an average of 21,057 citizens (Shekhar, 2020). Given that ratio, the quantity of ambulances providing services to the City appears to be sufficient. The Department encounters situations of delayed response due to stress in the emergency medical system. This is likely a side effect associated with services providing non-emergency transfers from the various medical campuses. Exhaustion and reliability of ambulances impacts the resources of the fire department and should be monitored.

3.4 FRACTILE RESPONSE TIME PERFORMANCE

The Department collects a significant amount of data and demonstrates effort in ensuring response performance is evaluated. The Department does not have a proven analytical software to conduct analysis of performance, and instead must use a series of reports and complicated Microsoft Excel spreadsheets. Performance is primarily measured as an average time, instead of at the 90th percentile of the various datasets. Because NFPA 1710 measures performance using the 90th percentile, it is necessary to extract data and determine the Department's current response time performance. Using 2019 incident data, the performance of the Department was calculated for two of the three response time intervals. The response time intervals calculated (in green) were only those for which the Department is directly responsible. The graphic below shows the elements of total response time and those measured by this analysis.



The dataset was divided into major operational call groups: emergency medical, fires, hazardous materials, motor vehicle accidents and technical rescue. The response time performance goal, which includes both turnout time and travel time, in accordance with NFPA 1710 and the Center for Public Safety Excellence would be five minutes or five minutes and 20 seconds depending on whether the incident was a structure fire or special operations (technical rescue or hazardous materials) incident.

Figure 9 shows performance for each call group and station response area at the 90th percentile. For example,

emergency medical calls occurring in Station 1's response area show that from time of dispatch, an emergency response unit arrived with 7 minutes and 42 seconds, 90 percent of the time. It is also important to note that while Station 7 is presented in this table, responses into that area were occurring from other stations since Station 7 itself it not built. Call times with infrequent responses (e.g., technical rescue) are subject to interference from a small dataset and therefore their response times may be spurious in nature.

STATION NO.	EMS	FIRE	HAZMAT	MVA	TECHNICAL RESCUE
STATION # 1	0:07:42	0:08:33	0:09:17	0:07:55	0:14:09
STATION # 2	0:07:34	0:07:51	None	0:06:57	None
STATION # 3	0:08:14	0:07:48	0:11:13	0:07:39	None
STATION # 4	0:08:17	0:09:19	0:08:29	0:10:50	0:13:23
STATION # 5	0:08:25	0:07:57	0:12:46	0:08:00	0:08:17
STATION # 6	0:09:28	None	None	None	None
STATION # 7	0:11:12	0:12:11	None	0:11:26	None

Figure 9: Fractile Response Time (Dispatch to Arrival) Performance by Station (2019)

Response times exceed the performance goals establish by industry standard for the time interval in question. Further analysis of the dataset indicates that travel time was reasonably compliant, but the turnout time interval regularly exceeds 60 or 80 seconds. Explanations for this can include responses made in a non-emergency mode or other sources of time error. It is also likely the turnout time baseline performance by the JFD can simply be improved.

3.5 MUTUAL AND AUTOMATIC AID

"It is imperative that joint coordination continue and become emphasized to ensure adequate resource coordination among fire departments in the Joplin region."

Joplin encounters approximately 100 incidents each year that involve mutual or automatic aid. Typically, aid is given by the JFD more than it is provided, however that trend is not consistent and varies by department.

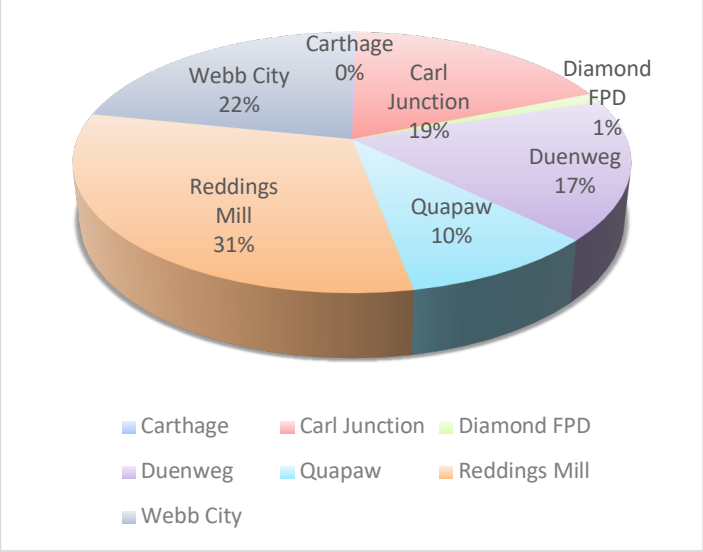


Figure 10: Incidents Involving Aid (Given or Received) 2017-2020

The Department has regular mutual or automatic aid involvement with the departments of Reddings Mill, Webb City, Carl Junction and Duenweg. All of these fire departments have fulltime firefighters on staff, and they represent an important pierce of the overall emergency response arrangement, since their reliability and capability can provide an important supplemental response. Aid from these departments on incidents of significant consequence, namely structure fires, is standard practice in certain geographic areas of

the community. The training and equipment provided by these departments varies greatly and was not evaluated as part of this report. It is imperative that joint coordination continue and become emphasized to ensure adequate mutual aid resource coordination for the JFD.

4: CURRENT DEPLOYMENT ASSESSMENT



4. CURRENT DEPLOYMENT ASSESSMENT

4.1 ADMINISTRATION AND SUPPORT

> "Fire departments require extensive administrative support to function properly."

While the majority of work and scope of this report is directed at emergency response units, it is important to note that all fire departments require extensive administrative support to function properly. Training, prevention efforts, hazard mitigation, personnel management and emergency preparedness are just a few of the administrative objectives that are typically completed by administrative members of a fire department. No official standard exists to guide the ratio of administrative firefighters to firefighters in field assignments, but recommendations can be generated through examination of similar comparison cities and assessment of workload.

4.1.1 Comparison Cities

The unique attributes of Joplin made identification of comparison cities challenging. Joplin is remote from other population centers and serves as a hub of commerce and employment for the surrounding region. When identifying comparison cities, the following guidelines were utilized. The cities should:

- exist remote from other population centers,
- represent an employment hub with an identified increase in daytime population,
- have a population greater than 35,000 people but a population less than 90,000 people as identified by the last US Census Bureau estimate,
- utilize a full-time fire department, without supplemental volunteers, and perform EMS response without transport ambulances,
- have a poverty rate similar to Joplin,
- be located within Missouri or an adjoining state.

Comparison Cities	Population	Daytime Pop Est.	Median Income	Poverty Rate	Size
Joplin, MO	50,386	70,742	45,449	18.2%	35.6 mi^2
Bartlesville, OK	36,144	39,686	54,778	13.5%	22.8 mi^2
Fayetteville, AR	87,590	102,655	43,690	22.9%	53.9 mi^2
Hutchinson, KS	40,383	41,473	46,927	14.4%	22.7 mi^2
Jefferson City, MO	42,708	68,845	52,253	12.9%	36.0 mi^2
Cape Girardeau, MO	39,566	52,583	45,733	23.0%	24.3 mi^2
Stillwater, OK	50,299	56,486	34,309	35.2%	29.5 mi^2
St. Joseph City, MO	74,875	86,181	48,197	18.7%	44.0 mi^2

Figure 11: Joplin Comparison Cities (US Census Bureau) (Bureau of Labor Statistics, 2021)

As can be derived from Figure 11, all of the comparison cities meet the requirements set forth in the study and have fire departments with significant similarities to Joplin. In the comparison city list, Joplin represents the third largest city by population (both Census population and daytime population estimates) and the fourth largest by land area.

The fire departments for each of the cities were contacted to determine their size and response makeup. The results are shown below.

Comparison Cities	No. Stations	No. Firefighters	ISO Class	Training Staff	Fire Marshall Staff
Joplin, MO	6	96	2	2	1
Bartlesville, OK	4	67	2	1	1
Fayetteville, AR	7	122	1	2	5
Hutchinson, KS	6	91	1	3	2
Jefferson City, MO	5	75	2	2	1
Cape Girardeau, MO	4	65	4	1	2
Stillwater, OK	4	74	2	1	2
St. Joseph City, MO	11	130	3	2	4

Figure 12: Comparison Cities Fire Department Information (2021)

The general size of the Joplin Fire Department is consistent with the size of population it protects when compared to its neighbors. Joplin has 5.61 square miles for each fire station, which is similar to the comparison cities who averaged 5.71 square miles per fire station. Joplin has 525 citizens per firefighter and the comparison group averaged 586 citizens per firefighter, ranking Joplin's staffing slightly better than the majority in the survey. While many attributes of Joplin were similar to those of the comparison cities, some elements were worthy of noting:

- Fire Marshal staffing for the Department was in a three-way tie for the lowest of the group. In Jefferson City, Missouri the Fire Marshal is officially supplemented with six firefighters who work overtime to compensate for the staffing arrangement.
- Joplin was the only department identified as not having a fulltime clerical or administrative support position.

The volume of administrative work that has to be accomplished by the Department dictates prioritization of solutions that aid administrative and management functionality, especially in support of the Fire Marshal's Office.

4.2 FIELD OPERATIONS STAFFING AND EFFECTIVE RESPONSE FORCE

Fire station staffing is designed to provide 24 hour-per-day, 365 day-per-year emergency response coverage. Joplin has successfully adopted a three-platoon system for a number of decades. It is essential that each platoon will be identical in makeup and consist of the same number of firefighters and officers. Special consideration must be given to balanced distribution of specially-trained firefighters who can provide the skills and experience to handle special operations incidents. The

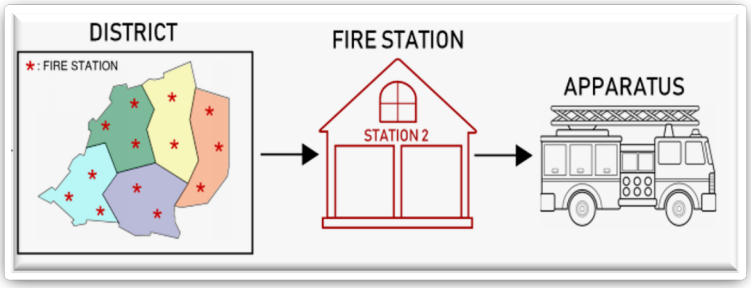


Figure 13: Fire Department Deployment Elements

types of responses commonly associated with this description are technical rescue, hazardous materials and aircraft rescue and firefighting. Staffing and deployment in the Field Operations Division is complex and critical since it involves a risk assessment of the City, coupled with the construction of fire stations and staffing of apparatus.

The evaluation of staffing in fire stations and on fire companies is established in NFPA 1710. This document ensures a minimum number of firefighters are assigned to each emergency response apparatus, and that a sufficient number of firefighters are assembled at the emergency incident scene to facilitate all the tasks that must be accomplished. This team of firefighters is called an effective response force, or ERF. In general, all fire apparatus shall be staffed with a minimum of four (4), including an officer, driver/operator and two (2) firefighters. Apparatus can be operated with fewer than four (4) firefighters if they operate in tandem with another fire apparatus and the sum of firefighters is equal to, or greater than, four (4) (National Fire Protection Association, 2020).

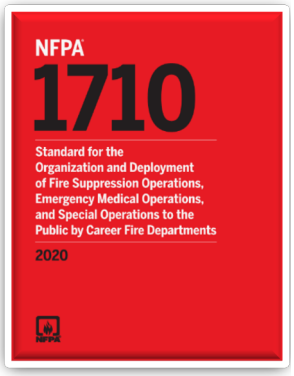


Figure 14: NFPA 1710 Cover

Apparatus must be capable of operating independently at small incidents and as part of a larger team at incidents of greater significance. The staffing of these apparatus relates to their ability to intervene at both emergency medical, fire and other incidents.

Firefighting and response to recognized hazards requires a sufficient initial response with an adequate number of firefighters to initiate control measures, coupled with the assembly of an ERF to bring the entire incident under control within a reasonable timeframe. The ERF is different based on the incident type. The ERF is defined by the predominant risk in the NFPA 1710 standard.

For the City of Joplin, a minimum of 15 firefighters should be assembled at every structure fire, with higher risk structures such as high-rise buildings and strip malls receiving additional staffing (see NFPA 1710 Section 5.2.4 for additional information). This staffing does not have to originate solely from within the Department, but can be assembled using automatic aid resources. The typical structure fire assignment in the City of Joplin does not meet the ERF set forth in the standard staffing on the *initial* alarm. The *initial* alarm for structure fires in Joplin will deploy an ERF of 13 or 14 firefighters, depending on the companies assigned. An additional fire company is sent in supplemental to the initial alarm when the incident is determined to be a “working fire”. This additional fire company sent upon declaration of a “working fire” meets the necessary ERF of the standard.

Joplin’s staffing of four (4) firefighters on engine companies, with the exception of Engine 6 is an industry best practice. However, the staffing of three (3) firefighters on Engine 6 and three (3) firefighters on both ladder companies warrants discussion and the evaluation of alternatives. Ladders are currently stationed with a two (2)-person medium-duty rescue company and operate, accordingly to policy, as a single unit. However, by practice these two (2) units frequently operate independent of one another.

A ladder is currently being constructed for the Department by Pierce Manufacturing. That apparatus is anticipated to be assigned to Ladder 6, replacing the current fire company. It is not clear how the Department established the need for the third ladder company and identified this particular station for the placement of such an apparatus.

Joplin lacks consistent staffing relating to its deployment of special operations functions (technical rescue and hazardous materials), as well as ALS emergency medical care. While trained members are distributed among

the ranks and shifts within the Department, a staffing and deployment strategy has not been implemented to ensure they consistently staff apparatus in a predictable fashion.

4.2.1 Comparison Cities

The staffing arrangement for the Department, when compared to the comparison cities, showed that Joplin had superior fire company staffing practices. No other recommendations or findings regarding the comparison cities are noted for this particular section.

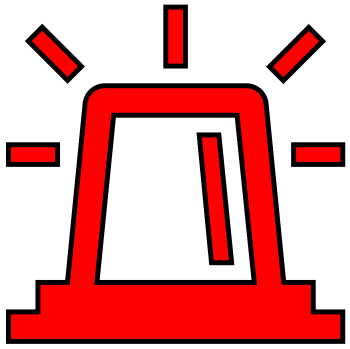
4.2.2 Response Plans and Call Types

Response plans, as implemented in the City's CADS, are described in Department's Standard Operating Guideline 226.10-21. This document appears to be regularly updated and is consistent with industry practices regarding the various call types listed. No task analysis was identified associated with the document. This effort should be considered to ensure initial response and ERF are sufficient for the emergency summoning dispatch.

4.2.3 Joplin Regional Airport

The Joplin Regional Airport (KJLN) is a regional commercial airport located in the City of Joplin. The airport is required by Federal Aviation Administration (FAA) Standard Part 139 to have Aircraft Rescue and Firefighting (ARFF) capability onsite for commercial air traffic. The airport is rated an "Index A" according to FAA regulations. Currently, this capability is provided by airport maintenance employees, who are also certified as ARFF firefighters, and a specialized ARFF fire engine that is located onsite. The Department supplements alerts at the airport with a response of structural fire apparatus and rescue units. The ARFF airport maintenance employees are not certified structural firefighters and do not leave the cab of the airport fire engine during emergency responses.

5: FIRE STATION LOCATION EVALUATION



5. FIRE STATION LOCATION EVALUATION

Fire stations should be designed and constructed with their final intent in mind. This promotes the most effective and efficient use of resources, while providing emergency response. Future fire station design and location should be carefully evaluated from the beginning of development to ensure the best selection of land for the site and facilitation of acceptable response. Considerations for advantageous fire station location include proximity to target hazards, nearby population, access to transportation corridors and the location's interaction with other station response boundaries.

> "Fire stations should be designed and constructed from the onset with their final intent in mind."

In this section, each station is evaluated based on its modeled performance using ESRI Geographical Information Systems and actual performance for emergency medical and fire incidents. Included in the evaluation are logistic and layout considerations for each facility. Fire station locations are evaluated based on both their distribution inside the City and their ability to provide resources for the assembly of an ERF.

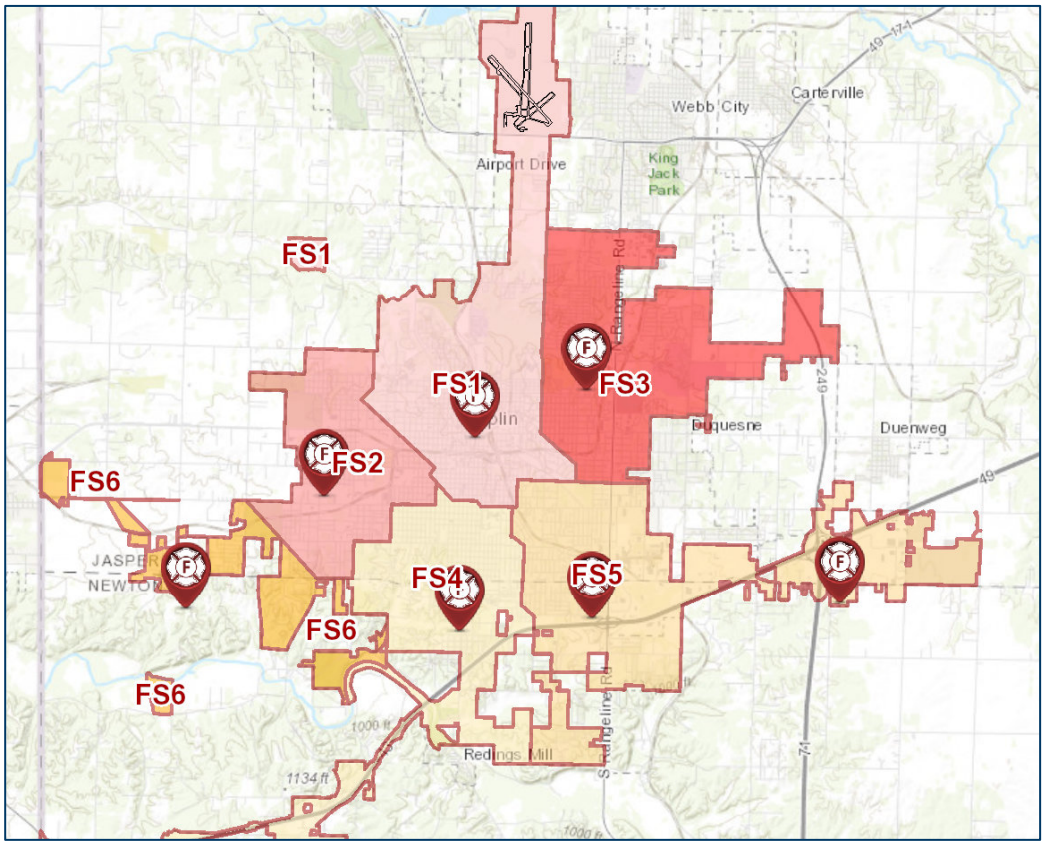


Figure 15: Fire Station Locations in the City of Joplin

The effects of the May 2011 tornado were significant to the Department, causing the reconstruction of two (2) fire stations that were destroyed by the storm. While these new stations present a significant improvement in modern living conditions and amenities, they did impact the response framework for the City.

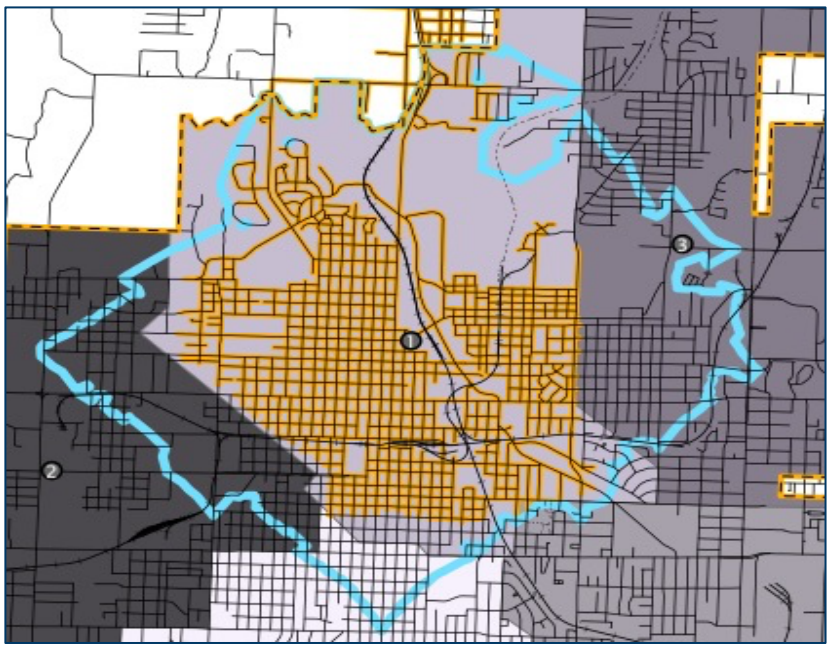
5.1 STATION 1

Station 1 is the oldest fire station in the City and the busiest by call volume. It is home to Ladder 1, Rescue 1 and Battalion 1, as well as other support apparatus. It was originally built in 1966 and remodeled in 2006. It has four apparatus bays, is the headquarters fire station and houses the offices for the Fire Marshal, Deputy Chief, and Fire Chief.

90th Percentile Performance	EMS Incidents 7:42	Fire Incidents 8:33	Motor Vehicle Incidents 7:55
2017 Responses	2,777	**2017 Structure Fires**	20
2018 Responses	2,959	**2018 Structure Fires**	30
2019 Responses	3,297	**2019 Structure Fires**	32
2020 Responses	2,595	**2020 Structure Fires**	32

Figure 16: Fire Station 1 Metrics (2017-2020)

Station 1 is a critical station for the City because of its centralized location. According to GIS data provided, the station is closest to 4,616 addresses in the City. These addresses constitute 21% of the total addresses in the City of Joplin. The four-minute travel time polygon from this station covers 99%, or 4,567 of those address points, leaving only 49 outside the modeled performance characteristic. Portions of Station 1's four-minute polygon extend into small portions of the response area for Stations 2, 3 and 4. The mean modeled travel time from the station is 2.14 minutes.



Station 1 – Quick Facts

Address: 303 East 3rd Street

Year Built: 1966

Staffed Units: Ladder 1, Rescue 1, Battalion 1

Addresses Protected: 4,616

Figure 17: Fire Station 1 Four-minute Response Polygon (ESRI GIS Modeled 2021)

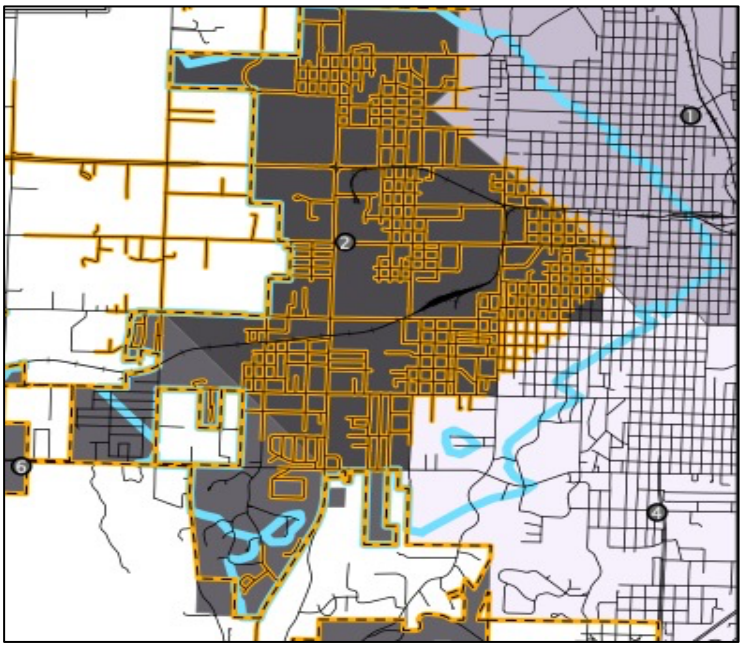
5.2 STATION 2

Station 2 is one of the newest fire stations and was built and relocated after the devastating 2011 tornado. The call volume handled by this station makes it the fourth busiest in the City. It is home to a single engine company, Engine 2, and has two apparatus bays. It was built in 2013.

90th Percentile Performance	EMS Incidents	Fire Incidents	Motor Vehicle Incidents
	7:34	7:51	6:57
2017 Responses	1,003	**2017 Structure Fires**	8
2018 Responses	1,133	**2018 Structure Fires**	9
2019 Responses	1,122	**2019 Structure Fires**	13
2020 Responses	928	**2020 Structure Fires**	12

Figure 18: Fire Station 2 Metrics (2017-2020)

Station 2 provides important coverage for the northwest quadrant of the City. Its location allows for important secondary coverage to Station 6 and Station 1 through road connectivity in the City. According to GIS data provided, the station is closest to 3,856 addresses in the City. This constitutes 18% of the total addresses in the City of Joplin. The four-minute travel time polygon from this station covers 100% of those address points. Portions of Station 2's four-minute polygon extend into small portions of the response area for Stations 1, 4 and 6. The mean modeled travel time from the station is 2.19 minutes.



Station 2 – Quick Facts

Address: 2025 West 13th Street

Year Built: 2013

Staffed Units: Engine 2

Addresses Protected: 3,856

Figure 19: Fire Station 2 Four-minute Response Polygon (ESRI GIS Modeled 2021)

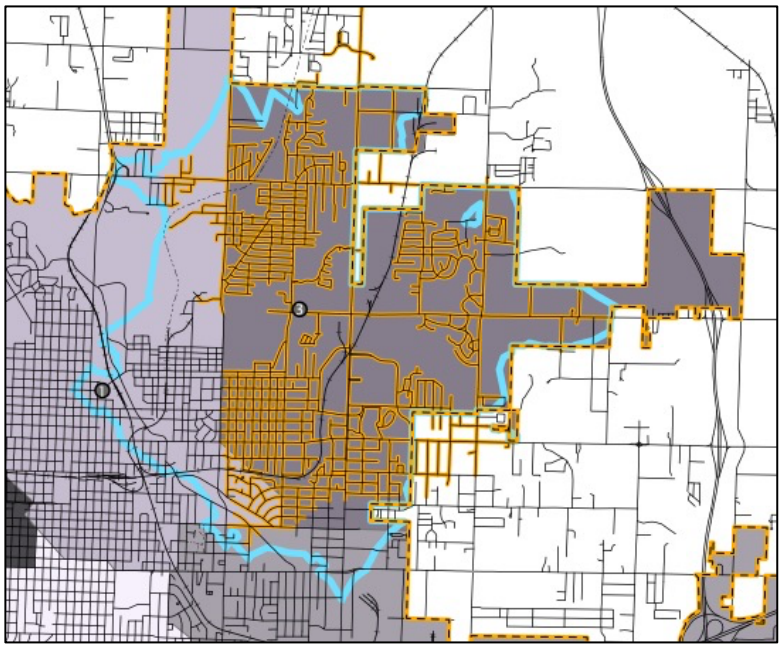
5.3 STATION 3

Station 3 is an older fire station and protects the largest number of addresses of all JFD stations. It protects a large area of the northwest side of the City. Its number of emergency responses make it the third busiest fire station in the City. It was built with two apparatus bays in 1980 and is home to Engine 3. Its design and function are antiquated.

90th Percentile Performance	EMS Incidents	Fire Incidents	Motor Vehicle Incidents
	8:14	7:48	7:39
2017 Responses	1,407	**2017 Structure Fires**	13
2018 Responses	1,453	**2018 Structure Fires**	7
2019 Responses	1,656	**2019 Structure Fires**	17
2020 Responses	1,204	**2020 Structure Fires**	4

Figure 20: Fire Station 3 Metrics (2017-2020)

Station 3 is the most northwestern station in the City and serves a variety of purposes. Station 3 has minimal intrusion into Station 5's area and limited overlap into Station 1's response area. This overlap into Station 1's area is an important attribute of this station, since Station 1 has a significant call volume. According to GIS data provided, the station is closest to 4,725 addresses in the City. This constitutes 22% of the total addresses in the City of Joplin. The four-minute travel time polygon from this station covers 96%, or 4,542 address points, leaving only 183 outside the modeled performance characteristic. The mean modeled travel time from the station is 2.56 minutes.



Station 3 – Quick Facts

Address: 2717 Newman Road

Year Built: 1980

Staffed Units: Engine 3

Addresses Protected: 4,725

Figure 21: Fire Station 3 Four-minute Response Polygon (ESRI GIS Modeled 2021)

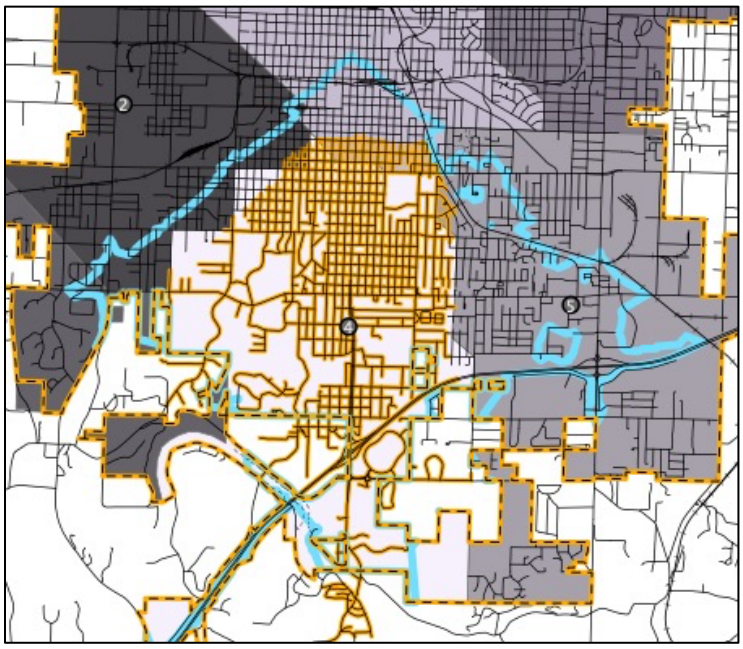
5.4 STATION 4

Station 4 is one of the newest fire stations in the City, having been reconstructed and relocated after the 2011 tornado. This station protects the second largest number of addresses of all JFD stations. This station is positioned in the south-central section of the City and provides important primary and back-up coverage for the City. This is the second busiest station in the City by call volume. It is home to Engine 4 and a water tender and has two apparatus bays.

90th Percentile Performance	EMS Incidents 8:17	Fire Incidents 9:19	Motor Vehicle Incidents 10:50
2017 Responses	1,485	**2017 Structure Fires**	8
2018 Responses	1,475	**2018 Structure Fires**	10
2019 Responses	1,496	**2019 Structure Fires**	8
2020 Responses	1,338	**2020 Structure Fires**	15

Figure 22: Fire Station 4 Metrics (2017-2020)

Station 4 was previously located in a more central location in the City. It remains an important station for the Department, providing essential first-due coverage to the second-largest quantity of address points and second-due coverage to Station 1, 5, and 6's area. According to GIS data provided, the station is closest to 4,688 addresses in the City. This constitutes 21% of the total addresses in the City of Joplin. The four-minute travel time polygon from this station covers 98%, or 4,616 of those address points, leaving only 72 outside the modeled performance characteristic. Portions of Station 4's four-minute polygon extend into significant portions of the response area for Station 5. The mean modeled travel time from the station is 2.08 minutes.



Station 4 – Quick Facts

Address: 3402 South Main Street

Year Built: 2013

Staffed Units: Engine 4

Addresses Protected: 4,688

Figure 23: Fire Station 4 Four-minute Response Polygon (ESRI GIS Modeled 2021)

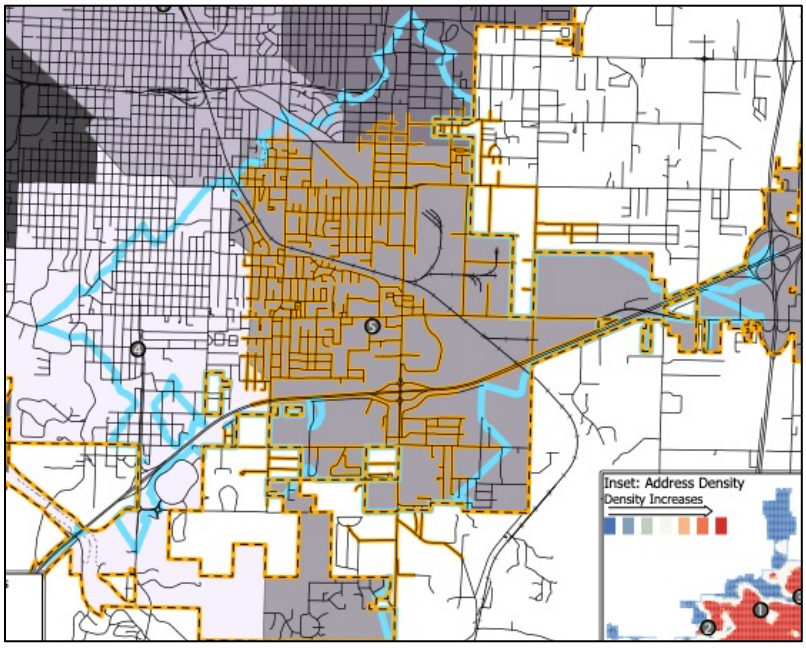
5.5 STATION 5

Station 5 was built in 1982 and is one of the older stations in the JFD inventory. It is one of the few stations that exists in its original location. This station is currently positioned the furthest east in the City. When Station 7 opens, this distinction will change. This station provides quarters to Ladder 5 and Rescue 4. By call volume, this station is the fourth busiest.

90th Percentile Performance	EMS Incidents 8:25	Fire Incidents 7:57	Motor Vehicle Incidents 8:00
2017 Responses	1,362	**2017 Structure Fires**	8
2018 Responses	1,481	**2018 Structure Fires**	7
2019 Responses	1,603	**2019 Structure Fires**	8
2020 Responses	956	**2020 Structure Fires**	3

Figure 24: Fire Station 5 Metrics (2017-2020)

Station 5 has four-minute coverage that overlaps into Station 4's area, and also protects the area for future Station 7. According to GIS data provided, the station is closest to 3,353 addresses in the City. This constitutes 15% of the total addresses in the City of Joplin. The four-minute travel time polygon from this station covers 95%, or 3,191 address points, leaving only 162 outside the modeled performance characteristic. The mean modeled travel time from the station is 2.53 minutes.



Station 5 – Quick Facts

Address: 3223 Texas Avenue

Year Built: 1982

Staffed Units: Ladder 5, Rescue 4

Addresses Protected: 3,353

Figure 25: Fire Station 5 Four-minute Response Polygon (ESRI GIS Modeled 2021)

5.6 STATION 6

Station 6 was built in 2013 and represents the newest and most modern fire station in the JFD. It was built in an area of the community that continues to see development and growth. This station protects the western edge of the City and possesses significant mutual aid capability to nearby departments. This station provides quarters to Engine 6 and the hazardous materials trailer. This station is the slowest in the City by call volume.

90th Percentile Performance	EMS Incidents	Fire Incidents	Motor Vehicle Incidents
	9:28	N/A	N/A
2017 Responses	121	**2017 Structure Fires**	1
2018 Responses	139	**2018 Structure Fires**	1
2019 Responses	186	**2019 Structure Fires**	1
2020 Responses	180	**2020 Structure Fires**	2

Figure 26: Fire Station 6 Metrics (2017-2020)

Station 6 does not protect a large quantity of address points or critical target hazards for the City, but represents an investment in the future safety of the western corridor of the City. According to GIS data provided, the station is closest to 479 addresses in the City. This represents just 2% of the total address points in the City. 99% of the addresses protected, or 473, are covered within the four-minute travel time polygon. Very little of Station 6's four-minute polygon extends into other station areas. The mean modeled travel time from the station is 2.21 minutes.

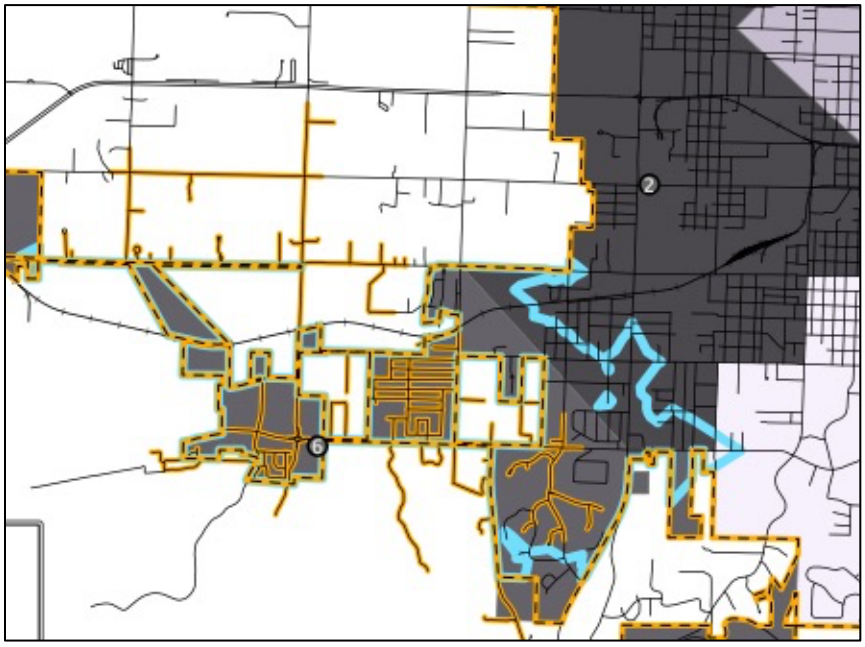


Figure 27: Fire Station 6 Four-minute Response Polygon (ESRI GIS Modeled 2021)

Station 6 – Quick Facts

Address: 5302 West 32nd Street

Year Built: 2013

Staffed Units: Engine 6

Addresses Protected: 479

5.7 STATION 7

Station 7 is not currently constructed, but is in the planning and design phase. The Department has collected information on responses in this station's area and it is reviewed as part of this report. It is anticipated to be built in an area of the community that is home to significant industry and near Interstate 49 and 44. It is anticipated for this station to house a single engine company.

90th Percentile Performance (Modeled)	EMS Incidents 11:12	Fire Incidents 12:11	Motor Vehicle Incidents 11:26
2017 Responses	166	**2017 Structure Fires**	0
2018 Responses	214	**2018 Structure Fires**	2
2019 Responses	162	**2019 Structure Fires**	2
2020 Responses	151	**2020 Structure Fires**	1

Figure 28: Fire Station 7 Metrics (2017-2020)

Station 7 is anticipated to protect a small quantity of address points (114), which only constitutes 1% of the City. It should be noted that many of these addresses are commercial or industrial in nature. This station, like Station 6, demonstrates a significant investment by the City in protecting this growing node of the community. The modeled travel time polygon will likely encroach into Station 5's response area. The mean modeled travel time for the station is 2.63 minutes.

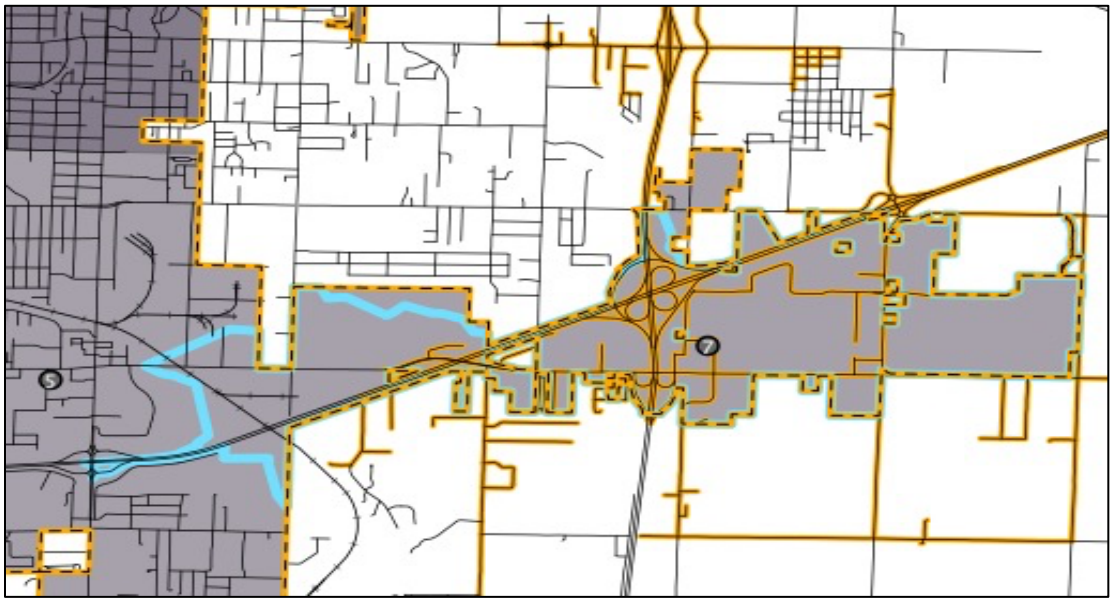


Figure 29: Fire Station 7 Four-minute Response Polygon (ESRI GIS Modeled 2021)

5.8 CURRENT STATION PERFORMANCE

Evaluating individual fire station performance is only one piece of the overall deployment assessment. All stations, operating as a system, must be reviewed for interaction and coverage to understand gaps that may exist in the City. Current fire station locations, inclusive of proposed Station 7, provide modeled four-minute response coverage to 21,325 address points representing 98% of the City. The largest number of addresses outside the four-minute response time are in Station 3 and Station 5's areas. The overall performance of the stations is shown in the figure below.

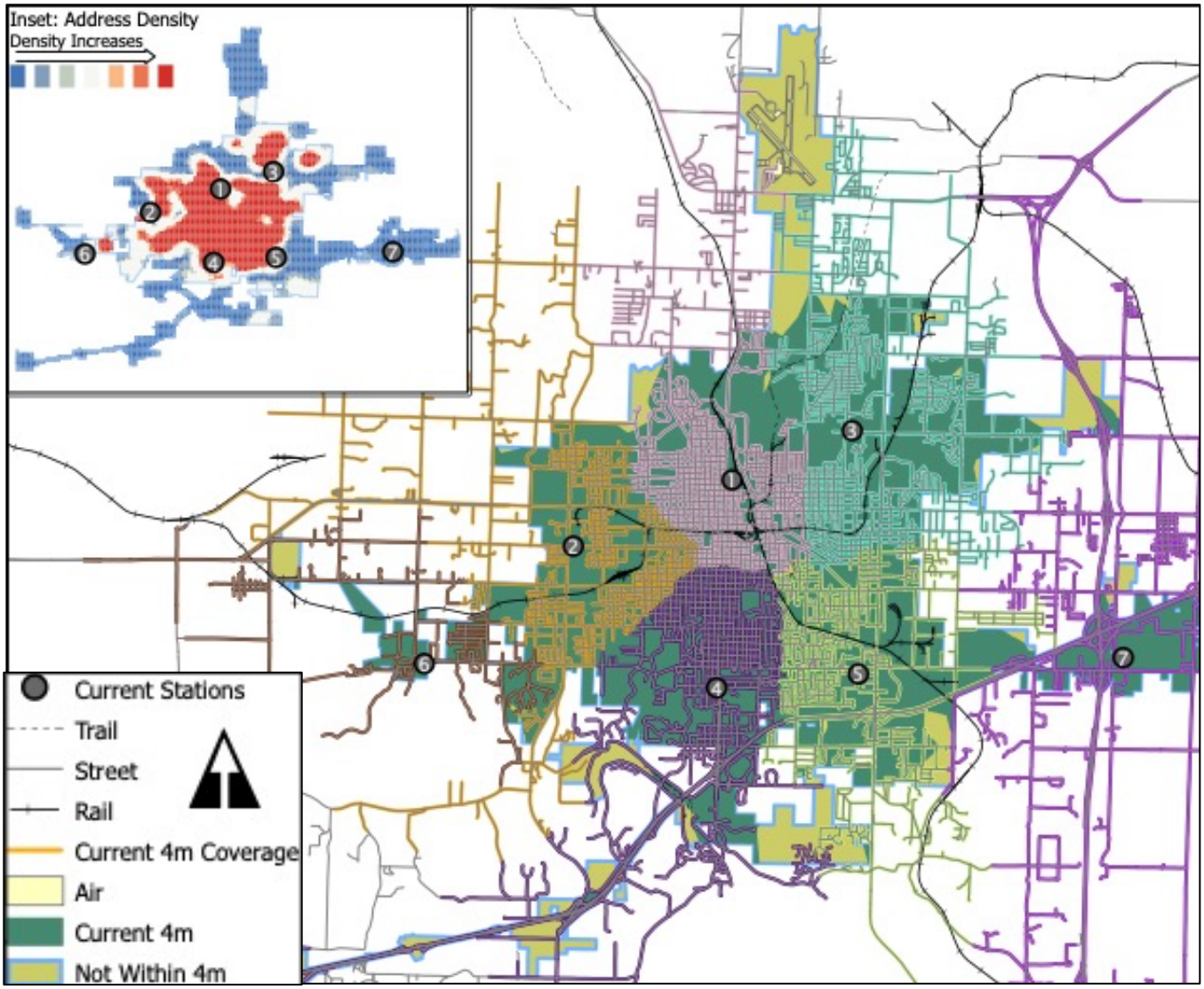


Figure 30: JFD Stations Four-minute Response Polygon and Overall City Coverage (ESRI GIS Modeled 2021)

When considering risk, population and other variables, the current distribution of fire stations is adequate, but can be improved.

Concentration of resources is critically important for fire department service delivery since high-risk types of emergencies require the response of multiple stations to properly mitigate the incident. Emergencies like structure fires, hazardous materials leaks, technical rescues and mass casualty incidents often require the

response of four or more fire stations in order to accumulate sufficient personnel to safely and effectively respond. The figure below shows the overlapping concentration of fire station response polygons within an eight-minute travel time. The eight-minute travel time is derived from NFPA 1710 as the benchmark travel time for the firefighting team, or ERF, to arrive at a structure fire.

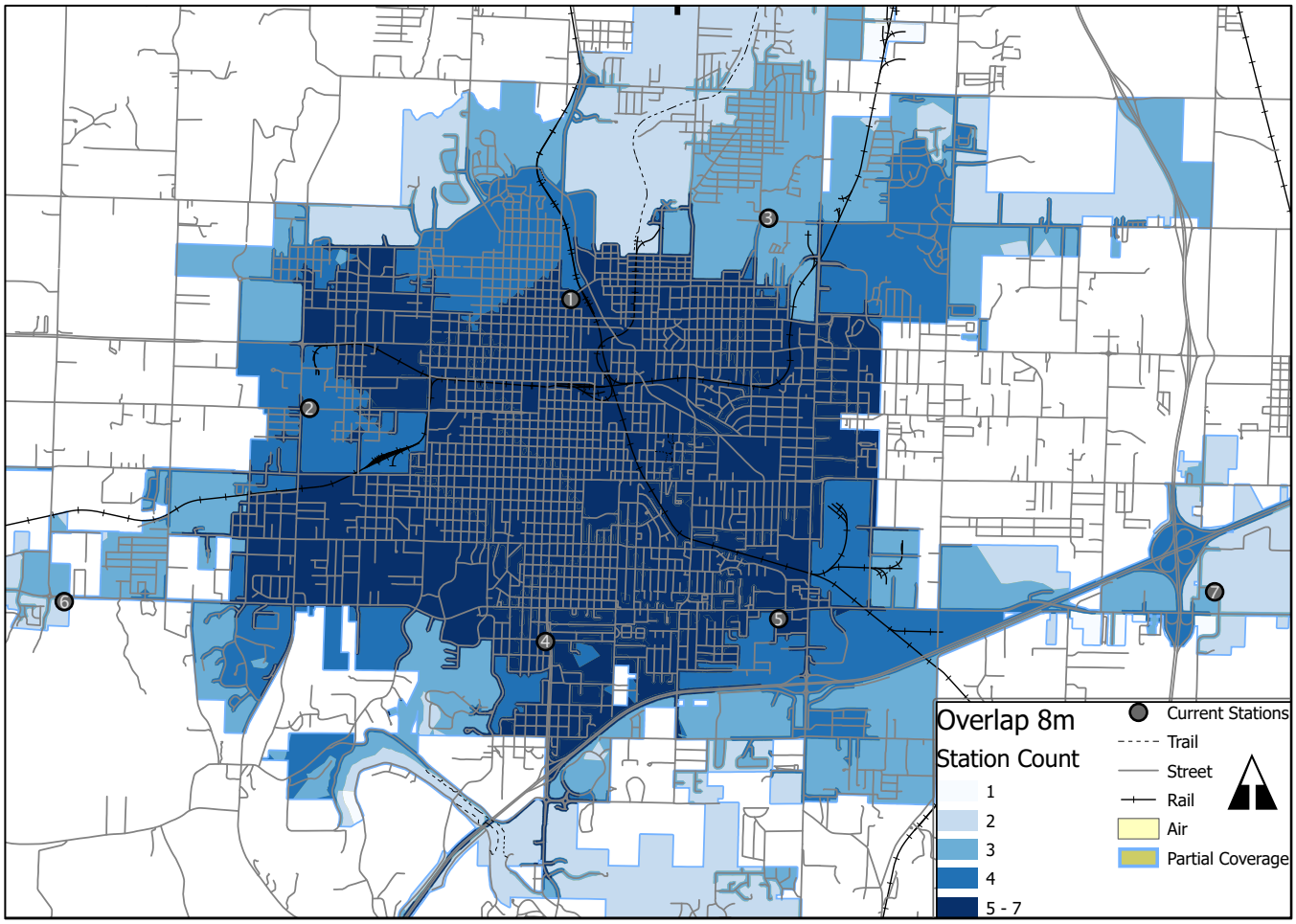


Figure 31: JFD Stations Eight-minute Response Concentration Measurement Overall City Assessment (ESRI GIS Modeled 2021)

In order to achieve the desired number of 15 firefighters at the scene of a structure fire, at least four fire stations will need to respond. Assuming that all fire stations are available and in quarters, the majority of the City, especially the center core, has the modeled capability to arrive within the designated time frame. This graphic does include Station 7 and does not reflect the current six fire stations.

7: RECOMMENDATIONS



6. RECOMMENDATIONS AND DECISION PACKAGES

The City of Joplin operates a fire department that is rich with tradition, capability and possess a spirit of service to the community. This report recommends realistic and time-sensitive recommendations to help improve protection of people and property. The recommendations are presented by functional category.

6.1 STAFFING AND PERSONNEL

The most important resource for the JFD are its firefighters. As such, it is necessary to provide a sufficient quantity of them in a short window of time to ensure they can quickly and safely control dangerous situations.

Recommendation 1 - Four-person staffing should be adopted as minimum staffing for fire suppression companies (engines and ladders) regardless of station.

Recommendation 2 - A task analysis should be completed by the Department to ensure sufficient personnel are dispatched on the initial alarm to all incident types.

Recommendation 3 - A minimum of four fire companies, including at least one ladder company, should be dispatched on the initial alarm for all structural fires to ensure adequate assembly of an effective response force.

Recommendation 4 - An Assistant Fire Marshal should be hired to supplement staffing in the Fire Marshal's Office. This position would help provide important risk reduction solutions to the JFD and City.



6.2 FIRE STATION LOCATIONS AND LOGISTICS

The location of fire stations is critical to the success of the fire and emergency response system. Properly located and designed fire stations for the City of Joplin translates into property and lives saved.

Recommendation 5 - The City should consider a future fire station location in the immediate central corridor of the City to address identified performance gaps in that area and improved concentration of resources.

Recommendation 6 - Station 3 should be relocated to position itself for improved east-west and north-south accessibility and improve layout and capacity for future expansion. This relocation should be done under consideration with the opening of Station 7, potential relocation of Station 5 or a fire station in the central corridor of the City to enhance overall system performance.



Recommendation 7 - Station 5 should be relocated to position itself for improved balance of coverage after the opening of Station 7. Special consideration should be given to overall system performance regarding the location of Station 4 and any potential relocation involving Station 3 or a fire station in the central corridor of the City.

Recommendation 8 - Future fire stations should be constructed with no fewer than three apparatus bays to accommodate mission expansion in the future.

6.3 APPARATUS AND DEPLOYMENT

Fire and emergency response must provide a careful balance of reliability, technology and function. The City of Joplin has invested significantly into its fleet, training and capability and should continue that tradition in the future.

Recommendation 9 – The Department should consider a standalone technical rescue and hazardous materials response unit for improved reliability and function for these low-frequency, high-risk calls.

Recommendation 10 – The Department should enhance training and capacity for technical rescue and hazardous materials response.

Recommendation 11 – Automatic aid departments should receive quarterly training and drills with nearby Joplin fire companies to ensure readiness and familiarization with protocols and procedures.

Recommendation 12 – To reduce risk to firefighters and citizens, the City should abate inhabitable structures posing unnecessary risk to firefighters and the public.

6.4 EMERGENCY MEDICAL SERVICES

The provision of emergency medical care is provided in the City of Joplin through a tiered system involving the JFD and two ambulance agencies. These types of emergencies are the most frequent type of response provided by the JFD.

Recommendation 13 – The City of JFD should develop a formal operational agreement or memorandum of understanding between all parties involved with emergency medical response, including the City of Joplin, Joplin Fire Department, Metropolitan Emergency Transport System, and Newton County Ambulance District. This document should establish minimum expectations of all stakeholders, a response algorithm, and response time standards or benchmarks. Elements for consideration for inclusion into the document should include the dual ambulance dispatch into areas of Newton County in the City of Joplin, and the use of Automatic Vehicle Location (AVL) to dispatch the closest ambulance to emergencies to provide efficient and effective response.

Recommendation 14 – Enhanced paramedic-level service delivery should be incrementally implemented in the JFD by establishing Engine 3 as a permanent paramedic fire company in the next 18 months. The Department should expand its paramedic-level service delivery to Engine 2 by 2024.

Recommendation 15 – By 2025, the Department should have the goal of placing a JFD paramedic on the scene of all Delta and Echo-level emergency medical calls 75% of the time.

6.5 ALARM HANDLING AND DISPATCH OPERATIONS

Crucial to emergency response is the rapid and authentic transmission of emergencies. The current 9-1-1 system in Joplin is sufficient but creates an opportunity for improved coordination and collaboration.

Recommendation 16 – 9-1-1 Services should be evaluated for consolidation or colocation to improve interoperability and function between the various 9-1-1 centers serving the City.

6.6 AIRCRAFT RESCUE AND FIREFIGHTING OPERATIONS AT JOPLIN REGIONAL AIRPORT

The City's regional airport is an important community asset that provides daily nonstop service to three major metropolitan areas. The protection of the passengers that enplane at this facility is important to community function and viability.

Recommendation 17 – The City should consider the transition of Aircraft Rescue and Firefighting (ARFF) responsibility to the fire department as a strategic initiative. This long-term shift in responsibility would involve hiring the necessary number of firefighters to provide Federal Aviation Administration (FAA) Part 139 services to the City's airport.

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Shekhar, A. C. (2020). Ambulance Allocation: What's the Right Balance? *EMS World*.

US Census Bureau. (n.d.).

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-278 – Rezone R-1 to R-2.

MEETING DATE:
September 7, 2021

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, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 037-21: 2521 S. Connor Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – David McCartney

BACKGROUND:
The change to R-2 will not detrimentally affect nearby property. R-2 uses are still able to maintain the character of low-density residential. Additionally, some nearby property, both directly abutting and in the general vicinity along the 26th St. corridor are presently zoned R-2 or C-O.

PLANNING & ZONING COMMISSION TESTIMONY:
David McCartney, 720 Glenview Place, Joplin, MO. He stated that he is no longer the owner but is speaking on behalf of the new owner. Basically, asking for an extension of the R-2 which is currently enforced in the adjoining plats. There are two properties, 2515 and 2519 S. Connor and combining them with this corner lot would be the appropriate square footage for duplexes.

Mr. Eastman asked he was just rezoning the corner lot?

Mr. McCartney stated that was correct. The other two lots are zoned R-2.

PUBLIC COMMENT;
Charles Steele, 2501 S. Connor, Joplin, MO. He is concerned about the sidewalk on 26th Street. We see a lot of foot traffic that can't go from Jackson to Bird, east/west, they go through the yards, or they go on the street, which is very dangerous. The other question I would have is where would the entrance be?

Mr. Stanton stated that since 26th Street is a collector we would not permit driveways to be off that street. It would have to be off Connor. As far as the sidewalks, the builder would be required to build sidewalks on their portion of the right-of-way with the building permit. The sidewalks will not extend the whole length, but this section would have sidewalks.

RECOMMENDATIONS:
Staff recommends approval for Case 040-21.
Planning & Zoning Commission recommends approval for Case 040-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
CB 2021-278, Staff Planning Report, P&Z Commission Minutes

CB 2021-278

Case 037-21: 2521 S. Connor Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – David McCartney

David McCartney, 720 Glenview Place, Joplin, MO. He stated that he is no longer the owner but is speaking on behalf of the new owner. Basically, asking for an extension of the R-2 which is currently enforced in the adjoining plats. There are two properties, 2515 and 2519 S. Connor and combining them with this corner lot would be the appropriate square footage for duplexes.

Mr. Eastman asked he was just rezoning the corner lot?

Mr. McCartney stated that was correct. The other two lots are zoned R-2.

Ms. Bruckner-Sears asked if there was anyone here to speak in favor of this request? There were none. Ms. Bruckner-Sears asked if there was anyone here in opposition of this request?

Charles Steele, 2501 S. Connor, Joplin, MO. He is concerned about the sidewalk on 26th Street. We see a lot of foot traffic that can't go from Jackson to Bird, east/west, they go through the yards, or they go on the street, which is very dangerous. The other question I would have is where would the entrance be?

Mr. Stanton stated that since 26th Street is a collector we would not permit driveways to be off that street. It would have to be off Connor. As far as the sidewalks, the builder would be required to build sidewalks on their portion of the right-of-way with the building permit. The sidewalks will not extend the whole length, but this section would have sidewalks.

Ms. Bruckner-Sears asked if there was anyone else to speak against this request? There was not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 037-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Rezoning

CASE 037-21 A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development.

LOCATION 2521 S. Connor Ave.

APPLICANT David McCartney

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 0.116 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-2	C-O	C-O	R-1
Land Use	Two-family Residential	Non-retail	Non-retail	Single-family Residential

FUTURE LAND USE

Joplin's Future Land Use Map shows this property as future low density residential.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S. Connor Ave.	Local	60'
W. 26th St.	Collector	100'

UTILITIES

Utilities in place.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

The request is consistent with the comprehensive plan. The future land use map does indicate future low-density residential; however, the comprehensive plan does call for a mix of housing types and residential uses along this corridor.

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

R-1 zoning is suitable for this property.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

The change to R-2 will not detrimentally affect nearby property. R-2 uses are still able to maintain the character of low-density residential. Additionally, some nearby property, both directly abutting and in the general vicinity along the 26th St. corridor are presently zoned R-2 or C-O.

DISCUSSION

The applicant is requesting a rezoning from R-1 to R-2. The R-2 district permits all uses within the R-1 district, as well as two-family residential, or duplexes. These generally maintain the character of low-density residential, and the City's comprehensive plan does call for a mix in residential uses along this corridor.

Staff recommends approval of Case 037-21.

ATTACHMENTS

- Application
- Map

RECEIVED
6-17-21

REZONING APPLICATION FORM

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

For Office Use Only
Case No.: 037-21
Filing Fee: ~~$500.00~~ 550.00
Date Advertised:
Date Notices Sent: 7-26-21
P&Z Date: 8-9-21
City Council Date: 9-7-21

APPLICANT: David McCartney PHONE: 417-437-0884
ADDRESS: 720 Glenview Pl. ZIP: 64801-1007
EMAIL: demccart25@yahoo.com
OWNER: David McCartney PHONE: —
ADDRESS: same ZIP: —
EMAIL: —
LOCATION OF PROPERTY: ~~2521~~ Connor, Joplin MO.
LEGAL DESCRIPTION:

Present Zoning R1 Requested Zoning: R2 Acreage: 0.116 A.
Present Use of Property: vacant lot
Proposed Use of Property: duplex, along w/ adjoining properties

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	vacant / ~~single residence~~	R1
South	street	?
East	Counseling office	CO
West	single family residence	R1

CHARACTER OF THE NEIGHBORHOOD: mixed CO and residential

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   no
2. Are there substantial reasons why the property cannot be used in accord with existing zoning?
   If yes, explain: buyer wants to put in two duplexes on three lots

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? yes
2. Consistent with Future Land Use Map? yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. 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 effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Connor, 26th St (Gabby Ave.)
2. Classification of Street(s):
   Arterial ✓ Collector _____ Local ✓
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? No
2. Properly Sized Street Right-of-Way? No
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments: _____

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

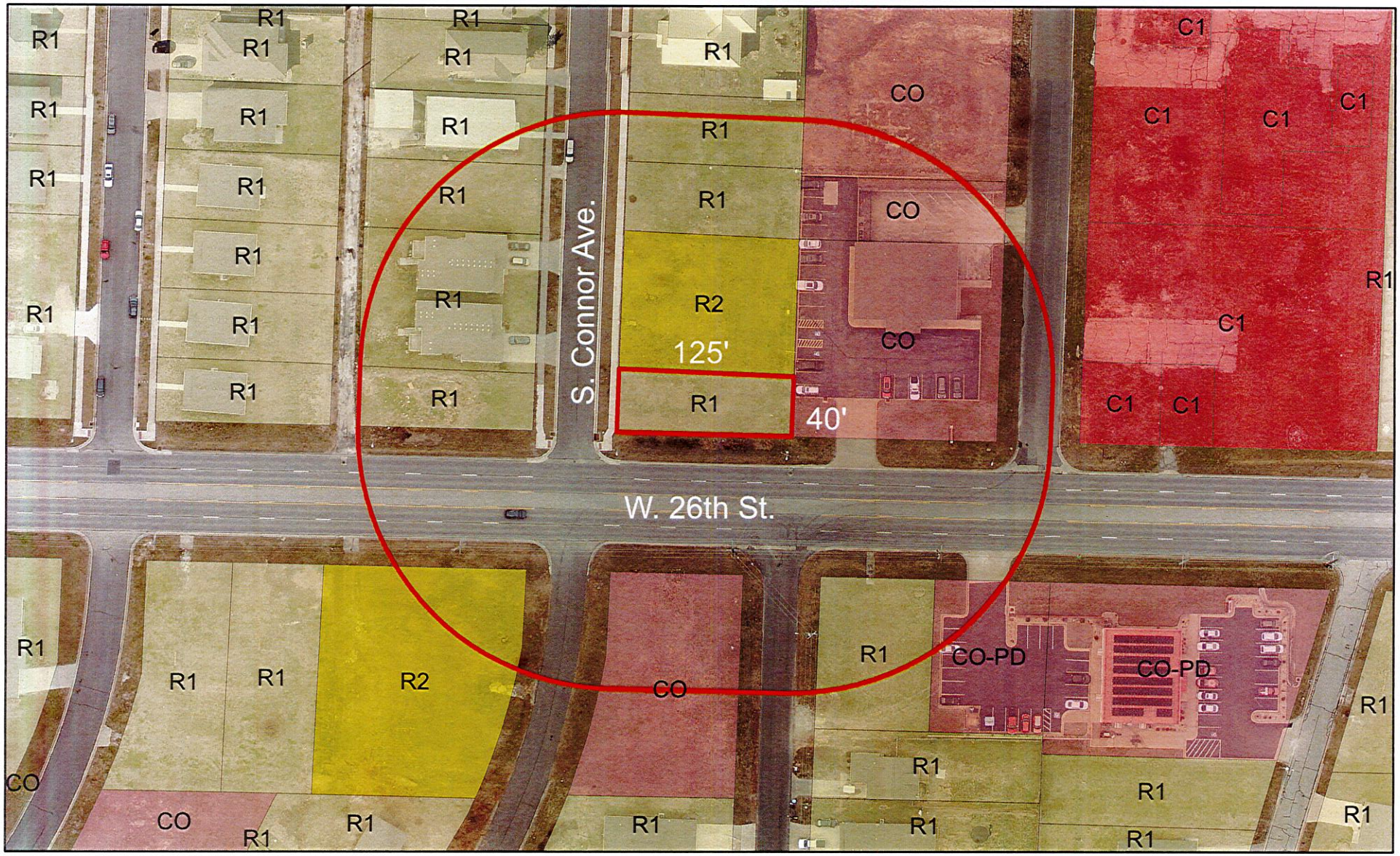
None

SIGNATURE: [signature] DATE: 5/15/24

BY: _____

TITLE: _____

037-21 - 2521 S. Connor Ave. - Rezone



Case 037-21:2521 S. Connor Ave. - A request to remove from District R-1 (Single-family Residential) and include in District R-2 (Two-family Residential) for future residential development – David McCartney

N

0 35 70 140 210 280 Feet

P & Z Case 037-21
David McCartney
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-278 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1 (Single Family Residential) and including in District R-2 (Two Family Residential) property as described below and located at 2521 S. Connor Ave.

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

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by the following described property and including in District R-2:

All of Lot Numbered Twenty-three (23) in COMMERCIAL CLUB ADDITION to the City of Joplin, Jasper County, Missouri according to the recorded plat thereof

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_____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-279-Utility Easement Vacation

MEETING DATE:
September 7, 2021

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 038-21: Southeast Corner of S. Anderson Ave. and W. 26th St. – A request to vacate a utility easement – Memorial Hills II, L.P. c/o Kevin Parker

BACKGROUND:
Utilities are not currently in the Right-of-Way. Rerouting of utilities is not required to maintain current services to adjoining properties. No plans for new utilities to be located in the right-of-way. As the platted lots are now under common ownership, the easement providing utility access to those lots is no longer necessary, particularly with a proposed redevelopment of this scale on the site. No existing or future utilities are currently in or planned to be within this easement.

PLANNING & ZONING COMMISSION TESTIMONY:
Kevin Parker with Parker Development, 1115 Illinois Ave. Ste. 1, Joplin, MO. The easement he is requesting to vacate is a legacy easement which has been vacated on both sides, which was recorded in 1978 and is now on a site that is being held by the Joplin Redevelopment Commission, that he is purchasing for the construction of Memorial Hills II.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 038-21.
Planning & Zoning Commission recommends approval for Case 038-21 (5 in favor, 0 Nays, 2 Absent.)

ATTACHMENTS
CB 2021- 279, Staff Planning Report, P&Z Commission Minutes

CB 2021-279

Case 038-21: Southeast Corner of S. Anderson Ave. and W. 26th St. – A request to vacate a utility easement – Memorial Hills II, L.P. c/o Kevin Parker

Kevin Parker with Parker Development, 1115 Illinois Ave. Ste. 1, Joplin, MO. The easement he is requesting to vacate is a legacy easement which has been vacated on both sides, which was recorded in 1978 and is now on a site that is being held by the Joplin Redevelopment Commission, that he is purchasing for the construction of Memorial Hills II. This is a 54-unit affordable housing project. The easement was not a concern initially, but we had to move our building up due to unsuitable soils. Notifications has been sent to all utility companies, but since it has been abandoned, no one has any problems with the vacation.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MS. STEELE MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 038-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Vacation

CASE 038-21 A request to vacate a utility easement.

APPLICANT Memorial Hills II L.P. c/o Kevin Parker

REPRESENTATIVE Ross Epple, Kevin Parker

LOCATION SE Corner of W. 26th St. and S. Anderson Ave.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 10' x 150'

REASON FOR VACATION

The applicant is requesting this vacation in order to re-develop the site for future multi-family, senior apartments. Previously, the site was platted as a number of smaller lots, and the easement in question was platted to provide utilities to those lots. With the site under common, singular ownership, the previously platted easement is no longer necessary for a redevelopment of this size.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Utilities are not currently in the Right-of-Way. Rerouting of utilities is not required to maintain current services to adjoining properties.

UTILITIES PLANNED TO LOCATE IN THE RIGHT-OF-WAY?

No plans for new utilities to be located in the right-of-way.

DISCUSSION

As the platted lots are now under common ownership, the easement providing utility access to those lots is no longer necessary, particularly with a proposed redevelopment of this scale on the site. No existing or future utilities are currently in or planned to be within this easement.

Staff recommends approval of Case 038-21.

ENCLOSURES

- Application
- Map

CITY OF JOPLIN

APPLICATION FOR VACATION OF STREET OR RESERVATION

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

For Office Use Only

Case No.: 038-21
Filing Fee: $550.00
Date Advertised:
Date Notices Sent 7-26-21
Public Hearing Date: 8-9-21

I. Applicant Name: Memorial Hills II, L.P. C/O Kevin Parker Phone: 417-624-5552

If more than one property applicant, please submit additional names, address and phone numbers on attached sheet(s)

Address: 1115 Illinois Avenue, Suite 100, Joplin, MO Zip: 64801

II. Type of vacation requested (check one):

Street Vacation_____

Alley Vacation_____

Utility Vacation X

Other (Please specify)_____

III. Please indicate below the extent to which the following standards are met, in the applicant's opinion.

1. Private rights will not be injured or endangered by the vacation. Private rights will not be endangered by the vacation of this easement as there is currently no known utilities found within this easement.

2. The vacation will not cause the public to suffer a loss or inconvenience. Vacation of this easement will not cause the public to suffer a loss or inconvenience as there is currently no known utilities within this easement.

3. In justice to the applicant(s) the vacation should be granted. The vacation should be granted to the applicant as there is currently no known utilities within this easement and the proposed building had to be moved north

Utility Comments: Vacation of Streets, Alleys, & Easements

City of Joplin
Planning, Development, & Neighborhood Services
602 S. Main St., Joplin, MO 64801
417-624-0820 ext. 511

Case Number: _____
Applicant: Memorial Hills II, L.P. C/O Kevin Parker
Phone: 417-624-5552
Email: kevin@parkerdevelopment.biz

Be it known that Memorial Hills II, L.P. *, being owners of real estate abutting or withholding a street, alley, or easement, desires to petition the City of Joplin, Missouri, to pass an ordinance vacating:* the utility easement that bisects the property at the below location

Located at: the corner of Anderson Avenue and 27th Street (Joplin Parcel #19501640001009001)

For the following purpose: to build the proposed building (Memorial Hills II)

For Utility Use:

1. Our utility has facilities or interest within this right-of-way:
   ☐ Yes (proceed to #2) ☒ No (form complete)

2. Our utility:
   ☐ has no objection
   ☐ objects to vacation and will not waive objection under any conditions (describe below, or on separate sheet.)
   ☐ will waive objections subject to the following conditions (describe below, or on separate sheet.)
      ☐ Retain utility easement and protect facilities
      ☐ Relocate facilities
      ☐ Other: _____

Please return this form within **21 days** to the applicant listed above.

Alex Sammet (Jun 2, 2021 12:41 CDT)

Authorized Representative

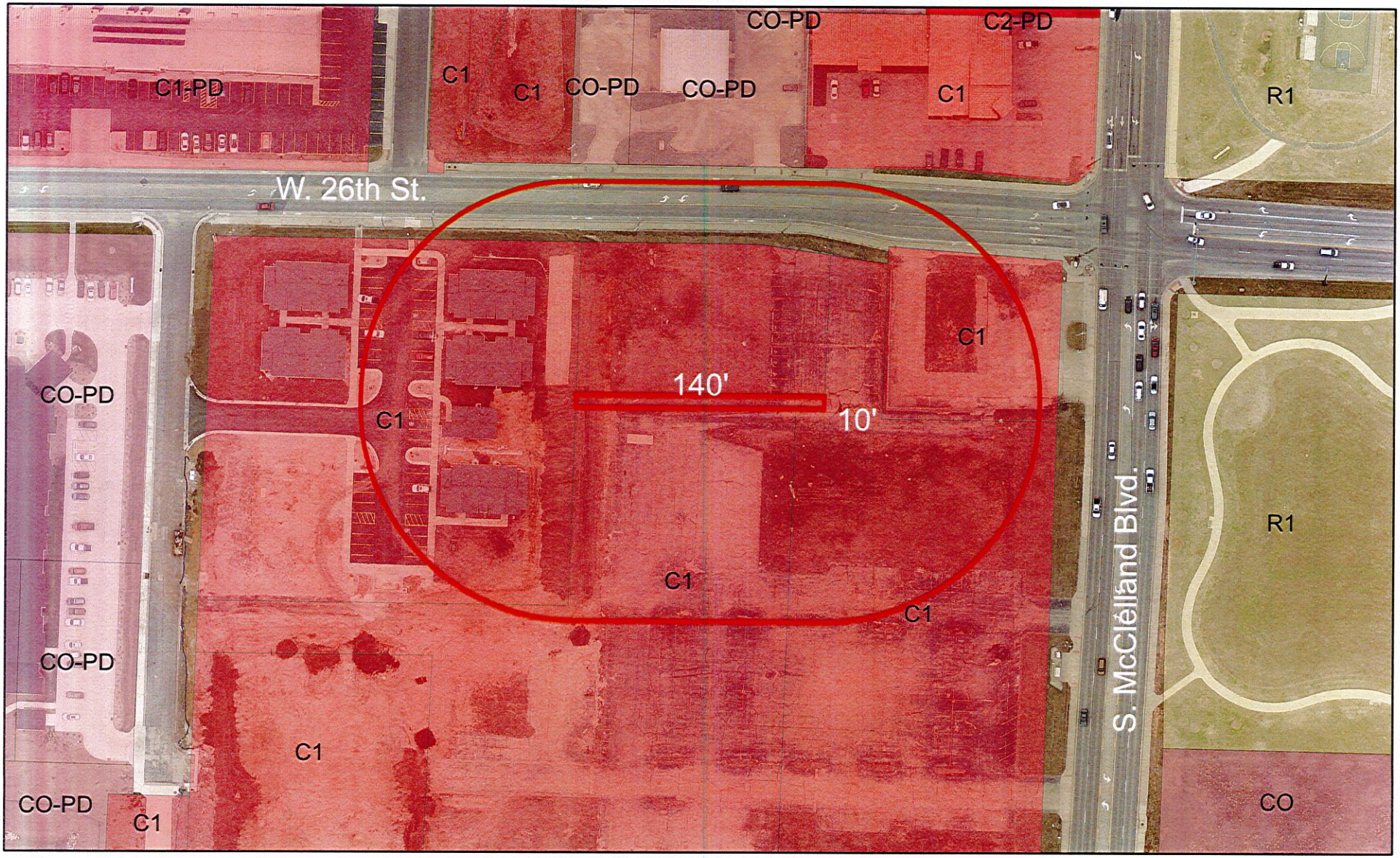
06/02/2021

Date

Spire

Name of Utility

Case 038-21 - SE Corner of S. Anderson Ave. and W. 26th St. Easement Vacation



Case 038-21: Southeast Corner of S. Anderson Ave. and W. 26th St. – A request to vacate a utility easement – Memorial Hills II, L.P. c/o Kevin Parker

N

0 40 80 160 240 320 Feet

P & Z Case 038-21
Kevin Parker
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-279 ORDINANCE NO.

AN ORDINANCE providing the vacation of a utility easement lying on property at the Southeast Corner of S. Anderson Ave. and W. 26th St., City of Joplin, Jasper County, Missouri.

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

Section 1. That the vacation of a utility easement lying on property the Southeast Corner of S. Anderson Ave. and W. 26th St. City of Joplin, Jasper County, Missouri described as follows is hereby vacated, conveyed, relinquished, and reverted to the owners of the abutting lots and land:

> The South 10 feet of Lots 103, 104, and 105 of Ludwig's First Addition, as shown in Plat Book 7, Page 1 in the Office of the Recorder of Deeds in Jasper County, Missouri

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 21, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM: CB 2021-280 - Annexation

MEETING DATE:
September 7, 2021

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, City Manager-Nicholas Edwards.

SUMMARY REQUEST:
Case 039-21 -A request to voluntarily annex property into the City of Joplin.

BACKGROUND:
The applicant is requesting to voluntarily annex in property approximately 5.5 acres in size to the City of Joplin. Utilities will be extended through public right-of-way and to-be-platted easements Both streets are to be platted and built to City specifications.

PLANNING & ZONING COMMISSION TESTIMONY:
Logan Ellis, Anderson Engineering, we are seeking to annex Eagles Edge Phase II into the City of Joplin.

PUBLIC COMMENT:
None.

RECOMMENDATIONS:
Staff recommends approval for Case 039-21.
Planning & Zoning Commission recommends approval for Case 039-21 (5 Favor, 0 Nays, 2 Absent)

ATTACHMENTS
CB 2021-280, Staff Planning Report, P&Z Commission Minutes

CB 2021-280

Case 039-21: End of Public Right-of-Way of W. 32nd St. – A request to voluntarily annex property into the City of Joplin – James and Lance Ledford

Logan Ellis, Anderson Engineering, we are seeking to annex Eagles Edge Phase II into the City of Joplin.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MR. MCCULLOUGH MOVED, SECONDED BY MR. EASTMAN THAT CASE 039-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Voluntary Annexation

CASE 039-21 A request to voluntarily annex property into the City of Joplin.

LOCATION End of Public Right-of-way of W. 32nd St.

APPLICANT James & Lance Ledford

EXISTING CONDITIONS

Zoning	Land Use	Property Size
N/A (Jasper County, MO)	Vacant	Approx. 5.5 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	Out of City Limits
Land Use	Vacant	Vacant	Vacant	Vacant

FUTURE LAND USE

Joplin's Future Land Use Map describes this property as future residential/commercial opportunity area.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. 32nd St.	Collector	60'
S. Nellie Mae Ave.	Local	50'

Both streets are to be platted and built to City specifications.

UTILITIES

Utilities will be extended through public right-of-way and to-be-platted easements.

FLOOD PLAIN

This property is not in the flood plain.

DISCUSSION

The applicant is requesting to voluntarily annex in property approximately 5.5 acres in size to the City of Joplin. This would accommodate Phase II of Eagle's Edge subdivision. Utilities and public streets will be extended as part of the new subdivision.

Staff recommends approval of Case 039-21.

ATTACHMENTS

- Application
- Map

BEFORE THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI

PETITION FOR VOLUNTARY ANNEXATION
PURSUANT TO 71.012, RSMO., 1994

TO WHOM IT MAY CONCERN:

Pursuant to the terms of V.A.M.S. 71.02, the undersigned, being all of the owners of fee interests of record in all tracts of real property attached hereto and incorporated herein as Exhibit "A", do hereby request the voluntary annexation of said land to the City of Joplin, Missouri.

James Ledford

STATE OF Missouri)
) ss:
COUNTY OF Jasper)

On this 14 day of July 2021, before me appeared James Ledford, to me known to be the Owner of Ledford Construction LLC, and the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was singed and sealed on behalf of said corporation by authority of its Board of Directors of the consideration stated therein and no other, and said James Ledford acknowledged said instrument to be the free act and deed of said corporation, and that the allegations contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed by official seal, in the County and State aforesaid, the day and year first above written.

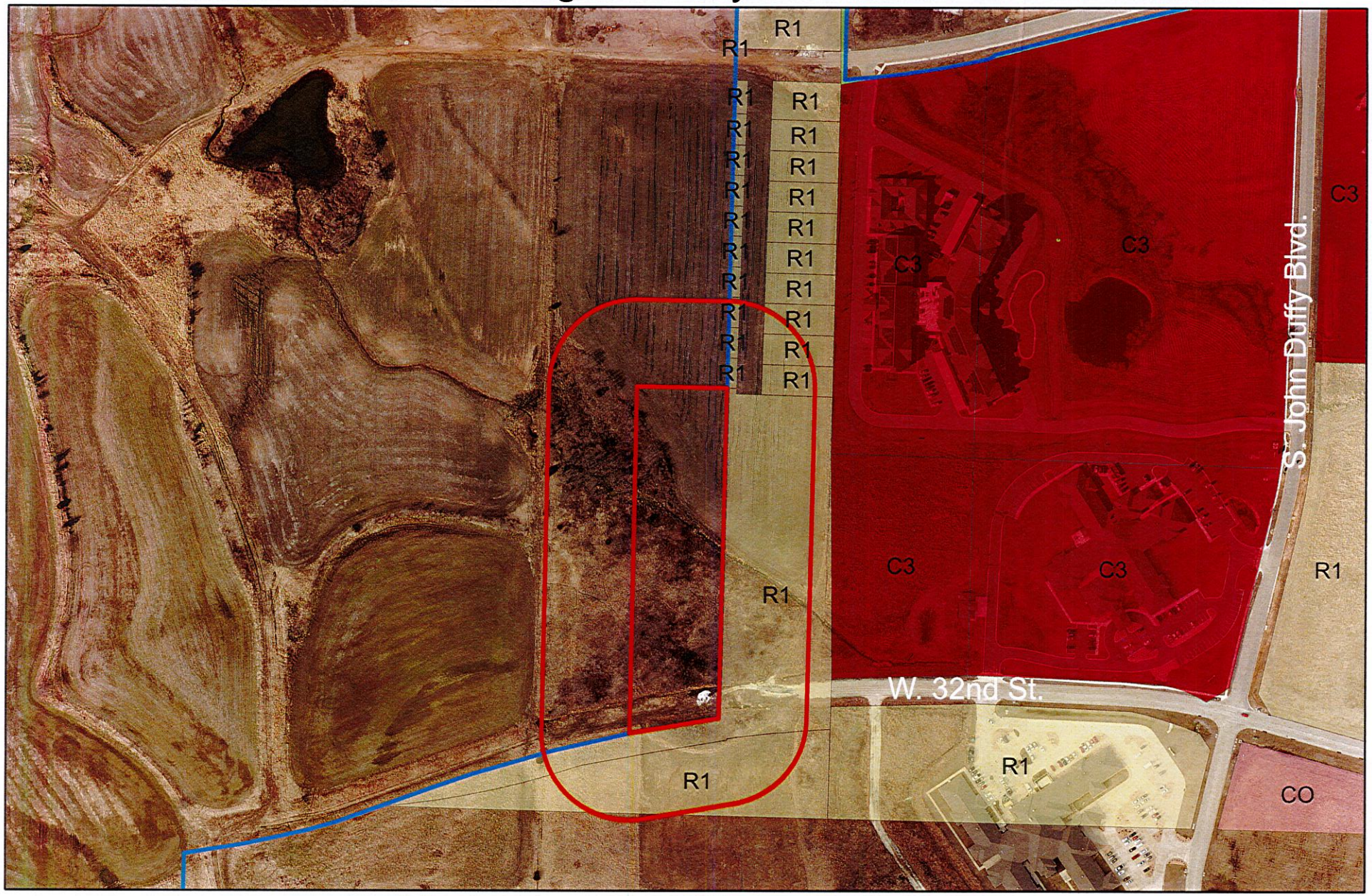
My commission expires: October 5, 2024

GRANT DON THOMAS
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 20742645
My Commission Expires Oct 5, 2024

Grant Don Thomas

Notary Public

Case 039-21 - End of Right-of-way of W. 32nd St. - Annexation



Case 039-21: End of Public Right-of-Way of W. 32nd St. – A request to voluntarily annex property into the City of Joplin – James and Lance Ledford

N

0 105 210 420 630 840 Feet

P & Z Case 039-21
James and Lance Ledford
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-280 ORDINANCE NO.

AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property located at the End of Public Right-of-Way of W. 32nd St., Joplin, Jasper County, Missouri.

WHEREAS, pursuant to Section 71.012, RSMo, 2001, as amended, a Petition requesting annexation and signed by the owners of all fee interests in record in the tract of real property described herein, was presented to the governing body of the City of Joplin, Missouri; and,

WHEREAS, pursuant to Section having referred this matter to the Planning and Zoning Commission for Public Hearing thereon and having obtained the favorable recommendation and support of said annexation; and,

WHEREAS, having held a Public Hearing concerning the proposed annexation not less than fourteen (14) nor more than sixty (60) days after the Petition is received after first having given fifteen (15) days' notice of the Hearing in the Joplin Globe; and,

WHEREAS, after said Public Hearing, the City of Joplin determines that the annexation is reasonable and necessary to the proper development of the City of Joplin, and that the City of Joplin has the ability to furnish normal municipal services to the area to be annexed within a reasonable time; and,

WHEREAS, having received no written objections to the proposed annexation within fourteen (14) days after the Public Hearing.

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

Section 1. That the following described tract of land be and the same is hereby annexed into the City of Joplin, Missouri, said tract of land be described as follows, to-wit:

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2528, PAGE 23 IN THERECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OFSECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2501, PAGE 39 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 0°00'00" EAST ALONG THE EAST LINE THEREOF, 220.09 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 348.95 FEET ALONG A 2955.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°18'31" WEST,

WITH A DISTANCE OF 348.74 FEET; THENCE NORTH 01°49'48" EAST, 738.38 FEET TO THE SOUTHWEST CORNER OF EAGLES EDGE PLAT 1 AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24. AT PAGE 23; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES, SOUTH 88°10'12" EAST, 142.00 FEET; THENCE SOUTH 01°49'48" WEST, 11.27 FEET; THENCE SOUTH 88°10'12" EAST, 199.70 FEET, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°49'48" WEST, 585.36 FEET; THENCE SOUTH 00°12'03" EAST, 90.13 FEET, TO THE POINT OF BEGINNING. EXCEPT THAT PART OF THE TRACT LYING IN JOPLIN CITY LIMITS, JASPER COUNTY, MISSOURI. CONTAINS 5.54 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS

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_____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-282 – Final Plat Review, Eagles Edge Phase 2 Subdivision.

MEETING DATE:
September 7, 2021

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 031-21: Final Plat Review – A request to review the Final Plat of Eagles Edge Phase 2 located at the end of public right-of-way of W. 32nd St. – Ledford Construction & Development, LLC.

BACKGROUND:
Logan Ellis, Anderson Engineering presenting this final plat of Eagles Edge Phase 2. It contains 17 new lots over 5 ½ acres.

This final plat approval is for Eagles Edge Subdivision Phase 2 located in Wildwood Ranch. This subdivision will be the second phase, consisting of 17 lots of the total planned 152 lots, zoned R-1 Single-family Residential. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations

All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided through the development to direct water flow to a detention area in the Northwest corner of the development

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 031-21.
Planning and Zoning Commission approved Case 031-21 (7 Favor, 0 Nays)

ATTACHMENTS:
CB 2021-282, Planning Report, Commission Minutes, Plat-Eagles Edge Phase 2 Subdivision.

Case 031-21: Final Plat Review – A request to review the Final Plat of Eagles Edge Phase 2 located at the end of public right-of-way of W. 32nd St. – Ledford Construction & Development, LLC.

Logan Ellis, Anderson Engineering presenting this final plat of Eagles Edge Phase 2. It contains 17 new lots over 5 ½ acres.

Ms. Bruckner-Sears asked if the Commissioners had any questions. They did not.

Ms. Bruckner-Sears asked if there was anyone in the audience who would like to speak in favor of this case? There was not. Ms. Bruckner-Sears asked if there was anyone in the audience who would like to speak in opposition to this case? There was not.

MS. STEELE MOVED, SECONDED BY MR. EASTMAN THAT CASE 031-21 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MS. STEELE, MR. MCCULLOUGH, MR. EASTMAN, MR. KIMBLE, MS. PHILLIPS, AND MS. WARREN VOTING "AYE". (7 IN FAVOR)

Z&P Meeting: June 14, 2021
City Council Meeting: July 6, 2021

STAFF PLANNING REPORT
Final Plat

CASE 031-21 Final Plat Review

NAME OF SUBDIVISION Eagles Edge Phase 2

LOCATION: Between W. Wildwood Ranch Pkwy. and W. 32nd St.

APPLICANT: James & Lance Ledford

PRESENT ZONING: R-1 Single-family Residential

PRESENT LAND USE: Vacant

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1	R-1	R-1	R-1
Land Use	Vacant	Vacant	Vacant	Vacant

SUBDIVISION:

Number of lots
16

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
W. 32nd St.	Collector	90'
W. Wildwood Ranch Pkwy.	Collector	65'

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

No.

UTILITIES: Some existing. New easements are included with the replat. A new sewer extension is planned as well as stormwater system.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION:

This final plat approval is for Eagles Edge Subdivision Phase 2 located in Wildwood Ranch. This subdivision will be the second phase, consisting of 16 lots of the total planned 152 lots, zoned R-1 Single-family Residential. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations.

James and Lance Ledford are seeking a 16-lot final plat for a planned 152-lot subdivision for new single-family dwelling development located between W. Wildwood Ranch Pkwy. and W. 32nd St. The applicant will be extending both of those streets the length of the development as well as other utilities. The applicant is providing access through the development with streets going east to west along with sidewalk access across, as well as a stub out to the west for cross-access to future development. All lots meet the minimum lot size requirements for area and width. There will be stormwater facilities provided through the development to direct water flow to a detention area in the Northwest corner of the development.

With the approval of this plat, a total of 36 lots of the 152 shown on the preliminary plat will be officially platted. The first final plat of this subdivision consisted of 20 lots and was approved in July of 2020.

Staff recommends approval of Case 031-21.

ENCLOSURES:

Application
Final Plat

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 031-21
Date Filed:
Date of Meeting: 6-14-21
Filing Fee:

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Eagles Edge Subdivision
II. Name of Owner: Ledford Construction + Development, LLC
III. Name of Subdivider: Ledford Construction + Development, LLC
IV. Name of Person who prepared the Plat: Gregory B. Bowers
V. Date of Hearing: June 14th, 2021
VI. Location of Property by Streets: Approx. 0.30 miles west of 32nd + John Duffy intersection
VII. Present Zoning of Property: R1
VIII. Present Uses of Property: Residential
IX. No. of Acres in Total Tract: 5.52 No. of Lots: 16

Instructions:
The following checklist is to be completed and may accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

IX. Does the Final Plat show the following information?	Yes	No
A. Name of the subdivision	✓	
B. Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct.	✓	
C. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments.	✓	
D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and		

decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines. ✓ ____

E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. ✓ ____

F. Exact locations, widths and names of all streets and alleys to be dedicated. ✓ ____

G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use. ✓ ____

H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission. ✓ ____

I. Building setback lines on the front and side streets with dimensions. ✓ ____

J. Name and address of the registered land surveyor preparing the plat. ✓ ____

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ✓ ____

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ✓ ____

XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted? ✓ ____

XII. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ____ ____

B. Dedications or reservations. ____ ____

C. Surveyor preparing plat. ____ ____

XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? ____ ____

XIV. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ____ ____

B. If so, has a copy been submitted? _____ _____

XV. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition (%)
Streets	_____	_____	_____
Water	_____	_____	_____
Sewer	_____	_____	_____
Sidewalks	_____	_____	_____
Other, as required			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

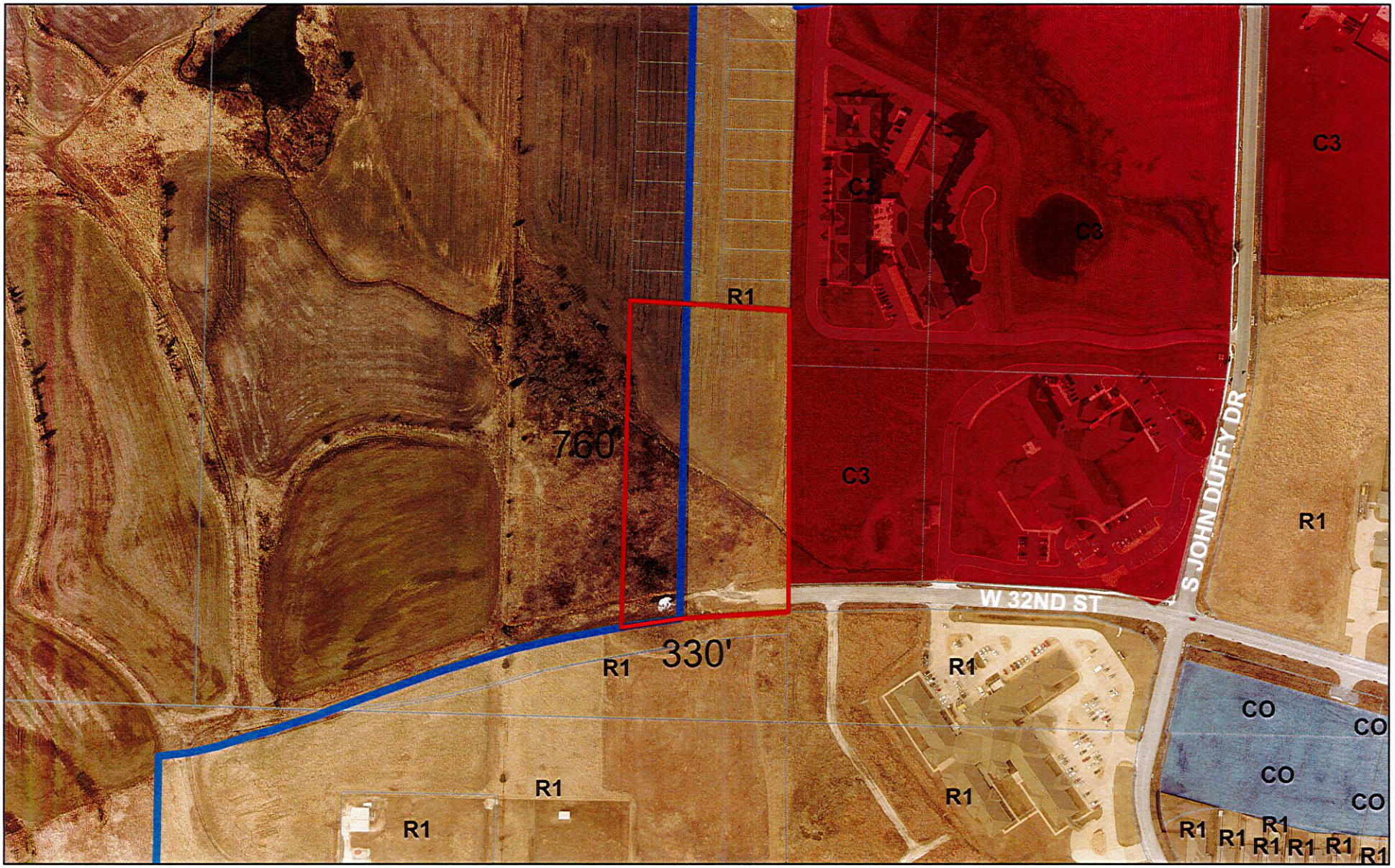
XVI. Are additional comments attached? _____ _____

Preliminary plats that do not meet subdivision regulations will not be processed to the Planning and Zoning Commission until corrected.

_____ 4.30.21

Signature Date

Case 031-21: Final Plat Review

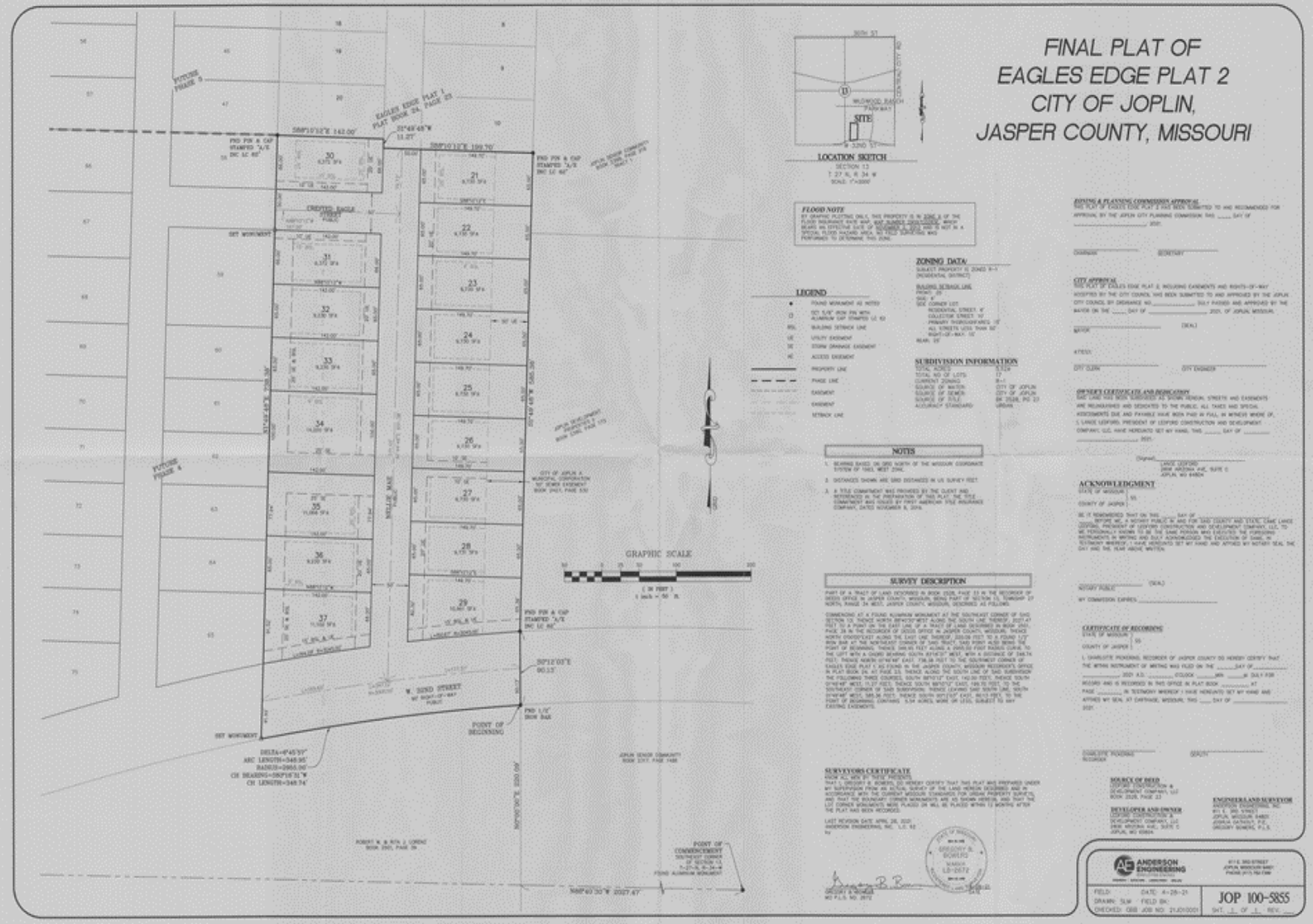


Case 031-21: Final Plat Review – A request to review the Final Plat of Eagles Edge Phase 2 located at the end of public right-of-way of W. 32nd St. – Ledford Construction & Development, LLC.

0 150 300 600 900 1,200 Feet

N

FINAL PLAT OF EAGLES EDGE PLAT 2 CITY OF JOPLIN, JASPER COUNTY, MISSOURI



LOCATION SKETCH

SECTION 13
T 27 N, R 34 W
SCALE: 1"=1000'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 29097C0195E, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON PIN WITH ALUMINUM CAP STAMPED LS 93
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- SDE STORM DRAINAGE EASEMENT
- AE ACCESS EASEMENT
- PROPERTY LINE
- PHASE LINE
- EASEMENT
- EASEMENT
- SETBACK LINE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-1 (RESIDENTIAL DISTRICT)

BUILDING SETBACK LINE
FRONT: 25'
SIDE: 8'
- SIDE CORNER LOT
  - RESIDENTIAL STREET: 15'
  - COLLECTOR STREET: 15'
  - PRIMARY THOROUGHFARES: 15'
  - ALL STREETS LESS THAN 60' RIGHT-OF-WAY: 10'

REAR: 25'

SUBDIVISION INFORMATION

TOTAL ACRES	9.52±
TOTAL NO OF LOTS	17
CURRENT ZONING	R-1
SOURCE OF WATER	CITY OF JOPLIN
SOURCE OF SEWER	CITY OF JOPLIN
SOURCE OF TITLE	BK 2328, PG 23
ACCURACY STANDARD	URBAN

NOTES

1. BEARING BASED ON GPS NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES IN US SURVEY FEET.
3. A TITLE COMMITMENT WAS PROVIDED BY THE CLIENT AND REFERENCED IN THE PREPARATION OF THIS PLAT. THE TITLE COMMITMENT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 6, 2019.

SURVEY DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 2328, PAGE 23 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI, BEING PART OF SECTION 13, TOWNSHIP 27 NORTH, RANGE 34 WEST, JASPER COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 89°40'30" WEST ALONG THE SOUTH LINE THEREOF, 2027.47 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2421, PAGE 28 IN THE RECORDER OF DEEDS OFFICE IN JASPER COUNTY, MISSOURI; THENCE NORTH 01°12'03" EAST ALONG THE EAST LINE THEREOF, 2333.08 FEET TO A FOUND 1/2" IRON BAR AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 599.70 FEET ALONG A 2955.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING SOUTH 83°18'31" WEST, WITH A DISTANCE OF 548.74 FEET; THENCE NORTH 01°49'48" EAST, 736.39 FEET TO THE SOUTHWEST CORNER OF EAGLES EDGE PLAT 1, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 24, AT PAGE 23; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES; SOUTH 88°10'12" EAST, 142.00 FEET; THENCE SOUTH 01°49'48" WEST, 11.27 FEET; THENCE SOUTH 88°10'12" EAST, 199.70 FEET, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°49'48" WEST, 545.39 FEET; THENCE SOUTH 01°12'03" EAST, 90.13 FEET, TO THE POINT OF BEGINNING. CONTAINS 9.54 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR URBAN PROPERTY SURVEYS, AND THAT THE BOUNDARY CORNER MONUMENTS ARE AS SHOWN HEREON, AND THAT THE LOT CORNER MONUMENTS WERE PLACED OR WILL BE PLACED WITHIN 12 MONTHS AFTER THE PLAT HAS BEEN RECORDED.

LAST REVISION DATE: APRIL 28, 2020
ANDERSON ENGINEERING, INC. L.C. 93
by

GREGORY B. BOWERS
MO P.L.S. NO. 2672

STATE OF MISSOURI
GREGORY B. BOWERS
NUMBER LS-2672
SURVEYOR

JOPLIN & PLANNING COMMISSION APPROVAL

THIS PLAT OF EAGLES EDGE PLAT 2 HAS BEEN SUBMITTED TO AND RECOMMENDED FOR APPROVAL BY THE JOPLIN CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021.

CHAIRMAN _____ SECRETARY _____

CITY APPROVAL

THIS PLAT OF EAGLES EDGE PLAT 2, INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO._____ DULY PASSED AND APPROVED BY THE MAYOR ON THE ____ DAY OF _____, 2021, OF JOPLIN, MISSOURI.

_____ (SEAL)
MAYOR

ATTEST:

CITY CLERK _____ CITY ENGINEER _____

OWNER'S CERTIFICATE AND DEDICATORY

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. STREETS AND EASEMENTS ARE RECOGNIZED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL. IN WITNESS WHERE OF, I, LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, HAVE HEREUNTO SET MY HAND, THIS ____ DAY OF _____, 2021.

[Signed] _____
LANCE LEDFORD
2808 ARIZONA AVE, SUITE C
JOPLIN, MO 64804

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME LANCE LEDFORD, PRESIDENT OF LEDFORD CONSTRUCTION AND DEVELOPMENT COMPANY, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENTS IN WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND THE YEAR ABOVE WRITTEN.

_____ (SEAL)
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF RECORDING

STATE OF MISSOURI)
) SS
COUNTY OF JASPER)

I, CHARLOTTE PICKERING, RECORDER OF JASPER COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED ON THE _____ DAY OF _____, 2021 A.D. _____ O'CLOCK _____M. _____ IN DULY FOR RECORD AND IS RECORDED IN THIS OFFICE IN PLAT BOOK _____ AT PAGE _____. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT CARTHAGE, MISSOURI, THIS ____ DAY OF _____, 2021.

CHARLOTTE PICKERING
RECORDER

SEAL(S)

SOURCE OF DEED
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
BOOK 2328, PAGE 23

DEVELOPER AND OWNER
LEDFORD CONSTRUCTION & DEVELOPMENT COMPANY, LLC
2808 ARIZONA AVE., SUITE C
JOPLIN, MO 63804

ENGINEER/LAND SURVEYOR
ANDERSON ENGINEERING, INC.
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
JOSHUA CATALFU, P.E.
GREGORY BOWERS, P.L.S.

ANDERSON ENGINEERING
811 E. 3RD STREET
JOPLIN, MISSOURI 64801
PHONE (417) 782-7588

FIELD: DATE: 4-28-21
DRAWN: SLW FIELD BK:
CHECKED: GBB JOB NO: 21J010001

JOP 100-5855
SHT. 1 OF 1 REV. ___

Cur 05-21

P & Z Case 031-21
Ledford Construction & Development, LLC.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-282 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Eagles Edge Phase 2 Subdivision located at the end of public right-of-way of W. 32nd St. in the City of Joplin, Jasper County, Missouri.

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

Section 1. That the grades in the Plat of Subdivision located in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A PART OF LAND BEING IN THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER THIRTEEN (13), IN CREST VIEW 2ND SUBDIVISION, THENCE NORTH 00 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID LOT NUMBER THIRTEEN (13), 506.07 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 324.05 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, 544.71 TO THE NORTH RIGHT-OF-WAY OF BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1884.86 FEET, WITH AN ARC LENGTH OF 334.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 25 MINUTES 09 SECONDS WEST, 333.91 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 3.99 ACRES MORE OR LESS.

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition, is hereby accepted by the City of Joplin, Jasper County, Missouri, and according to the statutes of the State of Missouri.

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:

Council Bill No. 2021-609 - Approves the Joplin Convention & Visitor Bureau's grant funding distribution for FY22 relating to special events, festivals, and celebrations.

MEETING DATE:

September 7, 2021

ORIGINATING DEPARTMENT:

Convention & Visitors Bureau

REVIEWED BY:

Director of Convention & Visitors Bureau-Patrick Tuttle, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards

SUMMARY REQUEST:

This Council Bill approves the Joplin Convention & Visitor Bureau's (JCVB) grant distribution for FY22 special events, festivals, and celebrations. Funding comes from a portion of the Occupational License Tax (JCVB Hotel/Motel tax) monies collected resulting from Ordinance No. 2000-048 as authorized by City of Joplin voters on November 7, 2000.

BACKGROUND:

The purpose of this JCVB grant program is to assist qualified organizations with the promotion of tourism activities striving to directly increase hotel/motel occupancy and create positive image building for Joplin. Qualifying applicants must meet the following criteria:

- Not-For-Profit and For-Profit organizations may apply
- Events must be held between November 1, 2021 & October 31, 2022
- Events must be held within 20 miles of Joplin city limits
- Events must be open to the general public

At their June, July, and August meetings the Joplin Convention & Visitors Bureau Advisory Board reviewed the FY22 CVB Grant applications and heard from the requesting organizations. At the conclusion of the July and August meetings they determined funding allocations; where appropriate and how much. At each of these meetings the board heard from each applicant which included a 5-minute presentation and 5-minute Q&A. Board members received digital copies of all applications in advance of the meetings.

16 applications from 14 organizations, totaling $197,192 in funding requests were received. Funding for the grant program is capped at $140,000. Up to $130,000 is awarded through the initial grant process with $10,000 kept in reserve and awarded throughout the fiscal year.

In their review, the board took into consideration many factors including an events tourism draw, potential room nights, growth potential, previous funding and reporting standards, overall appeal, and community development.

Applications are worth a total of 100 points with a minimum of 60 points benchmark for funding. Each board member individually scored the applications, the high/low scores were removed, then all were ranked by the average score received.

Scoring criteria included: Ability to increase event attendance, ability to attract new visitors to Joplin from 70-miles+ (one-way) outside the market and retain a visitor in this area for at least 3 hours, ability to generate overnight stays, marketing efforts shown to be 40% or more on a digital platform, event scheduled during low-occupancy time of year, show projected growth based on previous year's post-event summary, and the overall composition and impression of grant application.

Following the scoring and ranking of all applications, the advisory board members discussed each and made final funding decisions.

FUNDING SOURCE:

CVB Grant Funding is from a dedicated portion of the CVB's annual budget.

RECOMMENDATIONS:

The Joplin Convention & Visitors Bureau Advisory Board respectfully submits the following grant funding recommendations from the FY2022 JCVB Budget:

1. Monster Games, Midwestern Built CrossFit, Summer 2022, in the amount of Twelve Thousand dollars ($12,000)
2. 2022 Conference Series Marketing, Ozark Christian College, in the amount of Fifteen Thousand dollars ($15,000)
3. MSSU Alumni, 2022 Marketing Campaign, in the amount of Three Thousand dollars ($3,000)
4. JOMO Pride, JOMO Pride, Inc., in the amount of Six Thousand Five Hundred dollars ($6,500)
5. Summer Roundup Triathlon, Rufus Racing LLC, in the amount of Six Thousand Five Hundred dollars ($6,500)
6. Joplin Memorial Run, Active Lifestyles, in the amount of Seven Thousand Five Hundred dollars ($7,500)
7. Art Con, Neosho Arts Council, in the amount of Two Thousand Five Hundred dollars ($2,500)
8. 17th Annual Four States Open, Joplin Disc Golf Club, in the amount of Eight Thousand One Hundred dollars ($8,100)
9. Emancipation "Parks Day", Emancipation Celebration Committee, in the amount of Three Thousand dollars ($3,000)
10. Carl Junction 25th Bluegrass Festival, Carl Junction Chamber of Commerce, in the amount of Two Thousand Five Hundred dollars ($2,500)

11. 2nd annual Mother Road Mayhem, from KEG Media (Fort Smith, Arkansas), in the amount of Fifteen Thousand dollars ($15,000), stipulated as $5,000 towards social media, $3,000 towards print marketing, and $4,000 towards other promotional efforts, with a "not to exceed" amount of $3,000 available for City services, such as parks fees/personnel and security.

12. Ball'N Prep Girls Basketball Tournament, from JW Sports Worldwide LLC, in the amount of Eight Thousand One Hundred dollars ($8,100), stipulated as reimbursement of referee expenses (at $225 per game).

- Two (2) applications, both from Downtown Joplin Alliance scored just below the required score of 60 points. The board directed the CVB director to work with DJA to see where specific financial support could be given from event marketing funds. These requests were for Joplin Arts Fest, and the 2022 Marketing Campaign of Empire Market and other DJA sponsored events.
- Two applications scored well below the required 60 points and were not considered for funding. They were Emancipation Celebration Committee, Emancipation Celebration Art Expo, and the Real Love = Real Change, 2nd Annual Joplin for Justice Celebration.

In total, these recommendations represent $89,700 of the $140,000 budgeted for the FY22 grant program. The balance of $50,300 will be allocated throughout the fiscal year following the same application guidelines.

Staff recommends approval of this council bill on first reading.

ATTACHMENTS:

Council Bill No. 2021-609

Grant Applicants (available in city clerk's office)

COUNCIL BILL NO. 2021-609 ORDINANCE NO.

AN ORDINANCE approving the applications of Midwestern Built CrossFit for Monster Games; Ozark Christian College for marketing their 2022 Conference Series; MSSU Alumni for their 2022 Marketing Campaign; JOMO Pride, Inc. for JOMO Pride; Rufus Racing LLC for Summer Roundup Triathlon; Active Lifestyle for Joplin Memorial Run; Neosho Arts Council for Art Con; Joplin Disc Golf Club's 17th Annual Four States Open; Emancipation Celebration Committee, Emancipation "Parks Day"; Carl Junction Chamber of Commerce for the 25th Bluegrass Festival; KEG Media (Fort Smith, Arkansas) for Mother Road Mayhem, and JW Sports Worldwide LLC for Ball'N Prep Girls Basketball Tournament, for utilization of FY22 Festivals and Celebrations support pursuant to Ordinance No. 2000-148, as authorized by the voters on November 7, 2000; authorizing the City Manager to execute appropriate agreements with each such organization for the utilization of such funds and containing an emergency clause.

WHEREAS, the voters of the City of Joplin approved an increase in the Occupational License Tax for transient sleeping accommodations at an election held on November 7, 2000; and,

WHEREAS, pursuant to the provisions of Ordinance No. 2000-148, a portion of said funds are to be utilized for festivals or celebrations intended to attract visitors from the region to the City and other related activities in the City; and,

WHEREAS, the Convention & Visitors Bureau Advisory Board established an application procedure and reviewed the applications of numerous organizations, and have recommended to the Council that certain festivals, celebrations, events, and attractions be funded utilizing a portion of said proceeds; and,

WHEREAS, after having a Public Hearing thereon, as required by said ordinance, the Council of the City of Joplin desires to utilize a portion of the proceeds from said tax in accordance with the recommendations of the Convention & Visitors Bureau Advisory Board.

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

Section 1. That the applications of Midwestern Built CrossFit for the Monster Games, in the amount of Twelve Thousand dollars ($12,000); Ozark Christian College for marketing their 2022 Conference Series, in the amount of Fifteen Thousand dollars ($15,000); MSSU Alumni for their 2022 Marketing Campaign, in the amount of Three Thousand dollars ($3,000); JOMO Pride, Inc. for JOMO Pride, in the amount of Six Thousand Five Hundred dollars ($6,500); Rufus Racing LLC for Summer Roundup Triathlon, in the amount of Six Thousand Five Hundred dollars ($6,500); Active Lifestyle for Joplin Memorial Run, in the amount of Seven Thousand Five Hundred dollars ($7,500); Neosho Arts Council for Art Con, in the amount of Two Thousand Five Hundred dollars ($2,500); Joplin Disc Golf Club's 17th Annual Four States Open, in the amount of Eight Thousand One Hundred dollars ($8,100); Emancipation Celebration Committee, Emancipation "Parks Day", in the amount of Three Thousand dollars ($3,000); Carl Junction Chamber of Commerce for the 25th Bluegrass Festival, in the amount of Two Thousand Five Hundred dollars ($2,500); KEG Media (Fort Smith, Arkansas) for Mother Road Mayhem, in the amount of Fifteen Thousand dollars

($15,000), stipulated as $5,000 towards social media, $3,000 towards print marketing, and $4,000 towards other promotional efforts, with a "not to exceed" amount of $3,000 available for City services, such as parks fees/personnel and security, and JW Sports Worldwide LLC for the December 2021 Ball'N Prep Girls Basketball Tournament, in the amount of Eight Thousand One Hundred dollars ($8,100), stipulated as reimbursement of referee expenses (at $225 per game) for utilization of FY22 Festivals and Celebrations support pursuant to Ordinance No. 2000-148, as authorized by the voters on November 7, 2000, be and the same are hereby approved.

Section 2. That the City Manager is hereby authorized and directed to execute appropriate Agreements, by and on behalf of the City of Joplin, with each said organization for the expenditure of said funds in accordance with the recommendation of the Joplin Convention & Visitors Bureau, and, in accordance with Ordinance No. 2000-148.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (4), of the Home Rule Charter of the City of Joplin, Missouri, in order to continue the day-to-day operations of the City and as such shall become effective immediately upon its passage.

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

of _____, 2021, by a _____vote.

_____

Ryan D. Stanley, Mayor

ATTEST:

_____

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient funding is available in the CVB Fund, Accounts No. 105-4080-560-7505 to pay the grant amounts awarded.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2021-015 – Approving a board appointment and two re-appointments to the Northpark Lane Community Improvement District (CID)

MEETING DATE
September 20, 2021

ORIGINATING DEPT
Finance

ATTACHMENTS
Resolution 2021-015; Appointment Request from Developer

REVIEWED BY
Department Head: Leslie Haase; Planning, Development and Neighborhood Services Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Resolution approves a request of the Northpark Lane Community Improvement District (the "CID") and Northpark Mall/Joplin, LLC (the "Developer") to approve the appointment of a new director and two re-appointments to the Board of Directors of the CID.

BACKGROUND
Ordinance No. 2014-90 established the Northpark Lane CID and approved the CID petition. As outlined in the terms of the petition, the Board of Directors of the CID are appointed by the Mayor with the consent of the City Council. The Developer requests the appointment of Brennan Gaffney as a member of the Board of Directors of the CID for a four-year term commencing upon the approval of this resolution, as well as the re-appointments of Kim King and Sean Phillips for four-year terms.

FUNDING SOURCE
This item is not applicable for board appointments.

RECOMMENDATION
Staff recommends approval of this resolution.

HUSCH BLACKWELL

Matthew Ahlers
Senior Associate

190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
Direct: 314.345.6624
Fax: 314.480.1505
matthew.ahlers@huschblackwell.com

September 2, 2021

VIA USPS, Certified Mail
Mayor Ryan Stanley
City of Joplin
602 S. Main Street
Joplin, MO 64801

Re: Northpark Lane Community Improvement District – Board of Directors

Dear Mayor Stanley:

This undersigned represents CBL Properties, which is the owner of the property commonly known as Northpark Mall (the "Property") in the City of Joplin. The Property is contained within the Northpark Lane Community Improvement District (the "District"), a political subdivision created pursuant to the Missouri Community Improvement District Act, Section 67.1401 to 67.1571, RSMo. (the "CID Act").

The District is governed by a Board of Directors (the "Board") appointed by you, with the consent of the City Council. Certain Directors on the Board have terms that are expiring or have otherwise become ineligible to continue as directors of the Board. The CID Act provides that, in the event of a vacancy, "[s]uccessor directors shall be appointed in the same manner as the initial directors and shall serve for a term of years specified by the district prior to the appointment." Per the Petition to Establish the District (the "Petition"), the initial Directors were "appointed by the City" and "the term of office for all successor directors shall be four (4) years, as permitted by the [CID] Act."

Pursuant to the provisions of the CID Act and the Petition, we now submit the following slate for your consideration, approval, and submission of the same to the City Council, and we request your assistance in obtaining a City Council resolution appointing the proposed successor director.

Brennan Gaffney to be appointed as a director to the Board of Directors of the District with term expiring four (4) years from the date of nomination. Contact information for the proposed appointment is Brennan.gaffney@cblproperties.com. Brennan Gaffney is a legally authorized representative of CBL Properties, an owner of real property within the District.

Thank you in advance for your time, consideration and cooperation If you need further information, please do not hesitate to contact me at (314)480-1500.

Sincerely,

Matthew Ahlers

Matthew Ahlers

cc: Kim King, via e-mail
Leslie Haase, via e-mail

HUSCH BLACKWELL

Matthew Ahlers
Senior Associate

190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
Direct: 314.345.6624
Fax: 314.480.1505
matthew.ahlers@huschblackwell.com

September 2, 2021

VIA USPS, Certified Mail
Mayor Ryan Stanley
City of Joplin
602 S. Main Street
Joplin, MO 64801

Re: Northpark Lane Community Improvement District – Board of Directors

Dear Mayor Stanley:

This undersigned represents CBL Properties, which is the owner of the property commonly known as Northpark Mall (the "Property") in the City of Joplin. The Property is contained within the Northpark Lane Community Improvement District (the "District"), a political subdivision created pursuant to the Missouri Community Improvement District Act, Section 67.1401 to 67.1571, RSMo. (the "CID Act").

The District is governed by a Board of Directors (the "Board") appointed by you, with the consent of the City Council. Certain Directors on the Board have terms that are expiring or have otherwise become ineligible to continue as directors of the Board. The CID Act provides that, in the event of a vacancy, "[s]uccessor directors shall be appointed in the same manner as the initial directors and shall serve for a term of years specified by the district prior to the appointment." Per the Petition to Establish the District (the "Petition"), the initial Directors were "appointed by the City" and "the term of office for all successor directors shall be four (4) years, as permitted by the [CID] Act."

Pursuant to the provisions of the CID Act and the Petition, we now submit the following slate for your consideration, approval, and submission of the same to the City Council, and we request your assistance in obtaining a City Council resolution appointing the proposed successor director.

> Kim King to be re-appointed as a director to the Board of Directors of the District with term expiring four (4) years from the date of nomination. Contact information for the proposed re-appointment is kim.king@cblproperties.com. Kim King is a legally authorized representative of CBL Properties, an owner of real property within the District.

Sean Phillips to be re-appointed as a director to the Board of Directors of the District with term expiring four (4) years from the date of nomination. Contact information for the proposed re-appointment is sean.phillips@cblproperties.com. Sean Phillips is a legally authorized representative of CBL Properties, an owner of real property within the District.

Thank you in advance for your time, consideration and cooperation If you need further information, please do not hesitate to contact me at (314)480-1500.

Sincerely,

Matthew Ahlers

Matthew Ahlers

cc: Kim King, via e-mail
Leslie Haase, via e-mail

RESOLUTION NO. 2021-015

A RESOLUTION approving a request of the appointment of a member and two re-appointments of the Board of Directors of the Northpark Lane Community Improvement District.

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

WHEREAS, the Northpark Lane Community Improvement District (the "District") was established pursuant to City Ordinance No. 2014-90 on or about June 16, 2014 (the "2014 Ordinance"); and,

WHEREAS, pursuant to the 2014 Ordinance, the Board of Directors of the District is to be appointed by the Mayor with the consent of the City Council; and,

WHEREAS, Northpark Mall/Joplin, LLC (the "Developer") has requested the appointment of Brennan Gaffney to the Board of Directors of the District (the "2021 Appointment"); and,

WHEREAS, Northpark Mall/Joplin, LLC (the "Developer") has requested the re-appointments of Kim King and Sean Phillips to the Board of Directors of the District (the "2021 Re-Appointment"); and,

WHEREAS, the City wishes to approve the 2021 Appointment and Re-Appointment.

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

Section 1. The 2021 Appointment of Brennan Gaffney to serve as a member of the Board of Directors of the District is hereby approved.

Section 2. The term of Brennan Gaffney's office on the Board of Directors of the District shall be four years from the date of approval of this Resolution.

Section 3. The 2021 Re-Appointment of Kim King and Sean Phillips to serve as members of the Board of Directors of the District is hereby approved.

Section 4. The term of Kim King's and Sean Phillips' office on the Board of Directors of the District shall be four years from the date of approval of this Resolution.

Section 5. That this Resolution shall be in full force and effect from and after the date of its passage and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI**,** this _____day of _____,2021, by a _____vote.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021-152 Acquisition by Condemnation Proceedings for the Connecticut Widening Project

MEETING DATE
September 20, 2021

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2021-152

REVIEWED BY
Director of Public Works: David Hertzberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves an ordinance declaring a public necessity for the acquisition of real property and easements from Duane and Jackie Williams, by condemnation proceedings for the Connecticut Avenue Widening Project.

BACKGROUND
In August 2014 the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 10 years. One of the projects was the widening of Connecticut Avenue from 32nd Street South to the Bridge over I-44. Currently the City has been unable to reach an agreement with Duane and Jackie Williams for the purchase of 1,140 square feet of right-of-way 650 square feet of permanent easement and 1,900 square feet of temporary easement. The property owner was offered $5,400.00, the fair market value as determined by professional appraisal.

FUNDING SOURCE
Capital Improvement Sales Tax

RECOMMENDATION
Staff recommends approval of Council Bill 2021- 152 Acquisition by Condemnation Proceedings for the Connecticut Avenue widening project be approved on an emergency basis, in that said ordinance provides for public improvements and is considered to be an emergency per 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. Furthermore, approval of this council bill will allow right of way acquisition to be finalized, allowing construction to begin as scheduled, avoiding any unnecessary delays to the construction schedule, and is therefore an emergency.

COUNCIL BILL NO. 2021-152 ORDINANCE NO.

AN ORDINANCE declaring the necessity of acquiring for public use certain fee simple right of way, permanent and temporary easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations; and containing an emergency clause.

WHEREAS, the City Council for the City of Joplin, Missouri deems it necessary, desirable, advisable, and in the public interest to obtain certain fee simple right of way and easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge and,

WHEREAS, the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge was included in the renewal of the Capital Improvement Sales Tax Program approved by the voters in August 2014; and,

WHEREAS, the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge was included in the FY20 and FY21 budgets; and,

WHEREAS, after approval of the FY20 and FY21 budgets, the City Manager and his designees had authority to negotiate and acquire by purchase certain interests in property necessary for the construction of the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; and,

WHEREAS, the City has the authority by virtue of Sections 88.010 to 88.070, 88.073, and 82.240 of the Revised Statutes of the State of Missouri, and by virtue of the Charter of the City of Joplin, Missouri, to acquire private property by condemnation proceedings for any public or municipal use, including uses or purposes stated herein.

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

Section 1. That it is hereby found, determined, and declared that it is necessary and in the public interest for the public purpose of constructing the widening of Connecticut Avenue from 32nd Street south to the I-44 Bridge 32nd, to acquire, by purchase or condemnation proceedings, certain fee simple right of way and easements for such public improvements, including but not limited to construction of new roadway, sidewalks, installation, maintenance, and repair of public storm sewer lines, and all work incidental and subsidiary thereto, all of which are situated in the City of Joplin, Newton County, Missouri, and are legally described in Exhibit “A” attached hereto and incorporated by reference as if fully set forth herein.

Section 2. That the City Manager and his designees have negotiated in good faith with the owners of property herein described for the purpose of acquiring certain fee simple right of way and easements, relating to the property herein described, and are hereby authorized to continue negotiations notwithstanding the filing of condemnation proceedings.

Section 3. That the City Manager and his designees are hereby authorized to execute necessary documents to pay and disburse funds to property owners, others holding property rights, and escrow agents pursuant to negotiated agreements.

Section 4. That, in the event of failure, following good faith negotiations, to reach agreement on the amount of compensation to be paid for such fee simple right of way and easements, and the acquisition thereof by purchase, the City Attorney and his designees, including special counsel, are hereby authorized and directed to institute condemnation proceedings for the purpose of acquiring such fee simple right of way and easements in the manner provided by the Revised Statutes of Missouri.

Section 5. That the City of Joplin declares that this Ordinance relating to a public improvements, is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, and as such, shall be in full force and effect immediately from after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2021, by a vote of_____.

Ryan D. Stanley, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EXHIBIT A

Fee Simple Right-of-Way

The West 12.0 feet of Lot 1 in J. A. Finley's Third Addition in the City of Joplin, Newton County, Missouri according to the recorded plat thereof.

Containing 1,140 square feet, more or less.

Permanent Easement

Commencing at the Northwest corner of Lot 1 in J. A. Finley's Third Addition in the City of Joplin, Newton County,
Missouri according to the recorded plat thereof; thence East, 12.0 feet along the North line thereof to a point on the new
right-of-way line and the point of beginning; thence South along the new right-of-way line, 65.0 feet; thence
Northeasterly to a point on the North line of said Lot 1 that is 20.0 feet east of the point of beginning; thence West, 20.0
feet to the point of beginning.

Containing 650 square feet, more or less.

Temporary Easement

The East 20.0 feet of Lot 1 in J. A. Finley's Third Addition in the City of Joplin, Newton County, Missouri according to the recorded plat thereof.

Containing 1,900 square feet, more or less.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021- 153 Acquisition by Condemnation Proceedings for the Connecticut Avenue Widening Project

MEETING DATE
September 20, 2021

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2021-153

REVIEWED BY
Director of Public Works: David Hertzberg; Finance Director: Leslie Haase; Asst, City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves an ordinance declaring a public necessity for the acquisition of real property and easements from Duane and Jackie Williams, by condemnation proceedings for the Connecticut Avenue Widening Project.

BACKGROUND
In August 2014 the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 10 years. One of the projects was the widening of Connecticut Avenue from 32nd Street South to the Bridge over I-44. Currently the City has been unable to reach an agreement with Duane and Jackie Williams for the purchase of 1,140 square feet of right-of-way 750 square feet of permanent easement and 2,850 square feet of temporary easement. The property owner was offered $13,900.00, the fair market value as determined by professional appraisal.

FUNDING SOURCE
Capital Improvement Sales Tax

RECOMMENDATION
Staff recommends approval of Council Bill 2021- 153 Acquisition by Condemnation Proceedings for the Connecticut Avenue widening project be approved on an emergency basis, in that said ordinance provides for public improvements and is considered to be an emergency per 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. Furthermore, approval of this council bill will allow right of way acquisition to be finalized, allowing construction to begin as scheduled, avoiding any unnecessary delays to the construction schedule, and is therefore an emergency.

COUNCIL BILL NO. 2021-153 ORDINANCE NO.

AN ORDINANCE declaring the necessity of acquiring for public use certain fee simple right of way, permanent and temporary easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations; and containing an emergency clause.

WHEREAS, the City Council for the City of Joplin, Missouri deems it necessary, desirable, advisable, and in the public interest to obtain certain fee simple right of way and easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge and,

WHEREAS, the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge was included in the renewal of the Capital Improvement Sales Tax Program approved by the voters in August 2014; and,

WHEREAS, the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge was included in the FY20 and FY21 budgets; and,

WHEREAS, after approval of the FY20 and FY21 budgets, the City Manager and his designees had authority to negotiate and acquire by purchase certain interests in property necessary for the construction of the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; and,

WHEREAS, the City has the authority by virtue of Sections 88.010 to 88.070, 88.073, and 82.240 of the Revised Statutes of the State of Missouri, and by virtue of the Charter of the City of Joplin, Missouri, to acquire private property by condemnation proceedings for any public or municipal use, including uses or purposes stated herein.

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

Section 1. That it is hereby found, determined, and declared that it is necessary and in the public interest for the public purpose of constructing the widening of Connecticut Avenue from 32nd Street south to the I-44 Bridge 32nd, to acquire, by purchase or condemnation proceedings, certain fee simple right of way and easements for such public improvements, including but not limited to construction of new roadway, sidewalks, installation, maintenance, and repair of public storm sewer lines, and all work incidental and subsidiary thereto, all of which are situated in the City of Joplin, Newton County, Missouri, and are legally described in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

Section 2. That the City Manager and his designees have negotiated in good faith with the owners of property herein described for the purpose of acquiring certain fee simple right of way and easements, relating to the property herein described, and are hereby authorized to continue negotiations notwithstanding the filing of condemnation proceedings.

Section 3. That the City Manager and his designees are hereby authorized to execute necessary documents to pay and disburse funds to property owners, others holding property rights, and escrow agents pursuant to negotiated agreements.

Section 4. That, in the event of failure, following good faith negotiations, to reach agreement on the amount of compensation to be paid for such fee simple right of way and easements, and the acquisition thereof by purchase, the City Attorney and his designees, including special counsel, are hereby authorized and directed to institute condemnation proceedings for the purpose of acquiring such fee simple right of way and easements in the manner provided by the Revised Statutes of Missouri.

Section 5. That the City of Joplin declares that this Ordinance relating to a public improvements, is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, and as such, shall be in full force and effect immediately from after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2021, by a vote of_____.

Ryan D. Stanley, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EXHIBIT A

Fee Simple Right-of-Way

The West 12.0 feet of Lot 7 in J. A. Finley's Third Addition in the City of Joplin, Newton County, Missouri according to the recorded plat thereof.

Containing 1,140 square feet, more or less.

Permanent Easement

Commencing at the Southwest corner of Lot 7 in J.A. Finley's Third Addition in the City of Joplin, Newton County, Missouri according to the recorded plat thereof; thence East, 12.0 feet along the South line thereof to a point on the new right-of-way line and the point of beginning; thence North along the new right-of-way line, 50.0 feet; thence Southeasterly to a point on the south line of said Lot 7 that is 30.0 feet east of the Point of Beginning; thence West 30.0 feet to the Point of Beginning.

Containing 750 square feet, more or less.

Temporary Easement

The East 30 feet of the of the West 42.0 feet of Lot 7 in J.A. Finley's Third Addition in the City of Joplin, Newton County, Missouri according to the recorded plat thereof.

Containing 2,850 square feet, more or less.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021- 154 Acquisition by Condemnation Proceedings for the Connecticut Avenue Widening Project

MEETING DATE
September 20, 2021

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2021-154

REVIEWED BY
Director of Public Works: David Hertzberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nicholas Edwards

SUMMARY
This Council Bill approves an ordinance declaring a public necessity for the acquisition of real property and easements from Duane and Jackie Williams, by condemnation proceedings for the Connecticut Avenue Widening Project.

BACKGROUND
In August 2014 the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 10 years. One of the projects was the widening of Connecticut Avenue from 32nd Street South to the Bridge over I-44. Currently the City has been unable to reach an agreement with Duane and Jackie Williams for the purchase of 259 square feet of right-of-way and 1,050 square feet of temporary easement. The property owner was offered $1,010.00, the fair market value as determined by professional appraisal.

FUNDING SOURCE
Capital Improvement Sales Tax

RECOMMENDATION
Staff recommends approval of Council Bill 2021-154 Acquisition by Condemnation Proceedings for the Connecticut Avenue widening project be approved on an emergency basis, in that said ordinance provides for public improvements and is considered to be an emergency per 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. Furthermore, approval of this council bill will allow right of way acquisition to be finalized, allowing construction to begin as scheduled, avoiding any unnecessary delays to the construction schedule, and is therefore an emergency.

COUNCIL BILL NO. 2021-154 ORDINANCE NO.

AN ORDINANCE declaring the necessity of acquiring for public use certain fee simple right of way, permanent and temporary easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; authorizing the City Manager and his designees to negotiate for the purpose of acquiring the necessary interests in land; authorizing the City Attorney and his designees to institute condemnation proceedings if such interests in land cannot be acquired by purchase through good faith negotiations; and containing an emergency clause.

WHEREAS, the City Council for the City of Joplin, Missouri deems it necessary, desirable, advisable, and in the public interest to obtain certain fee simple right of way and easements for the purpose of street construction improvements associated with the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge and,

WHEREAS, the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge was included in the renewal of the Capital Improvement Sales Tax Program approved by the voters in August 2014; and,

WHEREAS, the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge was included in the FY20 and FY21 budgets; and,

WHEREAS, after approval of the FY20 and FY21 budgets, the City Manager and his designees had authority to negotiate and acquire by purchase certain interests in property necessary for the construction of the proposed Connecticut Avenue widening project from 32nd Street south to the I-44 Bridge; and,

WHEREAS, the City has the authority by virtue of Sections 88.010 to 88.070, 88.073, and 82.240 of the Revised Statutes of the State of Missouri, and by virtue of the Charter of the City of Joplin, Missouri, to acquire private property by condemnation proceedings for any public or municipal use, including uses or purposes stated herein.

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

Section 1. That it is hereby found, determined, and declared that it is necessary and in the public interest for the public purpose of constructing the widening of Connecticut Avenue from 32nd Street south to the I-44 Bridge 32nd, to acquire, by purchase or condemnation proceedings, certain fee simple right of way and easements for such public improvements, including but not limited to construction of new roadway, sidewalks, installation, maintenance, and repair of public storm sewer lines, and all work incidental and subsidiary thereto, all of which are situated in the City of Joplin, Newton County, Missouri, and are legally described in Exhibit “A” attached hereto and incorporated by reference as if fully set forth herein.

Section 2. That the City Manager and his designees have negotiated in good faith with the owners of property herein described for the purpose of acquiring certain fee simple right of way and easements, relating to the property herein described, and are hereby authorized to continue negotiations notwithstanding the filing of condemnation proceedings.

Section 3. That the City Manager and his designees are hereby authorized to execute necessary documents to pay and disburse funds to property owners, others holding property rights, and escrow agents pursuant to negotiated agreements.

Section 4. That, in the event of failure, following good faith negotiations, to reach agreement on the amount of compensation to be paid for such fee simple right of way and easements, and the acquisition thereof by purchase, the City Attorney and his designees, including special counsel, are hereby authorized and directed to institute condemnation proceedings for the purpose of acquiring such fee simple right of way and easements in the manner provided by the Revised Statutes of Missouri.

Section 5. That the City of Joplin declares that this Ordinance relating to a public improvements, is an emergency within the meaning of Section 2.12 (6) of the HOME RULE CHARTER of the City of Joplin, and as such, shall be in full force and effect immediately from after its adoption and approval.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2021, by a vote of_____.

Ryan D. Stanley, Mayor

ATTEST:

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

Peter C. Edwards, City Attorney

EXHIBIT A

Fee Simple Right-of-Way

The East 3.7 feet of Lot 361 in Kelsey Norman's Sub-Division Replat #1 in the City of Joplin, Newton County, Missouri according to the recorded plat thereof.

Containing 259 square feet, more or less.

Temporary Easement

The West 15.0 of the East 18.7 feet of Lot 361 in Kelsey Norman's Sub-Division Replat #1in the City of Joplin, Newton County, Missouri according to the recorded plat thereof.

Containing 1,050 square feet, more or less.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2021-521 – Approval of a Real Estate Contract

MEETING DATE
September 20, 2021

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2021-521 Ordinance; Exhibit "A" Real Estate Purchase Contract; Map of 2202 South Jackson Ave; Community Support Services Bid Response Package

REVIEWED BY
Department Head: Leslie Haase; Planning and Development Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a real estate contract for the sale of 2202 South Jackson Avenue.

BACKGROUND
Following the EF-5 tornado that struck Joplin on May 22, 2011, a new Senior Center was built utilizing CDBG-DR funds to replace the former Senior Center located at 2202 South Jackson Avenue. The former Senior Center was acquired with Community Development Block Grant Funds (CDBG) from the United States Department of Housing and Urban Development (HUD). As such, a change in use of the property is required to meet a national objective as outlined in CFR 570.208 or the City must repay the value of the property to the CDBG program. The appraised value of the property is $330,000.00.

Under these guidelines, the City let a bid for the former Senior Center with two bid options. The first option was a cash offer with a minimum bid price of $297,000.00. The second option was a cash offer of less than the minimum bid price, along with a detailed proposal for the intended use of the facility that meets a CDBG national objective.

The City received one bid from Community Support Services (CSS) under the second bid option. Community Support Services submit a bid to utilize the facility to expand its community-based services and programs to persons with developmental disabilities in the Joplin area, which meets a CDBG national objective. This facility will allow CSS to expand the Adult Day Program Center services to over 100 persons with developmental disabilities in various programs. Community Support Services bid a cash sale of $10,000.00, along with a detailed plan to update and renovate the facility at an estimated cost of $275,000.00 to $300,000.00.

Under CDBG guidelines, this bid response and proposed purpose allows the City to sell the

property as long as CSS continues to meet the national objective for five years from the date of transfer. If the national objective is not met during this time period, the buyer will be required to pay to the City the fair market value, which is set forth in the contract as $280,000.00.

Closing of the contract shall take place on or before October 29, 2021. Buyer shall also submit earnest money in the amount of $500.00 with the title company within five days of the execution of the Real Estate Contract.

FUNDING SOURCE
This item is not applicable for this council bill.

RECOMMENDATION
Staff recommends approval of this council bill on an emergency basis.

COUNCIL BILL NO. 2021-521 **ORDINANCE NO.**

AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Jasper County Sheltered Facilities Association, a Missouri Nonprofit Corporation, d/b/a Community Support Services of Missouri, for the sale of 2202 South Jackson Avenue; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and containing an emergency clause.

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

Section 1. That the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Jasper County Sheltered Facilities Association, a Missouri Nonprofit Corporation, d/b/a Community Support Services of Missouri, for the sale of 2202 South Jackson Avenue, a true and accurate copy of the same being attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved.

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

Section 3. This Ordinance relating to the sale of property is declared by the City Council to be an emergency within this meaning of Section 2.12, subparagraph (1), of the Home Rule Charter of the City of Joplin, Missouri, and as such shall become effective immediately upon its passage.

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

of _____, 2021, by a _____vote.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____
Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

EXHIBIT "A"

REAL ESTATE PURCHASE CONTRACT

This Real Estate Purchase Contract is entered into and effective this _____ day of September 2021, by and between **CITY OF JOPLIN**, Missouri, a Missouri Municipal Corporation, hereinafter referred to as "Seller", and **JASPER COUNTY SHELTERED FACILITIES ASSOCIATION**, a Missouri Nonprofit Corporation, d/b/a Community Support Services of Missouri, hereinafter referred to as "Buyer".

R E C I T A L S :

A. Buyer desires to purchase from Seller the following:

(i) that certain real property located in Joplin, Missouri, more particularly described on Exhibit "A" attached hereto (the "Land");

(ii) all right, title and interest of Seller in and to all oil, gas and other mineral rights appurtenant to the Land (the "Mineral Interests").

The Land and Mineral Interests are hereinafter collectively called the "Property".

B. Seller is willing to sell and convey the Property to Buyer on the terms and conditions hereinafter set forth.

A G R E E M E N T S :

In consideration of the covenants contained herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

1. PROPERTY.

For and in consideration of the mutual obligations of the parties hereto, Seller agrees to sell, and Buyer agrees to buy, upon the terms and conditions hereinafter set out, the real estate described as follows:

All of Lots 17-22, inclusive, in Murphy's First Addition to the City of Joplin, Jasper County, Missouri AND the North 29.27' of Lot 185 and all of Lots 186-188, inclusive, and including all of the vacated alley located to the West of said lots in A F Frye's Addition to the City of Joplin, Jasper County, Missouri.

2. PURCHASE PRICE. The total purchase price for the Property (herein the "Purchase Price") shall be the sum of TEN THOUSAND AND NO/100 DOLLARS ($10,000.00), payable as follows:

2.1 Earnest Money Deposit. Within five (5) business days after the full and final execution of this Agreement by both Buyer and Seller and as a condition precedent to the formation of this Agreement, Buyer shall deposit the sum of FIVE HUNDRED AND NO/100

DOLLARS ($500.00) (the "Earnest Money Deposit") with Abbey Title Company (the "Title Company"), whose mailing address is 2902 Arizona Ave, Joplin, MO 64804.

2.2 Cash at Closing. On the Closing Date, Buyer shall pay to Seller the balance of the Purchase Price in cash or other immediately available funds, subject to the prorations and adjustments set forth below.

3. CONVEYANCE FORM. Seller shall convey said tract of real estate to Buyer by Warranty Deed.

4. EXCEPTIONS. All real estate shall be conveyed subject to the following:

a) Special assessments made prior to the execution of this contract and becoming a lien thereafter;

b) Zoning ordinances in effect at the date of the signing of this contract;

c) Easements, public or private, of record or not of record, which are clearly apparent to the ordinary person upon ordinary inspection of the premises; and

d) General taxes, state, county, and city, for the year of closing and subsequent years; and such other restrictions and easements of record as will not materially impair the use of improvements on the real estate. Taxes for the year in which this contract is closed shall be prorated to the date of closing.

5. RESTRICTIONS. Buyer acknowledges and agrees that the Property was acquired and approved in excess of $25,000.00 with Community Development Block Grant Funds from the United States Department of Housing and Urban Development and was formerly known as the Joplin Senior Center. The Property is changing use and being sold in accordance with 24 CFR 570.505 following consultation with the public. However, the Property's use must meet one of the national objectives specified in 24 CFR 570.208 for at least five (5) years from the date of transfer. If the Property's use does not meet one of the national objectives during this time, Buyer shall pay Seller an amount equal to the current fair market value of the property, which the parties stipulate to be TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00). If Buyer fails or refuses to pay this amount within thirty (30) days of Seller's written demand for payment, then the conveyance shall be void and the Property shall revert to Seller. This deed restriction shall be set forth in the deed of transfer to Buyer, and upon successful completion of the five (5) year period by Buyer, Seller will execute and record a release of the deed restriction.

6. MONITORING AND RETENTION. The Buyer will maintain all records with respect to any maters covered by this Contract and shall be made available to the City, grantor agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary by the City to ensure the Property continues to meet national objective specified in 24 CFR 570.208 for the period of deed restriction. The Buyer will maintain said records for a period of four years following the release of deed restriction.

7. CLOSING. If title is deemed good, the closing of this contract shall take place at Abbey Title Company on or before October 29, 2021, or at some other time the parties mutually agree on, at which time all monies and papers shall be delivered and all other things called for by this contract at the time of closing, shall be done.

8. POSSESSION. Seller shall deliver possession to Buyer at the closing of this contract.

9. IMPROVEMENTS. Seller agrees that all improvements now on the above-described real estate parcels shall be delivered to Buyer at the time of closing in as good condition as they are now in at the time of this contract, ordinary wear and tear excepted; provided, however, if prior to the closing, any of the principal improvements be materially damaged, Seller shall forthwith give Buyer written notice thereof; and Buyer, at its election, may void this contract by giving written notice thereof to Seller within five (5) days of receipt of the notice, or prior to the closing, whichever time first occurs, in which case this contract shall be null and void. Buyer agrees that it is taking the Property and all improvements "as is" and "where is" in their current condition. Buyer agrees that no disclosure statement will be provided by Seller.

10. REPRESENTATIONS/WARRANTIES.

a) Buyer covenants and represents to Seller, which covenants shall be true and accurate at the time of closing, as follows:

1. Buyer is a duly organized, validly existing nonprofit corporation, is in good standing under the laws of the State of Missouri, and is possessed and vested with full power and authority to enter into and consummate this Contract and to perform Buyer's obligations hereunder.

2. Buyer is authorized to enter into this Contract and complete the transactions contemplated hereunder.

3. This Contract is a valid and binding agreement, enforceable in accordance with its terms.

b) Seller covenants, represents, and warrants to Buyer, as follows:

1. Seller is a duly organized, validly existing municipality, and is in good standing under the laws of the State of Missouri and is possessed and vested with full power and authority to enter into and consummate, this Contract and to perform Buyer's obligations hereunder.

2. The Joplin City Council and/or its duly authorized representatives must approve the transactions contemplated by this Contract, and the authorized representative of Seller has the authorization to execute this Contract and to do all other such acts and to take such other action as may be necessary to consummate this Contract, upon Council approval.

3. This Contract is a valid and binding agreement, enforceable in accordance with its terms.

4. There are no leases, tenancies or other rental arrangements pertaining to any portion of the property, and Seller owns fee simple title to the Property and has full right and lawful authority to enter into and perform Seller's obligations under this Contract.

11. RIGHT OF ENTRY. Seller acknowledges and agrees that prior to the Closing Date, with reasonable notice to Seller, Seller hereby authorizes Buyer, its assigns, successors in interest, agents, representatives, and consultants, sub-contractors, and prospective tenants, and their agents, representatives, and consultants, and sub-contractors, to enter the Property in order to investigate and inspect the Property and to perform any such tests they deem appropriate. In no event will Seller complete or pay for corrections, or provide a monetary adjustment in lieu thereof, regardless of the results of any inspection or test.

12. HOLD HARMLESS. Buyer hereby agrees to hold Seller harmless against and from any and all loss, suits, causes of action, proceedings, costs, damages, liabilities and expense arising from the breach of any of Seller's representations, warranties, covenants or agreements herein contained, and from any injury or damage to Buyer, or its agents which occur upon, or at the property, during the inspection period. Such costs and expenses shall include, without limitation, attorneys' fees and costs of litigation arising out of or relating to Seller's breach. In the event that Seller breaches this Agreement, after the City Council gives its approval, the Buyer's only remedy against the Seller is limited to reimbursement of Buyer's out of pocket costs related to this Contract, including only inspection and appraisal fees.

13. CLOSING REQUIREMENTS. Closing shall occur after approval of title commitment, as described hereinabove.

a) At closing, Buyer shall do the following:

1. Tender payment of the purchase price.

2. Execute and provide at closing, all documents reasonably required by the Seller for closing.

b) At closing, Seller shall do the following:

1. Duly execute, acknowledge and deliver to Buyer, a Warranty Deed conveying the Property to Buyer, free and clear of all liens, claims, pledges and encumbrances.

2. Execute and provide at closing, all documents reasonably required by Buyer for closing.

14. ASSIGNMENT. Neither party shall have the right and authority to assign this Contract without the other's consent.

15. ENTIRE AGREEMENT. This Contract constitutes the entire agreement between the parties with respect to the subject matter hereof and there are no oral representations, warranties, conditions or agreements, expressed or implied, other than those expressly set forth herein. This Contract supersedes all previous negotiations, agreements and the like. No modifications to this Contract shall be effective unless in writing and signed by all parties to this Contract.

16. BINDING EFFECT. The terms, provisions, covenants, and conditions in this Contract shall apply to, and inure to, the benefit of, and be binding upon, the parties hereto and their respective successors in interest and assigns as herein permitted.

17. GOVERNING LAW. This Contract shall be governed by, and constructed in accordance with, the laws of the State of Missouri. Venue for any dispute shall lie exclusively in the Circuit Court of Jasper County, Missouri.

18. TIME. Time is of the essence of this Contract and each and every obligation of Seller under this Contract.

19. POSSESSION. Seller shall provide Buyer full and exclusive possession upon closing, free and clear of any leases, written or oral, concerning the premises to be transferred to Buyer.

20. CONTINGENT ON APPROVAL. This contract is contingent upon Seller obtaining approval of this contract by its City Council, and the Buyer obtaining approval from its governing board, which Seller and Buyer shall obtain within thirty (30) days of the execution of the contract.

21. CONTINGENT ON FINANCING. This contract is contingent upon Buyer securing financing to close on this contract and purchase the Property.

22. REALTOR OR BROKER. Neither party has used a realtor or broker and no fee of any kind is owed.

IN WITNESS WHEREOF, the parties have hereunto set their hands to this Contract, the day and year first above written.

City of Joplin, Missouri, a
Missouri Municipal Corporation

Jasper County Sheltered Facilities
Association, a Missouri Nonprofit
Corporation, d/b/a Community Support
Services of Missouri

_____ _____

Nick Edwards
City Manager

By:
Its:

Attest:

Attest:

_____

Barbara J. Gollhofer
City Clerk

_____

Secretary

Approved as to Form:

_____

Peter C. Edwards
City Attorney

Community Support Services of Missouri
2312 Annie Baxter Avenue | Joplin, MO 64804
(417) 624-4515 | www.cssmo.org

Leslie Haase, City Finance Director
City of Joplin
602 Main Street
Joplin MO 64801

Dear Leslie,

The Community Support Services of Missouri (CSS) respectfully submits the enclosed Property Sale Bid Form for the sale of 2202 S Jackson Ave, Joplin Missouri. CSS will utilize the facility to expand community-based services and programs to persons with developmental disabilities in the Joplin area. These services meet the National Objective as stated in the Property Sale Bid Form.

Community Support Services of Missouri, a Joplin based non-profit 501c3 organization with 44 years of service to Joplin and Southwest Missouri. CSS provides a comprehensive community-based program for over 1,500 persons with developmental disabilities in Southwest Missouri. We employ over 300 professional and para-professional staff. We are nationally accredited by CARF since 2004 and meet all state licensing and certification standards. CSS ongoing funding is well established through the Missouri Division of Developmental Disabilities Medicaid Waiver programs and the Jasper and Newton County SB 40 Boards.

CSS has operated from the Alcott School at 2312 Annie Baxter since the mid-eighties. It has been an anchor for the Blendville Neighborhood. In addition to the main offices at Alcott, we also provide an activity center and an accessible playground. Recently CSS purchased the Empire Church at 2330 Empire to expand program space. CSS also operates from offices at 1115 Illinois Ave, in Joplin, as well as program sites in Carl Junction, Nevada and Cassville. We are a good neighbor and an asset to the Joplin Community.

CSS will utilize 2202 S Jackson to expand Adult Day Program Center services. In addition to providing habilitative training at the Center, it will be a hub for community integration and similar activities. The Center will allow us to expand CSS adult vocational services and behavioral therapy. This facility will allow CSS to expand services to over 100 persons with developmental disabilities in various programs throughout the month.

The building at 2202 S Jackson is solid but it shows the wear of almost 50 years of service. CSS plans to renovate the property to meet the needs of persons with developmental disabilities. Individuals served may have mobility issues or may be non-ambulatory. These renovations will bring the building to ADA compliance and up-date the building and property to be a handsome, well maintained asset to the neighborhood and to the City of Joplin. We have examined the building. With renovations, this building can be an asset to the neighborhood and the City of Joplin.

Community Support Services of Missouri
2312 Annie Baxter Avenue | Joplin, MO 64804
(417) 624-4515 | www.cssmo.org

Renovations we have identified to up-date the building, grounds and parking lot include but not are not limited to:

New 5 Ton Split Heat Pump
New Flooring
Furnishings & Equipment
New Hot Water Tank
Replace inside low voltage lighting to current standards)
Outside Building Lighting
Complete remodel of the commercial kitchen to usable program space
Room enclosures (Walls, doors, Ceiling tile, cabinets, Electrical, Heat & Air)
Internet, Security and fire systems
Renovation and additional accessible restrooms
Signage (Inside & Out)
Parking Lot Seal coat and parking blocks
Interior painting
Landscaping

Estimated renovation costs $275,000 - $300,000
(Draft floor plan is included with our proposal)

The corner of 22nd and Jackson has been a site of service to the Joplin community for over 100 years. First as St. John's Hospital and then as the Joplin Senior Citizen's Center. We wish to continue this legacy as a service center for persons with developmental disabilities. Community Support Services is a good community and neighborhood partner. CSS services to persons with developmental disabilities meets the national objective as set forth in bid requirements. CSS has the experience, the resources and the expertise to develop this needed community-based program at 2202 S Jackson for persons with developmental disabilities. The decision to pursue this facility for CSS received unanimous approval from our Board of Directors. For your convenience a list of our Board Members and our Missouri Certificate of Good Standing are attached. If you need any additional information about our agency, we will be happy to provide any details needed.

Thank you for your consideration of our proposal. Please contact me if you have questions regarding our proposal.

Sincerely,

Jhan R. Hurn
President/CEO

The City of Joplin is offering for sale real property located at 2202 S Jackson Avenue, which was acquired and approved in excess of $25,000.00 with Community Development Block Grant funds from the United States Department of Housing and Urban Development. The property was formerly known as the Joplin Senior Citizens Center. The property will be changing use or sold in accordance with 24 CFR (Code of Federal Regulations) 570.505 following consultation with the public. The City of Joplin provided affected citizens with reasonable notice of, and opportunity to comment on the proposed change in use or sale of the property and no comments were received.

Change in use of the property may occur if the new use of such property qualifies as meeting one of the national objectives in CFR 570.208 or the property may be disposed of by the recipient, if the recipient determines after consultation with affected citizens, that it is appropriate to change the use to a use that does not meet a national objective.

Following reimbursement of the value of the real property to the Community Development Block Grant Program, the property will no longer be subject to any CDBG requirement.

2202 S Jackson Ave

The property described as all of Lots 17-22, inclusive, in Murphy's First Addition to the City of Joplin, Jasper County, Missouri AND the North 29.27' of Lot 185 and all of Lots 186-188, inclusive, and including all of the vacated alley located to the West of said lots in A F Frye's Addition to the City of Joplin, Jasper County, Missouri.

This City will evaluate bids based on one of the following two alternatives:
Bid Alternative (1): Cash offer with a Minimum Bid Price of $297,000.00.
Bid Alternative (2): Cash offer may be less than the Minimum Bid Price of $297,000.00, along with a detailed proposal for the intended use of the facility that meets the above cited national objective.

Leslie Haase, CPA, CMA
Finance Director

Publication Date: Friday, April 30, 2021

CITY OF JOPLIN
2021-01
Property Sale Bid Form

The City will accept sealed bids on the following parcels until 10:00 am Wednesday, June 30, 2021 at the Finance Department located at 602 S Main St, 3rd Floor, Joplin, Missouri, 64801. There will be a mandatory pre-bid meeting for anyone choosing to bid on this property. The mandatory pre-bid meeting will be held at the above location on Thursday, May 27, 2021 at 10:00 a.m. No bid will be accepted from any bidder that does not attend the pre-bid meeting. Any bids received after the specified deadline will be returned to the vendor.

BID ALTERNATIVE ONE:

2202 S Jackson Ave (Cash Offer) $_____

Minimum Bid Price is $297,000.00

Bid one is ***not required*** to meet a national objective as set forth above.

BID ALTERNATIVE TWO:

2202 S Jackson Ave $10,000.00

Cash offer may be less than minimum bid price of $297,000.00. However, bid proposal must include detailed proposal for the intended use of the facility that meets the above cited national objective.

MARK BID ENVELOPES: "BID 2021-01 SALE OF 2202 S JACKSON AVE 10:00 A.M. June 30, 2021"

Questions concerning the specifications and bidding procedures should be directed to Leslie Haase, Finance Director at 602 South Main Street, Joplin, MO, 64801 or by phoning 417-624-0820 ext. 1251. Questions concerning the national objective or federal requirements should be directed to Troy Bolander, Director of Planning, Development & Neighborhood Improvement at 417-624-0820 ext. 1510.

Bidder Name: Jasper County Sheltered Facilities Association, DBA Community Support Services of Missouri

Bidder Address: 2312 Annie Baxter Ave, Joplin, MO 64804

Bidder Telephone Number: 417-624-4515

Bidder Email Address: jhurn@cssmo.org

Bidder Signature: _____

Community Support Services Board of Directors
FY 2021/2022

Mark Elliff - Chairperson	**Jim Willis**
Carthage Chamber of Commerce	Retired
1511 Grand Ave, Carthage, MO 64836	706 N. Wall, Joplin, MO 64801
e-mail: melliff@carthagechamber.com	e-mail: Jim.Willis@amce.com
Business: 417 358-2373	Business:
Cell: 417 359-3662	Cell: 417 438-2823
Home: 417 358-3613	Home:
Luke Boyer - Chairperson Elect	**Larry Warren**
Boyer Law Firm	Self-employeed
1 S Main St, Ste A, Webb City, MO 64870	204 Foxridge Dr, Joplin, MO 64801
e-mail: lboyerlaw@sbcglobal.net	e-mail: lwarren@atlasbackground.com
Business: 417 673-3747	Business: 417 206-2228
Fax: 417 673-5308 Cell: 479 422-7090	Cell: 417 483-0977
Home:	Home: 417 673-1616
Brad Baker - Treasurer	**Jaime Boyes**
US Bank	Head of R&D Systems, Mars Incorporated
402 S Main St, Joplin, MO 64801	3932 SE 105th St, Galena, KS 66739
e-mail: brad.baker@mobakers.com	e-mail: Jaime.Varble@effem.com
Business: 417-625-3235	Business:
Fax: 417 624-0948 Cell: 417 392-0021	Cell: 614 496-2680
Home: 417 673-3897	Home:
Jane Hoover - Secretary	**Ryan Melton**
Retired	Freeman Health Systems - Director of Service Excellence
2621 S Adele Ave, Joplin, MO 64804	115 S Greystone Square, Webb City, MO 64870
e-mail: eyah111@att.net	e-mail: rsmelton@freemanhealth.com
Business: none	Business: 417 347-7929
Cell: 417 850-5434	Cell: 417 529-9608
Home:	Home:
Nancy Good	**Sherry Genisio**
Bright Futures	Springfield Grocers
925 W Hampton Place, Joplin, MO 64801	2415 W. Battlefield, Springfield, MO 65807
e-mail: nancy@brightfuturesusa.org	email: sherrygenisio@yahoo.com
Business: none	Business:
Cell: 417 529-8676	Cell: 417 850-0225
Home: 417 781-3077	Home:
Bryan Shallenburger	**Rob O'Brian**
Carthage R-9 Schools	Consultant
1515 W. Hazel Ave, Carthage, MO 64836	1016 N. Sergeant Ave., Joplin, MO 64801
email: shallenburgerb@carthagetigers.org	e-mail: rob@obrianassociates.com
Business: 417 758-0798	Business:
Fax: 417 758-0797 Cell: 417 438-6255	Cell: 417 438-0100
Home:	Home:
Janel Harding	**Tom Franz**
Joplin R-8 Schools	T.J. Franz & Associates
101 E 41st St, Joplin, MO 64804	3715 Chelsea, Webb City, MO 64870
e-mail: janelharding@joplinschools.org	email: tjfranz@cpa.com
Business: 417 625-5375	Business:
Cell: 417 291-0881	Cell: 479 422 7090
Home:	Home:
Kyle Hickam - Past Chairperson	Jhan Hurn / Chief Executive Officer
State Farm Insurance	Derek Cole / Executive VP - CFO
2606 East 32nd St, Joplin, MO 64804	Sarah Parker / Executive VP - COO
e-mail: kyle.hickam.j136@statefarm.com	Mary Heger / VP Quality Assurance
Business: 417 624-8443 and 417 673-2500	Rebecca Rivette / VP Targeted Case Management
Fax: 417 624-4536 Cell: 417 540-3477	Janet Thompson / VP Community Services
Home: 417 673-9514	Kirstie Smith / VP Administration
	Kassie Conrad / VP Residential Services

STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF GOOD STANDING

I, John R. Ashcroft, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

JASPER COUNTY SHELTERED FACILITIES ASSOCIATION

N00020780

A Missouri entity was created under the laws of this State on 3/24/1978, and in Good Standing, having fully complied with all the requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 14th day of April, 2021.

Secretary of State

Certification Number: CERT-IN75811


R1
R2
R3
R3-PD
C1
CO

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
CB 2021-281 – Final Plat Review, Par Lane Addition.

MEETING DATE:
September 7, 2021

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, City Manager- Nicholas Edwards.

SUMMARY REQUEST:
Case 047-21: Final Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

BACKGROUND:
This final plat approval is for Par Lane Addition, a new subdivision in recently annexed land. A previous preliminary plat was submitted that included smaller lots for a proposed townhouse development that was denied by the Planning and Zoning Commission. This plat was designed to be in compliance with our zoning and subdivision regulations for the R-1 district.

This 14-lot subdivision located at the end of right-of-way of W. Par Ln. The property is presently zoned R-1 and will allow for the development of single-family homes. The proposed subdivision will include an extension of W. Par Ln. with a stubbed dead end to the West for future development and connections

PLANNING & ZONING COMMISSION TESTIMONY:
John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

PUBLIC COMMENT:
None.

FUNDING SOURCE
These payments are included in the FY 2020-21 budget of the Community Planning Fund.

RECOMMENDATION:
Staff recommends approval of Case 047-21.
Planning and Zoning Commission approved Case 047-21 (5 Favor, 2 Absent,)

ATTACHMENTS:
CB 2021-280, Planning Report, Commission Minutes, Plat-Par Lane Addition.

CB 2021-281

Case 046-21: Preliminary Plat Review – A request to review the Preliminary Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. We have annexed in the 4-acre site into the City of Joplin. This plat has 14 lots on this property, and they will be R-1 (Single family Residential). There are two lots that are larger in size, lot 14 contains a retention basin to the north which will capture the runoff for that part of the sub-division. In lots 11 and 12, additional space designated for a second basin against the railroad right-of-way. The sewer would be extended from the east. There is a little off-site to bring it in to serve the sub-division. The Missouri American Water Company will provide the water and have planned to extend the end of their main. The street has been platted so it can be extended to the city limits with Jasper County. We are not asking for any variances; we were able to site this with all 14 lots meeting the required footage. Also, we have included the installation of sidewalk along the south side of Par Lane coming in and then along the east side of Eagle Court.

Mr. Eastman asked if the cul-de-sac meets the requirements that a firetruck can get in if need be?

Mr. Bolte stated that they have a radius for that per city code.

Ms. Bruckner-Sears asked the audience if there was anyone to speak in favor of this case? There was not, she also asked if there was anyone in the audience in opposition of this case?

Richard Hatfield, 2026 Fairway Drive, Joplin, MO. Currently the President of the HOA of Twin Hills Estate. On behalf of the board, there is concern on how many houses are going to be built and meeting the size and requirements. The main concern the board has is on Par Lane the curve that is Twin Hill to Par Lane is a 90 degree turn and narrow. It has got curbing that is asphalt which was grandfathered in back in 1985. Some other concerns are water runoff. The land is flat, and it doesn't show any new contour lines. The front detention pond will eventually go into the road. The one in the back will go onto private property, something will have to change on that. There are also discussions about a fire hydrant being put in, which the closest is at Golf Links and Twin Hills.

Mr. Stanton stated that fire service will be required. There is a minimum distance requirement of approximately 500 to 600 feet that firetrucks can be from fire hydrants. There will be a fire hydrant at the cul-de-sac.

Mr. Bolte stated there will be two fire hydrants where the water main dead ends.

Mark Lane, 2230 S. Fairway Drive, Joplin, MO. The concern is the traffic. With 14 new homes there will be approximately 28 more cars, one way in and one way out. The neighbors and I are also concerned about the size of the homes. We all have large homes and large lots, and these are smaller lots with smaller homes. He also wanted to know if the City of Joplin would be responsible to make Par Lane easier to get through there. The problem is Twin Hills and Par Lane.

Mr. Stanton stated he would have to look into that. The Public Works Department has the jurisdiction over streets.

Ken Myers, 4410 Golf Link Drive, Joplin, MO. He is in the 185' circle and we have concerns. If you look at the map and you see the other houses with large lots and then what he wants to establish, the lots are very small. Plus, these 4 acres are in the complete stuck back in the far corner, with Par Lane and

Twin Hills the only way in and out. I think it will ruin our subdivision with all the extra traffic. It feels like we are getting things shoved down our throat with out any knowledge of what's going on,

Ms. Bruckner-Sears asked if the Commissioners had any questions or discussion? They did not.

MR. EASTMAN MOVED, SECONDED BY MS. STEELE THAT CASE 046-21 BE APPROVED. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Case 047-21: Final Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

John Bolte, Small Arrow Engineering, 1302 S, Main St., Joplin, MO. Final Plat just shows lot sizes and dimensions and removes all the information about the utilities. We are taking all concerns into consideration. The traffic flow is considerably low compared to some other subdivisions Mr. Bolte also stated that when the houses were built, they were in the county with septic tanks and that is probably why the lots were bigger.

Ms. Bruckner-Sears asked if any of the Commissioners had any questions. They did not. Ms. Bruckner-Sears asked if there was anyone in the audience to speak in favor of this request? There was not. Ms. Bruckner-Sears asked if there was anyone opposed to this request? There was not.

MR. EASTMAN MOVED, SECONDED BY MR. MCCULLOUGH THAT CASE 047-21 BE FORWARDED TO THE CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL. MOTION CARRIED, WITH MS. BRUCKNER-SEARS, MR. EASTMAN, MS. STEELE, MR. MCCULLOUGH, AND MS. PHILLIPS VOTING "AYE", (5 IN FAVOR, 2 ABSENT)

Z&P Meeting: August 9, 2021
City Council Meeting: September 7, 2021

STAFF PLANNING REPORT
Preliminary Plat

CASE 047-21 A request to review the final plat of Par Lane Addition

LOCATION End of Right-of-way of W. Par Ln.

APPLICANT 4 State Builders

EXISTING CONDITIONS

Zoning	Land Use	Property Size
R-1	Vacant	Approx. 3.95 Acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	Out of City Limits	R-1	R-2	Out of City Limits
Land Use	Single-family Residential	Agriculture/Vacant	Single-family Residential	Single-family Residential

SUBDIVISION

Number of Lots
14

TRANSPORTATION

Streets with access	Classification	Right-of-way width
W. Par Ln.	Local	50'

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

No.

UTILITIES

Utilities are to be extended.

FLOOD PLAIN

This property is not in the flood plain.

STAFF ANALYSIS

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes.

DISCUSSION

This final plat approval is for Par Lane Addition, a new subdivision in recently annexed land. A previous preliminary plat was submitted that included smaller lots for a proposed townhouse development that was denied by the Planning and Zoning Commission. This plat was designed to be in compliance with our zoning and subdivision regulations for the R-1 district. The final plat does require approval by the City Council.

Blake Onstot and Jordan Chapman of 4 State Builders are seeking approval of a final plat for a 14-lot subdivision located at the end of right-of-way of W. Par Ln. The property is presently zoned R-1 and will allow for the development of single-family homes. The proposed subdivision will include an extension of W. Par Ln. with a stubbed dead end to the West for future development and connections. It also includes a new street extending South that will have a cul-de-sac. Utilities will be extended throughout the development to provide for each lot. All utility and street extensions will be built to City specifications.

Staff recommends approval of Case 047-21.

ATTACHMENTS

- Application
- Map

RECEIVED 7-19-21

CITY OF JOPLIN, MISSOURI

FINAL PLAT CHECKLIST

Subdivision No.: 044-21
Date Filed: _____
Date of Meeting: 8-9-21
Filing Fee: _____

Return Form To:
Planner
602 S. Main St.
Joplin, Missouri 64802
417-624-0820 Ext. 511
FAX 417-625-4738

I. Name of Subdivision: Par Lane Addition
II. Name of Owner: 4 State Builders
III. Name of Subdivider: James Orstot / Jordan Chapman
IV. Name of Person who prepared the Plat: SAE / MJ Surveying, LLC
V. Date of Hearing: Aug 9, 2021
VI. Location of Property by Streets: Par Lane west of Twin Hills Drive
VII. Present Zoning of Property: R-1
VIII. Present Uses of Property: R-1
IX. No. of Acres in Total Tract: 3.95 ac. No. of Lots: 14

Instructions:
The following checklist is to be completed and may accompany the Final Plat when it is submitted to the Planning and Zoning Commission. If the answer to any of the questions is "No," a written explanation should accompany this checklist.

IX. Does the Final Plat show the following information?	Yes	No
A. Name of the subdivision	✓	
B. Location of section, township, range, county and state, including the descriptive boundaries of the subdivision based on an accurate traverse, giving angular and linear dimensions which must be mathematically correct.	✓	
C. Location of monuments or bench marks. Location of such monuments shall be shown in reference to existing official monuments or the nearest established street, lines, including the true angles and distances to such reference points or monuments.	✓	
D. The location of lots, blocks, streets, public highways, alleys, parks and other features, with accurate dimensions in feet and		

decimals of feet with the length of radii on all curves, and other information necessary to reproduce the plat on the ground. Dimensions shall be shown from all curbs to lot lines. ✓ ____

E. Lots numbered clearly. Blocks numbered or lettered clearly in the center of the block. ✓ ____

F. Exact locations, widths and names of all streets and alleys to be dedicated. ✓ ____

G. Boundary lines and descriptions of the boundary lines of any area other than streets and alleys, which are to be dedicated or reserved for public use. ✓ ____

H. Minimum area and associated minimum elevation for the building on each lot planned as a building site when requested by the Planning and Zoning Commission. ____ ____

I. Building setback lines on the front and side streets with dimensions. ✓ ____

J. Name and address of the registered land surveyor preparing the plat. ✓ ____

K. Scale of plat, 1" = 100' or larger, date or preparation and north point. ✓ ____

L. Statement dedicating all easements, streets, alleys, and all other areas not previously dedicated. ✓ ____

XI. Was the original on mylar, tracing cloth, or similar material, and were 10 copies submitted? ✓ ____

XII. Have all acknowledgments been signed?

A. Owner or owners and all mortgager. ____ ____

B. Dedications or reservations. ✓ ____

C. Surveyor preparing plat. ✓ ____

XIII. Has certification been submitted stating that all taxes and special assessments due and payable have been paid? ____ ____

XIV. Deed Restrictions:

A. Are any deed restrictions planned for subdivision? ____ ✓

B. If so, has a copy been submitted? _____ _____

XV. How has installation of the following improvement been guaranteed?

	Construction	Bond	Petition (%)
Streets	_____	_____	_____
Water	_____	_____	_____
Sewer	_____	_____	_____
Sidewalks	_____	_____	_____
Other, as required			
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

— Please see attached spreadsheet of Anticipated Public Improvement Costs

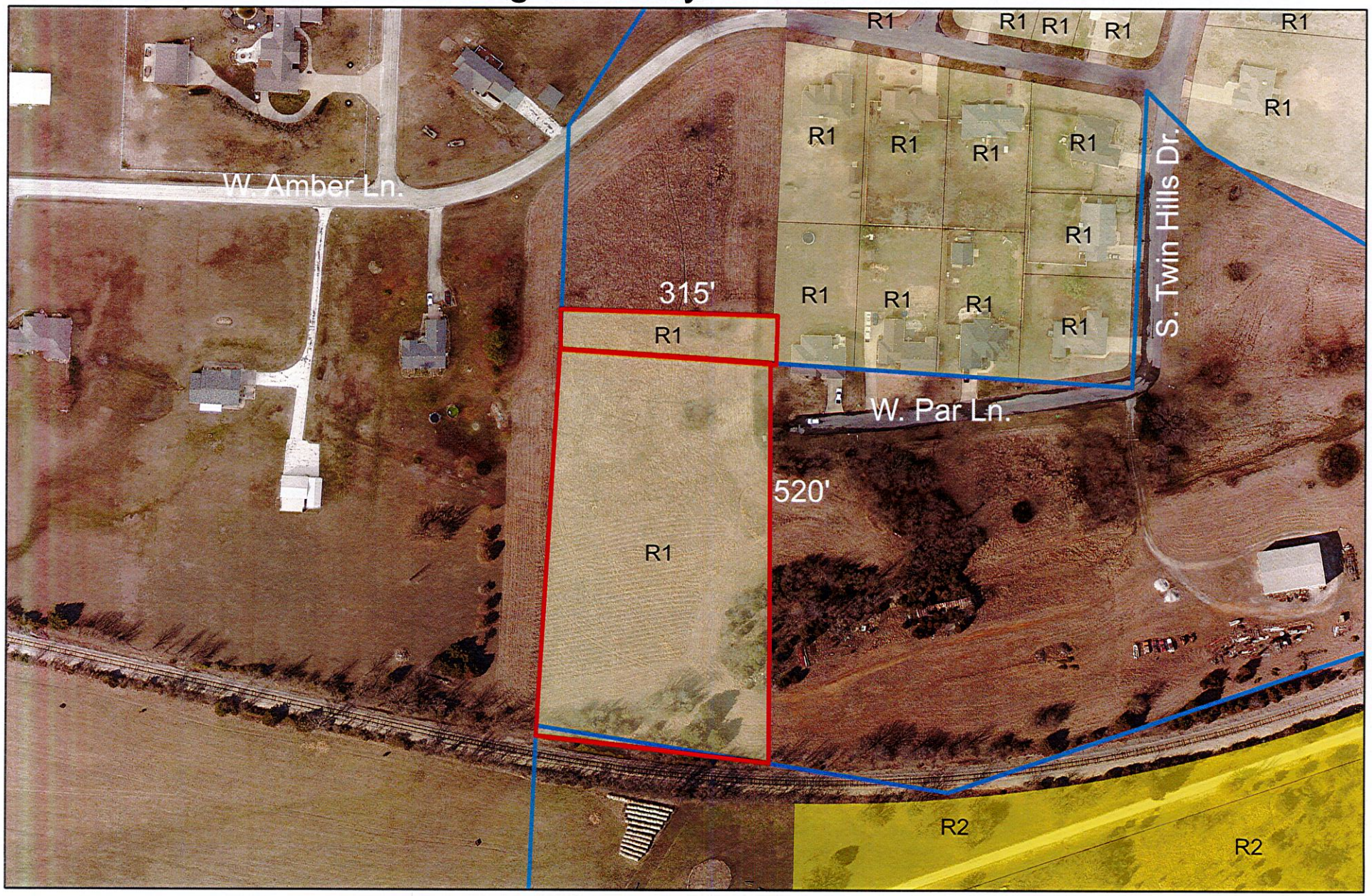
XVI. Are additional comments attached? ✓ _____

Preliminary plats that do not meet subdivision regulations will not be processed to the Planning and Zoning Commission until corrected.

_____, P.E.
Signature

July 19, 2021
Date

Case 047-21 - End of Right-of-way of W. Par Ln. - Final Plat Review



Case 047-21: Preliminary Plat Review – A request to review the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. – 4 State Builders.

FINAL PLAT OF
PAR LANE ADDITION
AN ADDITION TO THE CITY OF JOPLIN
JASPER COUNTY, MISSOURI.

DEDICATION

KNOW ALL ME BY THESE PRESENTS JORDAN CHAPMAN OF JASPER COUNTY, MISSOURI, DO HEREBY PUBLISH, DECLARE, AND ACKNOWLEDGE THE ANNEXED PLAT THEREOF WITH THE LOTS AND EASEMENTS SHOWN THEREON AND DO HEREBY DEDICATE ALL EASEMENTS AS SHOWN FOR UTILITY PURPOSES FOREVER, AND DO HEREBY CERTIFY THAT THE TAXES FOR THE YEAR _____ AND ALL PREVIOUS YEARS ARE PAID.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, 2021.

_____
JORDAN CHAPMAN

THIS PLAT OF PAR LANE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF JOPLIN PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

THIS PLAT OF PAR LANE ADDITION INCLUDING EASEMENTS ACCEPTED BY THE CITY COUNCIL, HAS BEEN SUBMITTED TO AND APPROVED BY THE JOPLIN CITY COUNCIL BY ORDINANCE NO._____, DULY PASSED AND APPROVED BY THE MAYOR OF JOPLIN, MISSOURI ON THE _____ DAY OF _____, 2021.

_____
MAYOR

STATE OF MISSOURI
COUNTY OF JASPER } SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME A NOTARY PUBLIC IN SAID COUNTY AND STATE PERSONALLY APPEARED JORDAN CHAPMAN, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL AT MY OFFICE IN JOPLIN, SAID COUNTY AND STATE.

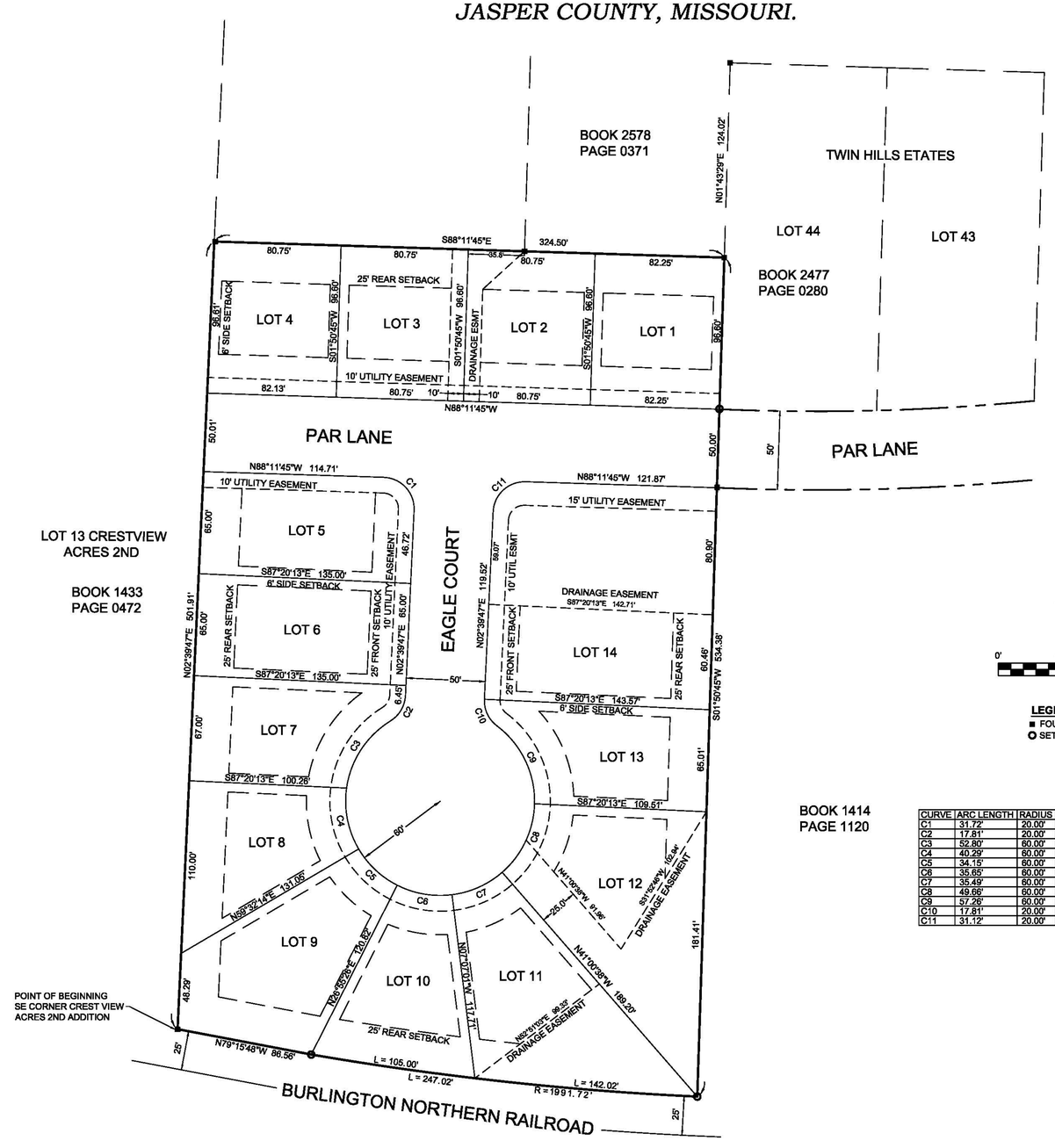
_____ MY COMMISSION EXPIRES:
NOTARY PUBLIC

SURVEYORS CERTIFICATE

I, BRIAN A. ATNIP, A REGISTERED LAND SURVEYOR OF JOPLIN, MISSOURI DO HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE REPRESENTATION OF THE WORK DONE IN THE FIELD FOR PLATTING AND STAKING.

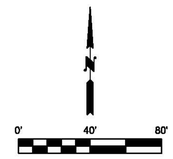
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

_____
BRIAN A. ATNIP LS 2008000859



BOOK 1414
PAGE 1120

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	31.72'	20.00'	28.50'	N42°45'59"W
C2	17.81'	20.00'	17.23'	N28°10'50"E
C3	52.80'	60.00'	51.11'	S33°13'25"W
C4	40.29'	60.00'	39.54'	S11°13'30"E
C5	34.15'	60.00'	33.69'	S46°46'10"E
C6	35.65'	60.00'	35.13'	S80°05'48"E
C7	35.49'	60.00'	34.98'	N65°56'11"E
C8	49.66'	60.00'	48.25'	N25°16'46"E
C9	57.26'	60.00'	55.11'	N25°46'07"W
C10	17.81'	20.00'	17.23'	S22°51'16"E
C11	31.12'	20.00'	28.07'	S47°14'01"W



LEGEND
- ■ FOUND IRON PIN
- ○ SET IRON PIN

SURVEYORS DESCRIPTION

A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT THIRTEEN (13) IN CREST VIEW 2ND SUBDIVISION, BEING PART OF THE NORTH ONE HALF OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY, MISSOURI, THENCE N02°39'47"E ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 501.91 FEET; THENCE S88°11'45"E A DISTANCE OF 324.50 FEET TO A POINT ON THE WEST LINE OF LOT 44 IN TWIN HILLS ESTATES, THENCE S01°50'45"W A DISTANCE OF 534.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1991.72 FEET AND A CHORD BEARING AND DISTANCE OF N83°45'42"W, 246.83 FEET; THENCE ALONG SAID NON TANGENT CURVE TO THE RIGHT AND ARC DISTANCE OF 247.02 FEET; THENCE N79°15'48"W A DISTANCE OF 86.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.95 ACRES MORE OR LESS.

CLASS OF PROPERTY
URBAN

SOURCE DOCUMENTS
DEED BOOK 2561 PAGE 204

BASIS OF BEARINGS
BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

PROPERTY OWNER & SUBDIVIDER
JORDAN CHAPMAN
101 SE WINDWOOD DR.
CARL JUNCTION, MO 64834

BUILDING SETBACKS
R-1
FRONT SETBACK - 25'
SIDE SETBACK - 6'
REAR SETBACK - 25'

SUBDIVISION INFORMATION

TOTAL ACRES:	3.95
TOTAL NUMBER OF LOTS:	14
ZONING:	R-1
MAXIMUM LOT SIZE:	19,918 S.F.
MINIMUM LOT SIZE:	7,800 S.F.
AVERAGE LOT SIZE:	9,739 S.F.

AREA DEDICATED TO STREETS: 0.81 ACRES

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29097C0255E, WHICH BEARS AN EFFECTIVE DATE OF 11/2/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2022

SURVEY NOT VALID UNLESS SIGNED IN BLUE INK

MJ SURVEYING, LLC
www.MJSurveyingLLC.com
PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804

DRAWN EM/JM	DATE 7/15/2021	JORDAN CHAPMAN
APPROVED BAA	DATE 7/15/2021	PART OF NE 1/4 SEC. 18, T27, R33 CITY OF JOPLIN JASPER COUNTY, MO.
SCALE 1" = 40'	SHEET 1 OF 1	PROJECT # 21279

P & Z Case 047-21
4 State Builders.
(P & Z Recommended Approval)

COUNCIL BILL NO. 2021-281 ORDINANCE NO.

AN ORDINANCE establishing grades and accepting the Final Plat of Par Lane Addition located at the End of Right-of-way of W. Par Ln. in the City of Joplin, Jasper County, Missouri.

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

Section 1. That the grades in the Plat of Subdivision located at the End of Right-of-way of W. Par Ln. in the City of Joplin, Jasper County, Missouri be and the same are hereby fixed and established as follows:

A PART OF LAND BEING IN THE NORTH ONE-HALF (N1/2) OF SECTION 18, TOWNSHIP 27, RANGE 33, JASPER COUNTY MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER THIRTEEN (13), IN CREST VIEW 2ND SUBDIVISION, THENCE NORTH 00 DEGREES 46 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID LOT NUMBER THIRTEEN (13), 506.07 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS EAST, 324.05 FEET, THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, 544.71 TO THE NORTH RIGHT-OF-WAY OF BURLINGTON NORTHERN RAILROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1884.86 FEET, WITH AN ARC LENGTH OF 334.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 25 MINUTES 09 SECONDS WEST, 333.91 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, AND RESERVATIONS OF RECORD, CONTAINING 3.99 ACRES MORE OR LESS.

Section 2. That said plat, having been filed showing that the lots have been staked out and platted and the streets and alleys have been dedicated to the public for public use, and that the proper levels have been run and the grades established for said addition, is hereby accepted by the City of Joplin, Jasper County, Missouri, and according to the statutes of the State of Missouri .

Section 3. That the City Clerk is hereby authorized and directed to endorse upon such plat the approval of the Council under her hand and the Seal of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2021, by a vote of _____.

_____
Ryan D. Stanley, Mayor

ATTEST:

_____

Barbara J. Gollhofer, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney