JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 17, 2025
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. KC26 FIFA World Cup Preparation And Impact
   2. Memorial Hall Proposal

      Documents:

      MEMORIAL HALL.PDF
      MH LETTER FROM HOTELIERS.PDF
      MH_PROPOSAL_FRIENDS OF MEMORIAL HALL APRIL 2025.PDF

   3. Finance Committee Update

      Documents:

      FINANCE COMMITTEE REPORT - NOV 17 2025.PDF
      FINANCIAL BENEFITS OF LEASING FIRE APPARATUS.PDF
      TAX REVENUE BY SOURCE.PDF
4. **Finalization Of Consent Agenda**
5. **Reports And Communications**
   1. News From The Public Information Office
6. **Citizen Requests And Petitions**

1. Amanda Bearded Requested To Speak On Those Experiencing Homelessness.
2. Maurice Filson Requested To Speak On Traffic Problems

7. Public Hearings

8. Consent Agenda

1. Minutes Of The November 3, 2025, City Council Meeting

   Documents:

   NOV. 3 2025 MINUTES.PDF

2. COUNCIL BILL NO. 2025-011

   AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

   Documents:

   CB2025-011.PDF

3. COUNCIL BILL NO. 2025-013

   AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

   Documents:

   CB2025-013.PDF

4. COUNCIL BILL NO. 2025-145

   AN ORDINANCE approving an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services for the Joplin Firearms/Range Facility in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

   Documents:

   CB2025-145.PDF

5. COUNCIL BILL NO. 2025-146

   AN ORDINANCE approving Work Authorization AMA-OC-025-008 with Allgeier

Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

Documents:

CB2025-146.PDF

6. COUNCIL BILL NO. 2025-149

AN ORDINANCE approving an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

Documents:

CB2025-149.PDF

7. COUNCIL BILL NO. 2025-542

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

Documents:

CB2025-542.PDF

8. COUNCIL BILL NO. 2025-544

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

Documents:

CB2025-544.PDF

9. COUNCIL BILL NO. 2025-545

AN ORDINANCE repealing the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) and enacting in lieu thereof a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin; and, setting a

date when this Ordinance shall become effective.

Documents:

CB2025-545.PDF

9. Resolutions

1. RESOLUTION NO. 2025-013

A RESOLUTION honoring Betty Robinson-Gray and Thelma Meeks for their years of dedicated service by naming the splash park and ice ribbon facility at Ewert Park, "The Robinson-Gray & Meeks Family Splash Park & Ice Ribbon Center".

Documents:

RESOLUTION ROBINSON-GRAY MEEKS SPLASH PARK.PDF
RESOLUTION NO. 2025-013 ROBINSON-GRAY AND MEEKS SPLASH PARK AND ICE RIBBON CENTER.PDF

2. RESOLUTION NO. 2025-014

A RESOLUTION accepting the outstanding and valid encumbrances shown on the books and records of the City at the close of business on October 31, 2025.

Documents:

RESOLUTION 2025-014 SUMMARY ROLLED ENCUMBRANCES TO FY 2026.PDF
RESOLUTION 2025-014 ACCEPTING ROLLED ENCUMBRANCES TO FY 2026.PDF
RESOLUTION 2025-014 EXHIBIT A SUMMARY OF ROLLED ENCUMBRANCES TO FY 2026.PDF

10. Ordinances - Emergency

1. COUNCIL BILL NO. 2025-356

AN ORDINANCE approving the contract by and between the City of Joplin and Prime Contracting Inc. for the demolition of the structure(s) and clearing of a lot located at 2617 S. Pearl Ave); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

Documents:

SUMMARY (GREEN) 2617 S PEARL AVE 2025-356.PDF
2617 S PEARL AVE BID TAB WORD DOC 1.PDF
SLIDE1.PDF
CB 2025-356 2617 S PEARL AVE.PDF

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2025-014

AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the offense of criminal mischief; and establishing a time for this ordinance to become effective.

Documents:

CB2025-014 SUMMARY SHEET - CRIMINAL MISCHIEF.PDF
CB2025-014 - CRIMINAL MISCHIEF.PDF

2. COUNCIL BILL NO. 2025-015

Council Bill No. 2025-015 approving a Labor Agreement by and between the City of Joplin and the Fraternal Order of Police Lodge #27.

Documents:

CB2025-015 SUMMARY SHEET LABOR AGREEMENT COJ AND FOP.PDF
CB2025-015 FOP LABOR AGREEMENT 2025 UPDATED WITH TRULY AGREED CHANGES CLEAN VERSION FINAL.PDF
CB2025-015 COUNCIL BILL FOP AGREEMENT.PDF

3. COUNCIL BILL NO. 2025-151

AN ORDINANCE approving an Agreement and Work Authorization with Olsson in the not to exceed amount of Nine Hundred Fifty Thousand Eight Hundred Eighty and 50/100 dollars ($950,880.50) for professional engineering services for the 2025 CDBG-DR Sidewalks Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective.

Documents:

CB2025-151 SUMMARY (OLSSON) CDBG-DR SW ENGINEERING SERVICES.PDF
CB2025-151 CDBG-DR SW ENGINEERING SERVICES (OLSSON) ORDINANCE.PDF
CB2025-151 CDBG-DR SW ENGINEERING SERVICES (OLSSON) AGREEMENT - WORK AUTH.PDF
CB2025-151 CDBG-DR PROJECT LOCATION MAP.PDF
CB2025-151 CDBG-DR RFQ SCORING SUMMARY.PDF

4. COUNCIL BILL NO. 2025-546

AN ORDINANCE repealing Section 58-1, Bonfires and outdoor rubbish fires, Article I, In General, and Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 58-1, Bonfires and outdoor rubbish fires, Article I, In General, and Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date

when this Ordinance shall become effective.

Documents:

CB 2025-546 SUMMARY CHAPTER 58 FIRE PREVENTION CODE FEE CHANGES.PDF
CB 2025-546 CHAPTER 58 FIRE PREV AND PROT FIRE CODE LICENSE FEE CHANGES.PDF

5. COUNCIL BILL NO. 2025-547

AN ORDINANCE repealing Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB 2025-547 SUMMARY CHAPTER 34 CEMETERIES CODE FEE CHANGES.PDF
CB 2025-547 CHAPTER 34 CEMETERIES FEE CHANGES.PDF

6. COUNCIL BILL NO. 2025-548

AN ORDINANCE repealing Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 86-72, Fees at Joplin Historical and Mineral Museum, of Article III, Joplin Historical and Mineral Museum, and Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 86-72, Fees at Joplin Historical and Mineral Museum, of Article III, Joplin Historical and Mineral Museum, and Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB 2025-548 SUMMARY CHAPTER 86 PARKS CODE FEE CHANGES.PDF
CB 2025-548 CHAPTER 86 PARKS FEE CHANGES.PDF

7. COUNCIL BILL NO. 2025-549

AN ORDINANCE repealing Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the City of Joplin and enacting in lieu thereof a new Section 29A-2514, Fees, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB 2025-549 SUMMARY ZONING REGULATION CODE FEE CHANGES.PDF
CB 2025-549 ZONING REGULATION FEE CHANGES.PDF

8. COUNCIL BILL NO. 2025-550

AN ORDINANCE repealing Section 6-35, Permit, Article II, Signs, of Chapter 6, Advertising, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 6-35, Permit, Article II, Signs, of Chapter 6, Advertising, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

Documents:

CB 2025-550 SUMMARY ADVERTISING SIGN CODE FEE CHANGES.PDF
CB 2025-550 CHAPTER 6 ADVERTISING SIGN PERMIT FEE CHANGES.PDF

9. COUNCIL BILL NO. 2025-551

AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions for Fiscal Year 2025-2026; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and, setting a date when this Ordinance shall become effective.

Documents:

CB 2025-551 SUMMARY CREATING NEW POSITION AND BUDGET AMENDMENT.PDF
CB 2025-551 ORDINANCE CREATING NEW POSITION AND BUDGET AMENDMENT.PDF
CB 2025-551 EXHIBIT A SALARY ADMINISTRATION PLAN FOR UNCLASSIFIED AND CLASSIFIED EFFECTIVE DECEMBER 2 2025.PDF

12. Ordinances - Second Reading And Third Reading

13. Unfinished Business

14. New Business

Notice posted at 12 p.m. on this the 13th day of November, 2025. (RSMo 610.020)



MEMORIAL HALL

REHABILITATION PLAN

PRESENTED BY FRIENDS OF
JOPLIN MEMORIAL HALL



Mission

The mission of the Friends of Joplin Memorial Hall is to revitalize and preserve Joplin’s historic Memorial Hall as a thriving community hub that fosters intergenerational engagement, empowers youth, supports veterans, and enriches the lives of all residents and visitors through tourism, activities, education, entertainment and connection.

Public Private Partnership

BENEFITS

- By the city retaining partial control through the ground lease, support from public source is simplified
- Facility remains available for city purposes such as emergency disaster services
- Non-profit partnership opens up opportunity for grants and donations
- Positive return on investment over greenspace
- Cost benefits for improvements to be completed by non-profit entity
- Save $3.5 to 5 million in city general operating reserves for demolition and replacement



Friends of Joplin Memorial Hall; a newly formed 501c3, represented by community and partner organizations. Will own the building and manage the rehabilitation and operations



Tourism Funding

- Two percent (2%) increase to be used solely for the construction of capital projects
- Composition of CVB advisory board members be a majority from hotel/motel industry, and to be protected
- Subject to MO legislative process and City of Joplin vote to approve increase



Rehabitation Incentives; including Missouri and Federal historic tax credits, New Market tax credits, others



Community Support; funds of two million to be raised from community support

Rehab Scenario

Lodging Tax Allotment

A 2% increase in lodging tax will provide repayment for a bond issued for the rehabilitation of the Hall

New Market Tax Credits

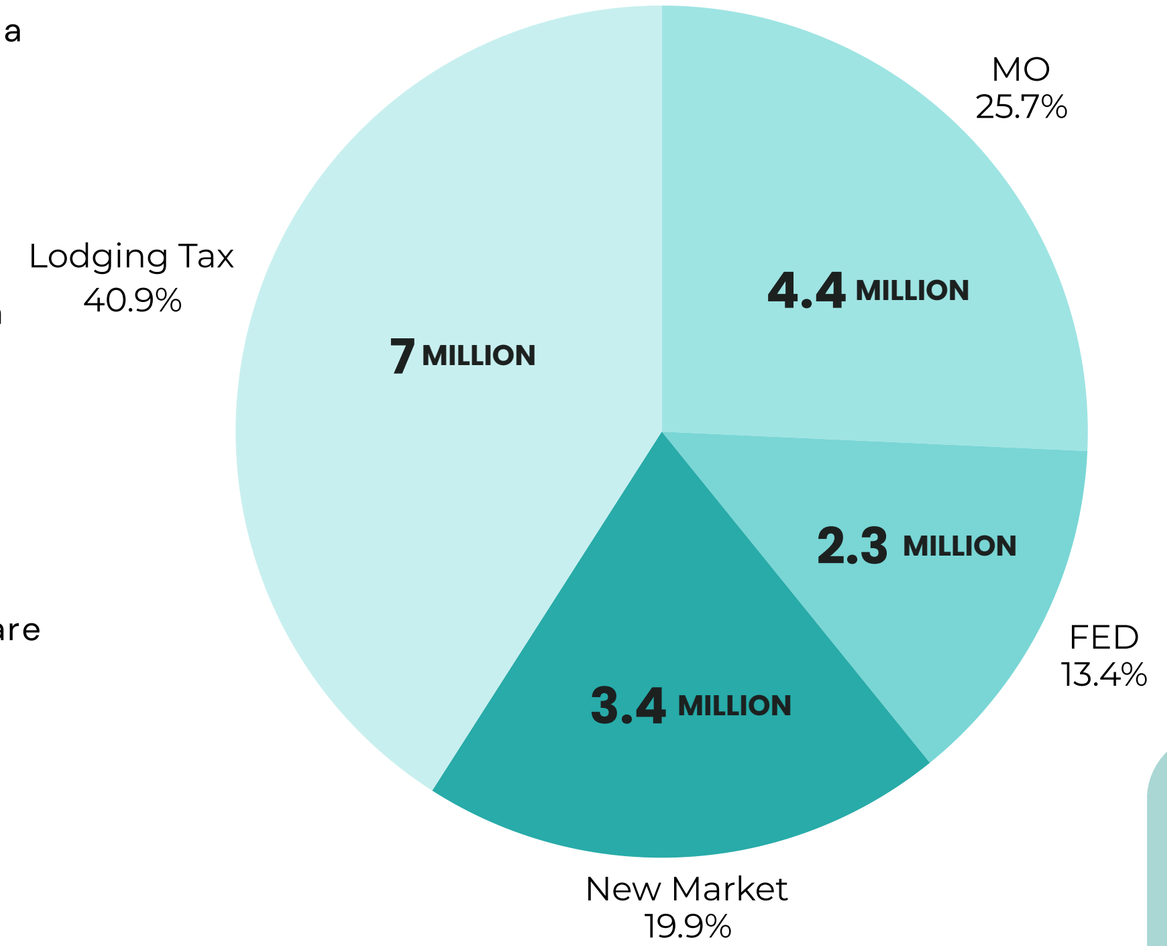
Can finance up to 20% of a project's total qualifying cost

MO State Tax Credits

State historic tax credits are equal to 35% of qualified renovation expenses.

Federal Tax Credits

Federal historic tax credits equal 20% of the qualified renovation expenses.



Total Rehabilitation Cost

$16,740,396

*Actual estimate by Crossland Construction March 2025
*Includes all soft costs and 20% contingency

Community Fund

Additional two million minimum for bridge interest, start up and long term support

Rehabilitation Scope



Restoration

- Structural Repairs to NE corner
- Mitigate environmental issues
- New HVAC
- New Plumbing

Facility

- Planned seated capacity approx 2200
- New seating: flexible floor and fixed mezzanine and balcony
- Dock to accomodate 53' trailers loading/unloading
- Kitchen updates
- Reconfigured backstage/dressing rooms

Access

- Ramp replaced with stairs and ADA access
- New Elevator
- Expanded and Updated Restrooms
- Wheelchair access to main floor

Veterans

- New 2nd Floor Post 13 meeting space
- Memorials retained

Programming

- Improved ticket booth, lobby and concessions access
- Erect over stage fly
- New sound and light equipment
- Direct access from stage to floor



Operations/ Revenue

- **Facility Rentals/Special Events**: Weddings, local business retreats, community gatherings, touring exhibits, entertainment
- **Paid Programs/Memberships**: Classes, wellness programs, youth mentoring, senior activities, skills classes
- **Community Support**: Sponsorships, naming rights, individual donations
- **Entrepreneur/Business Incubation**: Supporting start-ups, pop-up markets, conferences and workforce training

Committed Community Support to Date:

- Estimated 350 volunteer hours to date with a value of $11,721
- Crossland time investment of cost summary, value of $5960
- DJA committed cost for professional legal and financial services up to $10,000.
- SHPO HPF Grant awarded: $50,000 for design and planning services
- DJA EPP fund: providing match for the HPF grant up to $50,000
- National Trust grant of $5000 awarded for planning services

Southwest Missouri Lodging Association

AMERICAN LEGION
Robert S Thurman
American Legion Post 13

Harry M. Cornell
Arts & Entertainment Complex

DOWNTOWN JOPLIN ALLIANCE

C2C
Connect2Culture

JOPLIN COMMONS

Thank you!

Lori Haun
lori@downtownjoplin.com

Melodee Colbert Kean
melocolbert@yahoo.com

Residence INN
BY MARRIOTT

November 3, 2025

Friends of Memorial Hall
931 E. 4th Street
Joplin, MO 64840

Dear Friends of Memorial Hall,

I am very excited to present to you the results of the survey that I completed to determine the support from the local hotel industry for a proposed two-percentage basis point increase in the lodging tax to support the development of tourism venues. Please note that this proposed lodging tax increase would require the following:

1. The additional funds provided by this new tax would be dedicated only to the development of tourism venues with only one project being funded at any given time.
2. The Memorial Hall plan as submitted by the Friends of Memorial Hall would be the first project.
3. The CVB Advisory Board would be restored to the original composition with the hoteliers having a majority of seats.
4. A revision to the city ordinance that would protect the majority membership of the hotels on the CVB Advisory Board now and into the future.

In an effort to include all Joplin hotels and not just those that belong to the local lodging association, I personally contacted all 24 hotels via email and/or telephone. I received responses from 16 hotels. Of the 16 hotels that responded, I received a vote of support from 13 of the hotels which is 54.2% of all hotels and represents 60.0% of all hotel rooms in the city. I have attached a breakdown of the vote responses to this email for your review. I will also be sharing the results of this survey to the Missouri Hotel & Lodging Association and the state association's governmental affairs consultant.

I truly appreciate the opportunity that I have had to be a part of this wonderful project and I am hopeful that the Memorial Hall project as envisioned by the Friends of Memorial Hall is just the first of many projects that will help to bring more visitors to our city to generate additional general sales tax revenues to fund our city services. This is a big win for the citizens of Joplin!

With best regards,

Pete Hall, CHA
General Manager,
Residence Inn by Marriott

3128 E. Hammons Boulevard Joplin, MO 64804 Tel: (417) 782-0908 Fax: (417) 782-0995
www.marriott.com/jlnri

Recap of Hotel Responses

In Support

Establishment_Name			Contact_Name	#ofUnits	
Tll Hotels in Support	13	54.2%		1157	60.0%

Do Not Support

Establishment_Name			Contact_Name	#ofUnits	
Ttl Hotels Not in Support	3	12.5%		341	17.7%

No Response

Establishment_Name			Contact_Name	#ofUnits	
Ttl Hotel No Responses	8	33.3%		429	22.3%

Total Number of Hotels	24
Total Number of Hotel Rooms	1927
Ttl No. of Hotels In Support	13
% of Ttl Hotels in Market	54.2%
% of Ttl Rms in Market In Support	60.0%

MEMORIAL HALL

REHABILITATION PLAN

04/18/2025

Presented by:

Friends of Memorial Hall



CONTACT

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melocolbert@yahoo.com

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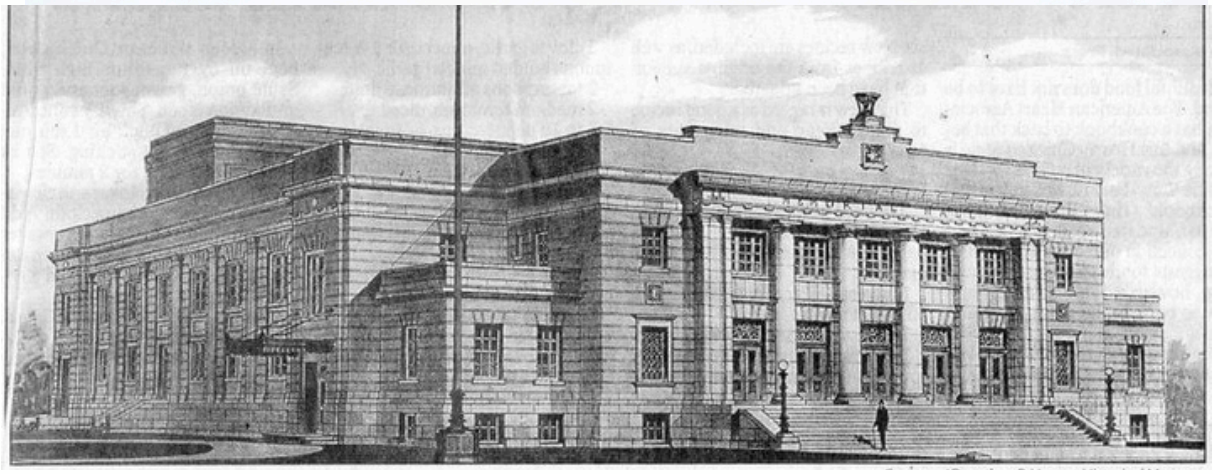
Introduction

Memorial Hall, located at 212 W 8th Street, has played a dynamic role in the community for 100 years. Built as a memorial to honor the men and women who gave their lives for our freedom, this building has been a community centerpiece.

REHABILITATION PLAN



With this plan, the Friends of Memorial Hall propose an alternative to demolition for this community landmark. By evaluating local, state and national incentives, utilizing community support and investment and a public-private partnership, we propose options for rehabilitation and long term sustainability for this community asset.

Our Goals & Objectives

The mission of the Friends of Memorial Hall is to revitalize and preserve our historic Memorial Hall as a thriving community hub that fosters intergenerational engagement, empowers youth, supports veterans, and enriches the lives of all residents and visitors through activities, education, entertainment, and connection.



SFS Rendering from 2021 Report

This report will show the following for the rehabilitation of Memorial Hall

01 Cost of Rehabilitation is significantly less than previous projections.

02 A variety of incentives for redevelopment make investment in the Hall affordable and attainable.

03 Positive economic and quality of life benefit is derived from a revitalized Hall.

04 Public-private partnership creates a lasting collaborative environment that utilizes the passion and expertise of the community with the resources and stability of the City government.

Challenges

Memorial Hall, while a long faithful and well-loved member of the community, has reached a point like many of our 100+ year old downtown buildings and is in need of rehabilitation. Issues with the roof structure, foundation/wall damage related to the elevator and aged general infrastructure require addressing. Cosmetic and operational updates are needed.

Funding for these improvements and a sustainability plan to continue long term maintenance and operations of the facility are required to return this facility to use.



Solution

Public Private Parnership

The Friends of Memorial Hall propose a public-private partnership for the revitalization of the Hall. As a public building and a community asset, a shared responsibility for Memorial Hall will ensure the greatest success.

Through numerous community surveys conducted by City of Joplin consultants, it is clear that the Joplin community and its veterans wish for Memorial Hall to remain as a shared civic space and community hub. In addition, the community has shown up for council meetings and conducted planning sessions to formulate a plan to create a shared responsibility for the rehabilitation of this community asset.

Future programming for Memorial Hall should support and compliment the Cornell Complex, creating a long envisioned synergy between the facilities. Mutual support and collaboration will prove to be the key to the success of both endeavors.

Instead of spending $5-8 million to demolish a structure that has stood as a pillar to the sacrifice of our veterans and a hub of civic activity for over 100 yrs, let's envision repurposing that same investment towards creating a thriving, revenue-generating community asset that benefits all our community for generations to come. This is not just a building; this is an opportunity—a chance to preserve a historical landmark, while building a community-driven, future-focused hub for activities, workforce development, entertainment, enrichment, and economic growth.

City Council Request

To ensure success, we ask for the following:

- Council support of continued development of public-private partnership--This partnership will create a shared vision and shared responsibility for the rehabilitation and overall success of the facility.
- Reallocation of Demolition Funds – Instead of erasing history, invest the proposed $5-8M demolition budget to jumpstart this project and leverage additional grants, sponsorships, and revenue streams.
- City Infrastructure Support – Assistance with items such as site utilities and any zoning adjustments to make the space fully operational.

For generations this building has stood as a witness to our city's evolution and growth as well as a recognition of our veterans. This is an opportunity to include it as a vital part of the future instead of a forgotten "used to be" of the past? This is more than just preservation—it's transformation. Let's provide our youth a space to learn, our seniors a place to gather, our veterans a community home, and our businesses an opportunity to thrive.

Key Elements



Community Demand #1

Need for a dedicated, central facility offering multigenerational programs, meeting space for veterans, affordable community engagement opportunities, and ability to serve as emergency hub in times of disaster.

Economic Impact #2

A revitalized Memorial Hall would generate an economic return through sales tax revenues, while also bringing the community and visitors to shop, dine and stay—versus spending millions on demolition with no return on investment.





Historical and Cultural Asset #3

Cities that protect and revitalize historical landmarks see higher civic pride, increased tourism, and greater economic sustainability. This in turn leads to higher quality of life and improves talent attraction and retention.

Public-Private Partnership #4

Instead of spending taxpayer dollars on destruction, repurposing this funding will complement current investments being done to grow the area through infrastructure improvements, beautification efforts and connectivity.

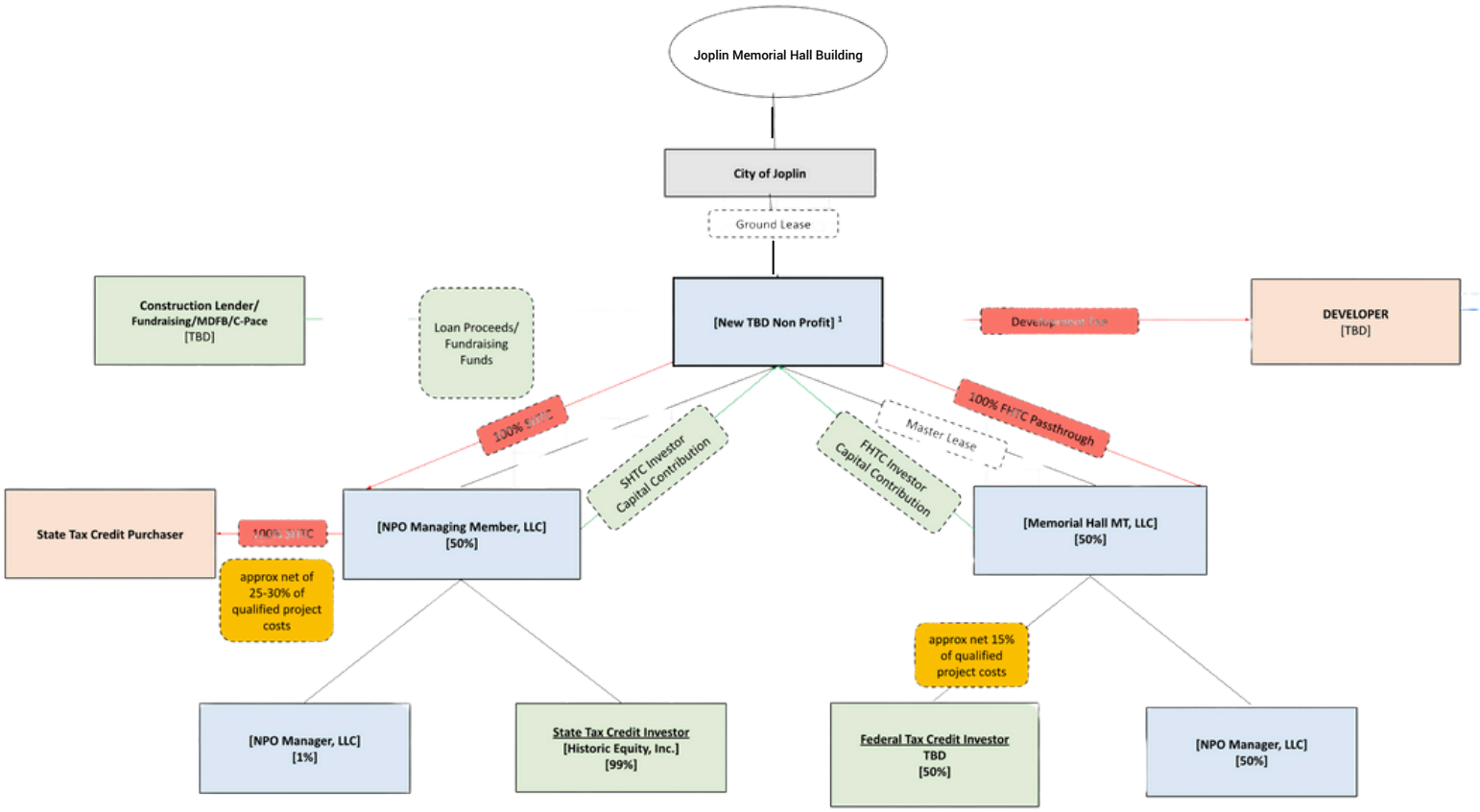


Solution

Public Private Parnership

DESCRIPTION

The recommended public-private partnership for the redevelopment of Memorial Hall is for the City of Joplin to establish a ground lease with a yet-to-be-formed non-profit organization. The NPO would take control of the building itself. The diagram below shows what the organizational structure would look like in order to take advantage of Missouri Historic Tax Credits and Federal Historic Tax Credits.



BENEFITS

- By the city retaining partial control through the ground lease, ongoing support from the city is simplified.
- Facility remains available for city purposes such as emergency disaster services
- Non-profit partnership opens up opportunity for grants and donations
- Positive return on investment over greenspace
- Cost benefits for improvements to be completed by non-profit entity

Solution

Rehabilitation Cost Summary

Rehabilitation to include updated systems, structural repairs, modern seating and theatrical needs to return Memorial Hall to full operations on all levels of facility.

Rehabilitation Scope

- Remove north entry ramp, replacing with stairs and ADA access
- Structural repairs to north east corner
- Mitigate any environmental issues
- New HVAC throughout building
- Dock to accommodate 53' trailers loading/unloading
- Improved ticket booth, concessions, lobby access
- Expanded and updated restrooms
- Kitchen updates
- Reconfigured backstage/dressing rooms
- Over stage fly
- New sound and light equipment
- New Elevator
- Larger fixed seating on mezzanine and balcony and loose chairs on main floor
- Wheelchair access to main floor
- Direct access from stage to floor

Cost Opinion Summary

Project: Memorial Hall Remodel - Joplin, MO
Date: March 13, 2025

Building SF
43,600

CROSSLAND CONSTRUCTION COMPANY, INC.
Basement = 5,200 sf
Main Level = 24,700 sf
Balcony Level = 13,700 sf

Trade Package #	Trade Package Description	Current $/SF 43,600	Current SD Budget 3/13/2025
02A	Demolition	$ 10.72	$ 467,600
02B	Foundation Stabilization	$ 8.03	$ 350,000
03A	Cast In Place Concrete	$ 12.84	$ 560,000
04A	Masonry	$ 4.59	$ 200,000
05A	Structural Steel	$ 5.73	$ 250,000
05B	Misc. Metals & Railings	$ 3.67	$ 160,000
06A	Architectural Millwork	$ 2.29	$ 100,000
07A	Roofing	$ 5.55	$ 241,800
07B	Joint Sealants & Waterproofing	$ 1.15	$ 50,000
08A	Doors & Hardware	$ 1.72	$ 75,000
08C	Glass & Glazing/Storefront	$ 1.15	$ 50,000
08D	Overhead Doors	$ 0.23	$ 10,000
09A	Gypsum Assemblies	$ 24.00	$ 1,046,400
09B	Flooring & Wall Tile	$ 11.00	$ 479,600
09C	Painting & Wall Coverings	$ 4.25	$ 185,300
09F	Polished Concrete	$ 0.80	$ 34,850
10A	Specialties (Supply & Install)	$ 2.15	$ 93,740
11A	Food Service Equipment	$ 1.15	$ 50,000
11B	Theatrical Equipment	$ 11.47	$ 500,000
11D	Multiple Seating	$ 22.71	$ 990,000
14A	Elevators	$ 3.10	$ 135,000
21A	Fire Suppression	$ 6.00	$ 261,600
22A	Plumbing	$ 11.00	$ 479,600
23A	HVAC	$ 32.00	$ 1,395,200
26A	Electrical	$ 55.28	$ 2,410,000
31A	Earthwork	$ 4.59	$ 200,000
32A	Site Concrete	$ 11.47	$ 500,000
32D	Landscape & Irrigation	$ 1.72	$ 75,000
33A	Site Utilities	$ 1.15	$ 50,000
SUBTOTAL DIRECT COSTS		**$ 261.48**	**$ 11,400,690**
	Gen. Conditions	$ 11.19	$ 487,860
	Project Requirements	$ 5.66	$ 246,660
	Plan Review & Building Permit	$ 1.72	$ 75,000
1.00%	Insurance	$ 3.32	$ 144,903
0.85%	Bonding	$ 2.85	$ 124,400
6.00%	Construction Mgmt. Fee	$ 20.31	$ 885,579
TOTAL ESTIMATED CONSTRUCTION COST		**$ 306.54**	**$ 13,365,092**
7%	Architect & Engineering Fee	$ 25.12	$ 1,095,166
TOTAL ESTIMATED PROJECT COST		**$ 331.66**	**$ 14,460,258**
10.0%	Contractor Contingency	$ 26.15	$ 1,140,069
10.0%	Design/Estimating Contingency	$ 26.15	$ 1,140,069
TOTAL ESTIMATED PROJECT COST w/ CONTINGENCY		**$ 383.95**	**$ 16,740,396**

Above numbers are provided by Crossland Construction in March of 2025.

Solution

Financials

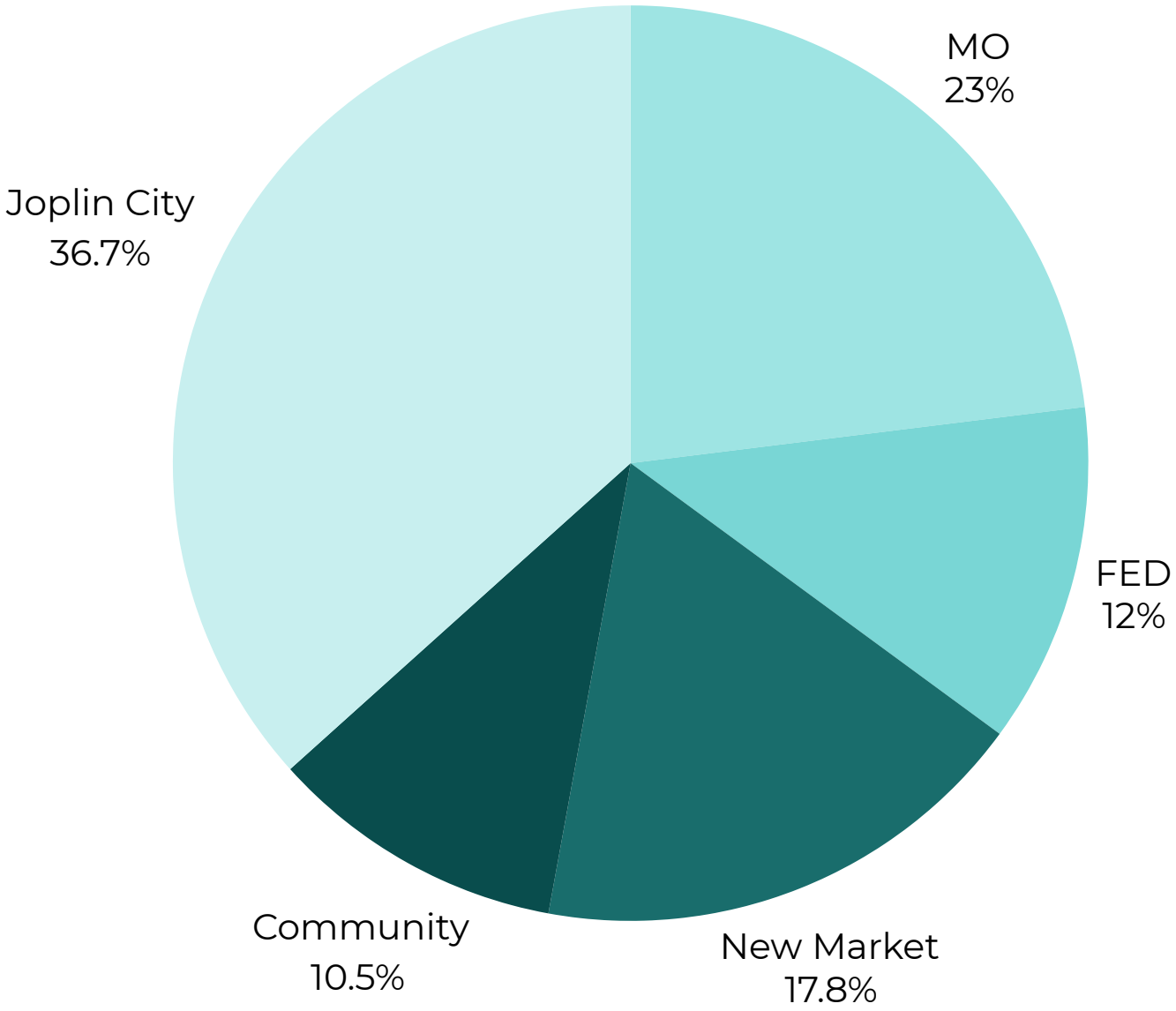
Possible Rehab Cost Scenario

	NOTES	DETAILS	TOTAL
ANTICIPATED CONSTRUCTION COSTS		including construction, soft costs, contingency	16,740,396
STATE HISTORIC TAX CREDIT	Assuming QRE of 15,000,000	35% MO Credit on QRE	4,398,000
FEDERAL HISTORIC TAX CREDIT	Assuming QRE of 15,000,000	20% Federal credit on QRE	2,298,200
NEW MARKET TAX CREDIT		15-20% of total project costs	3,400,000
CITY FUNDS		Funds that would have been used for demo, park, veterans building	7,000,000
TOTAL FUNDS GENERATED			17,096,200
COMMUNITY FUNDRAISING		Funding to be reserved for long term maintenance and sustainability	2,000,000

Solution

Possible Rehab Cost Scenario

Funding Percentages



Solution

Additional Rehabilitation Incentives

Incentive	Description	Benefit	Likelihood
Missouri Historic Tax Credit	State historic tax credits are equal to 35% of qualified renovation expenses.	35%	High
Federal Historic Tax Credit	Federal historic tax credits equal 20% of the qualified renovation expenses.	20%	High
New Market Tax Credit	Managed through the U.S. Department of the Treasury, New Markets Tax Credits (NMTCs) are awarded to CDEs who, in return, deploy the credits to high-impact projects including those that create quality jobs for low-income individuals and provide goods and/or services to low-income communities. The NMTCs can finance up to 20% of a project's total qualifying cost, helping fill a project's capital stack.	Up to 20%	Medium
MDFB Infrastructure Tax Credit	Missouri Development Finance Board provides financial assistance, like loans and tax credits, for public infrastructure projects that benefit local communities. These projects aim to improve local facilities, address health and safety concerns, and support economic development.	Typically $250,000-$500,000	Medium
C-Pace	Commercial property-assessed clean energy (CPACE) is a financing structure in which building owners borrow money for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill.	cost of energy efficiency infrastructure improvements	Medium
Brownfield Redmediation Grant	Provides financial incentives for the redevelopment of commercial/ industrial sites that are contaminated with hazardous substances & have been abandoned or underutilized for at least 3 years.	Up to 4 million to remediate environmental issues	Unknown cost/possible funds until Phase 1 and 2 completed
Neighborhood Assistance Tax Credit Program	The Neighborhood Assistance Program (NAP) allows Missouri taxpayers to direct how their taxes are used by donating to state approved charitable organizations. Eligible donors will receive a state tax credit equaling 50%-70% of their gift.	Up to $350,000 in 70% tax credits for donors	Medium
CDBG	From addressing local health and safety concerns to improving local facilities such as senior centers and community centers, CDBG programs are designed to support your community's wellbeing and greater capacity for growth. Grants are available in a variety of categories and can be utilized for a variety of community development initiatives.	Exterior and landscaping improvements may be eligible	Medium
Historic Preservation Fund Grant	Funds of up to $50,000 towards planning documents for rehabilitation; application has already been submitted; $50,000 matching has been committed via DJA EPP fund.	Offset costs of design documents	Medium
National Trust for Historic Preservation	Funding of $5000 towards professional services related to the redevelopment of Memorial Hall	$5000	Awarded

Solution

Operations Projections

Annual ProForma

REVENUE			TOTAL
PROGRAMMING, RENTALS, DONATIONS, CONCESSIONS			360,000
CITY SUPPORT			150,000
TOTAL REVENUE			**510,000**
EXPENSES			
PROGRAMMING			36,000
OPERATING			267,889
STAFFING			203,060
TOTAL EXPENSES			**506,949**
PROFIT			3,051

Revenue Model: Sustaining Vision

- Facility Rentals/Special Events: Weddings, local business retreats, community gatherings, touring exhibits, entertainment
- Paid Programs/Memberships: Classes, wellness programs, youth mentoring, senior activities, skills classes
- Community Support: Sponsorships, naming rights, individual donations
- Entrepreneur/Business Incubation: Supporting start-ups, pop-up markets, conferences and workforce training

Solution

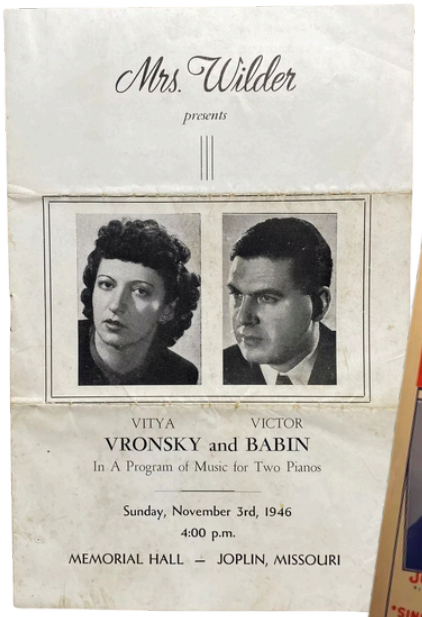
Timeline

Summer 2025

- Meetings with public held to update on progress
- Environmental Assessments Completed

Fall 2025

- Architectural plans begun
- New non-profit organization created along with relevant LLCs, etc.
- Fundraising activities begin







Nov 2025

- Application for Brownfield Remediation Grant submitted if applicable
- Historic Tax Credit Application submitted
- New Market Tax Credit process begin

Spring 2026

- Downtown Master Plan underway; integrate MH operations and functions based on results; Parking study as part of plan
- Finalize funding mechanisms, bridge loans, etc.

Summer 2026

- HTC application approved, construction begins

Spring 2028

- Construction Complete
- Host a fantastic concert to welcome the community back to the revitalized MH
- File Final Report on HTC, other funding

Fall 2028

- Receive HTC proceeds

About the Friends of Memorial Hall



The Friends of Memorial Hall consist of a group of concerned citizens representing a cross section of community members and organizations who believe that rehabilitation of Joplin's Memorial Hall to be in the best interest of the community and the City of Joplin.

We present to Joplin City Council a proposed path for a public-private partnership that will rehabilitate the Hall into an economic driver and quality of life asset for Joplin.

Thank you for your consideration and your commitment to our community.

CONTACT

Lori Haun
417-529-3888
lori@downtownjoplin.com

Melodee Colbert Kean
417-437-8141
melocolbert@yahoo.com

Committee Member Bios



Lori Haun is the Executive Director of Downtown Joplin Alliance. This organization is focused on economic vitality for Downtown Joplin through historic preservation. As an accredited Main Street program, DJA advocates and educates and works to create a thriving downtown. In addition to her work with DJA , Lori has personally redeveloped three award winning downtown mixed use historic buildings. Lori believes that your place is what you make it and that the actions of involved citizens can truly make a difference in the community.

Melodee Colbert Kean is a dynamic leader, strategist, and community advocate with a proven track record of service and impact. With over 14 years as a Joplin MO council member and as the Joplin MO Mayor helping guide tornado recovery efforts, Melodee has demonstrated unwavering leadership in times of crisis and growth.



Beyond public service, Melodee has owned and operated MEs Place Soulfood Kitchen for over 10 yrs and has been a licensed MO Realtor since 2002. She has held influential roles across multiple sectors, serving as board president and member for organizations such as a national park, a cultural center, a credit union, the youth enrichment program, and a college business advisory board to list a few. Her commitment to economic and community development is further reflected in her service with the Downtown Joplin Alliance and the local Chamber of Commerce.

With over 20 years of experience in customer service, negotiations, and strategic relationship-building, Melodee has excelled in leadership roles, including President of National League of Cities and as Assistant Manager of a major shopping mall. Her expertise in establishing connections, fostering engagement, and driving fundraising efforts has made a lasting impact in the nonprofit sector, where she serves as a director, championing initiatives that empower communities.

As a state and federal recognized leader and inspirational speaker, Melodee is an experienced resource in governance, business advisory, and community revitalization. Her ability to navigate complex challenges, inspire action, and drive meaningful change continues to shape the organizations and individuals she serves.

Committee Member Bios



Sharon Beshore has been a citizen of Joplin for 45 years. She has served as a member of the statewide Missouri Arts Council since 2005 and served as chairman of the Missouri Arts Council since 2017. She continues to serve the State of Missouri. She brings considerable additional experience as a board member, trustee, community leader, and advocate for the arts. Her leadership helped create Connect2Culture in 2009 to lead a grassroots initiative to build a new home for the arts in Joplin, and in 2013 to develop Connect2Culture as a community arts agency. She served as Connect2Culture's president from 2009 to 2015 and as its chair since 2018. In 2019, she was elected board president of the Harry M. Cornell Arts & Entertainment Complex, the new visual and performing arts center in downtown Joplin that opened in November 2022.

She has served as a Trustee for George A. Spiva Center for the Arts since 2007 and served for nearly 20 years as a Spiva board member. She has served as a founding board member for the Joplin Rotary Sculpture Garden since 2017 and has been a board member of the statewide Mid-America Arts Alliance since 2017. She was the project manager of two community-based murals in Joplin in 2011 and 2016. She has also served on the boards of Stephens College, Thomas Jefferson Independent Day School, the Friends of the Missouri Governor's Mansion, and Missouri Citizens for the Arts.

Clifford Wert is a Joplin native and a current Webb City resident.He obtained his Business Administration degree from Missouri Southern State University in May 1975. He retired in July of 2013 as the Joplin Region President of U.S. Bank after nearly 40 years with the Bank. Past community Board service includes the Joplin Regional Prosperity Initiative, Joplin Area Chamber of Commerce, Joseph Newman Innovation Center, Joplin Capital Corporation, Victory Ministry and Sports Complex, and the MSSU Alumni Association. He served from December 2016 through May 2017 as the Voluntary Chair of the citizen-driven Vision Joplin 2022. He was part of the leadership group that successfully raised more than $19.5 million from Joplin and area individuals, businesses, organizations and foundations for the construction of the Harry M. Cornell Arts & Entertainment Complex.



Present community service includes President and CFO of Connect2Culture, Treasurer of the Cornell Complex, and Trustee and Board Vice Chair of Ozark Christian College, Joplin, Missouri. During the tornado recovery, Wert served as co-chair of the Infrastructure and Environment Sector of the Joplin Citizens Advisory Recovery Team. In 2013, he was named Joplin Area Chamber of Commerce's Citizen of the Year. In October 2023 he was recognized as a Distinguished Alumnus of Missouri Southern State University. He and his wife, Pam, who is also a 1975 Elementary Education degree graduate of MSSU and retired from the Webb City Schools after a 32-year teaching career, have two married daughters and five grandchildren.

Committee Member Bios



As the Co-Owner of Neal Group Construction and four other sister companies, Carolina's mission intertwines sustainability with restoring historic properties. She has been at the forefront of eco-sustainable development. Her award-winning companies have transformed the face of Joplin, MO, turning century-old buildings into vibrant hubs for business and community growth. She is a Costa Rican Lawyer with a Master's in Global Affairs from the Fletcher School of Law and Diplomacy at Tufts University in Boston and is proud to call Joplin her home.

Neal Group Constructions' dedication to reusing and recycling nationally registered historic properties has contributed to the economic revitalization of Route 66 and preserved its unique character. In collaboration with her team, she has successfully created spaces where new entrepreneurs can thrive and new neighbors can meet each other, all while honoring our commitment to the planet and our community heritage.

Carolina was a founding member of the Creative Learning Alliance, a local 501 (c) (3) organization dedicated to establishing a new STEAM destination in the downtown district. Her leadership facilitated the acquisition of the old Joplin Library as the permanent site for this new attraction.

Her civic leadership supports initiatives such as the Joplin Regional Commission for Homelessness, the Equity, Diversity, and Inclusion workgroup, and the BOLD Women Leadership Summit from the Joplin Area Chamber of Commerce. For over a decade, she has been a member of DJA's Economic Vitality Committee.



Jeff Neal has spent 20 years helping revitalize Joplin's Historic Downtown. He and his wife/business partner, Carolina, received the first City of Joplin Façade Grant in 2005 and have since led one of the region's most experienced historic renovation companies.
The Neal's, working as both the general contractor and developer, have demonstrated that "the greenest building is usually the one already built" (C. Elefante). Working in conjunction with talented craftsmen, they strive to give 100-year-old buildings a better next century.

Jeff is a graduate of the U.S. Air Force Academy (13-year veteran) and has a Master's Degree from the Fletcher School of Law and Diplomacy at Tufts University. He uses his extensive knowledge of how government works to his clients' advantage, garnering over $19 million in State Historic Tax Credits, over $14 million in Federal Tax Credits, over $2 million in Brownfield Environmental Tax Credits, and $500,000 in Community Development Block Grant funds.

As an active speaker and a past-president of the Downtown Joplin Alliance, Jeff promotes economic revitalization through historic preservation. He encourages audiences to assemble the right mix of Historic Tax Credits, property tax abatement, and other government programs combined with private investment to bring downtowns back to life. His and Carolina's work has won many awards. Most recently, their work on the Pennington Drug Company Building was recognized by awards from both Missouri Preservation and Historic Revitalization for Missouri.

Committee Member Bios



Luke Gibson is a Commercial Real Estate Broker with Glenn Gibson Commercial Real Estate, bringing over 10 years of experience in the industry. He currently serves as Board President for the Downtown Joplin Alliance and actively contributes through the Organization Committee and the Endangered Properties Program, and currently serves as Outgoing Chair for the Joplin Area Chamber of Commerce Young Professionals Network, being named the 2022 Young Professional of the Year. Luke is deeply invested in the preservation of Joplin's history as well as its growth into the future, and is proud to call Joplin his home.



Todd Patterson is the CEO of Patterson Collaborative based in Joplin and the President of Public Progress based in Kansas City. Patterson Collaborative spearheads neighborhood redevelopment by restoring and renovating both residential and commercial structures. Established in 2020, Patterson Collaborative has successfully completed 26 projects in ten distinct Joplin neighborhoods. Public Progress builds government relations programs and spearheads ballot initiatives for organizations that are committed to generating new revenue for our nation's cities and towns. In the last 17 years, Public Progress has spearheaded efforts across the country that have generated a combined $2.7 billion in new local revenue. Prior to founding Public Progress, Patterson served in various capacities on Capitol Hill.

He worked closely with the Obama Administration in developing and securing resources for the Office of Adolescent Health. Earlier, he served as Chief of Staff for Congressman Russ Carnahan and special assistant to Chairman Dale Bumpers of Arkansas on the U.S. Senate Committee on Small Business. In Missouri, he was part of the Carnahan Administration team where he served as a consultant for several political action committees. As a student at Brown University, Todd Patterson concluded his academic tenure as a research assistant at the Brookings Institution in Washington, D.C., in compiling The New Urban Reality, a book that delves into the evolving relationships between technology, labor, and race. He is a native of Joplin and currently resides in the East Town neighborhood with his dog Sarge.



Robert Harrington - a retired Director of Facilities, brings 50 years of construction and maintenance management experience to the Board, having set up and managed the maintenance departments in multiple hospitals, universities and hotels. Experience includes the management responsibility for $150M in construction at Missouri Southern State University and $180M at St. Johns Regional Medical Center, in Joplin.

He is actively involved in the Joplin community, serving in various leadership roles, including on the City Council and as a member and President of local organizations and boards.

Bob is also a 20-year member of the American Legion, where he has served as Post Commander of Joplin Post 13 for the past four years. Post 13 was instrumental in raising the funds to originally build Memorial Hall in 1923 and Memorial Hall has been the Post's home for the past 100+ years.

Community Support

Along with the attached letters of support from organizations and stakeholders in the community, the following support has already been shown.

- Estimated 300 volunteer hours to date with a value of $10,200
- Crossland time investment of cost summary, value of $5960
- DJA committed cost for professional legal and financial services up to $10,000.
- DJA willing to provide match for the HPF grant up to $50,000 for design and planning services if awarded
- National Trust grant of $5000 awarded for planning services

Please find letters of support from the following:

- Post 13 American Legion
- Connect2Culture
- Cornell Complex
- Chamber of Commerce
- Downtown Joplin Alliance
- Joplin Commons

ROBERT S. THURMAN
AMERICAN LEGION POST 13

April 14, 2025

Joplin City Council
602 S. Main Street
Joplin, MO 64801

Dear Joplin City Council,

As a tribute to Memorial Hall in its centennial year, we are proud to support a public-private partnership for the renovation and resurrection of Memorial Hall as a public center of entertainment and commerce, and it is vital to the vibrancy of downtown and the greater Joplin community.

The preservation of this community center not only presents new opportunities but also preserves its storied past for generations to come. As a veteran's memorial, the building recognizes the sacrifice by the men and women of the community. As one of the most prolific hosts of the premier performers of the 20th century, its historic wealth is abundant. As Joplin continues to grow, the role of Memorial Hall as a hub for public events in its next 100 years is sure to rival its first 100.

This proposal seeks to maximize available resources, public participation, and promise as it develops and implements a plan for renovation and rejuvenation. The committee that has developed it includes local leaders in the financial, business, development and government sectors who have all worked together to devise a balanced, feasible approach for Memorial Hall's future. We hope you will join us in this once-in-a-generation opportunity to generate the investment that Memorial Hall and our community deserves.

Sincerely,

Robert L. Harrington
Commander
American Legion Post 13

PO BOX 2883
Joplin, Missouri 64801

Harry M. Cornell Arts & Entertainment Complex

April 12, 2025

Joplin City Council
602 S. Main Street
Joplin, MO 64801

Dear Members of the Joplin City Council,

As a 45-year resident of Joplin and President of the Harry M. Cornell Arts & Entertainment Complex, I am writing on behalf of the Cornell Complex board to express our strong support for the preservation, renovation, and revitalization of Joplin's historic Memorial Hall. As proud members of this community, we believe that this 100-year-old building is an irreplaceable gem, holding immense value for our residents, our history, and our future. Its legacy deserves to be preserved, and with thoughtful investment, it can continue to serve as a cornerstone of our downtown area and a place for shared community experiences.

Memorial Hall was built to honor veterans and has long served as a central gathering place for our community. It is not just a building but a symbol of Joplin's strength, resilience, and pride. Demolishing such a historic and meaningful landmark would be a disservice to the generations that have come before us and to those that will come after us.

Rather than tearing down Memorial Hall, we see a bright future for it—one where it becomes a thriving hub for the community. With careful renovation and revitalization, Memorial Hall has the potential to foster intergenerational engagement, empower our youth, support our veterans, and enrich the lives of all who live in and visit Joplin. This space can be transformed into a multi-purpose venue that blends activities, education, entertainment, and connection, offering a place for all members of the community to gather, learn, and grow together.

Through the preservation of Memorial Hall, we can honor our history while creating a dynamic space that serves modern needs. It can become a home for cultural and educational programming, events that support veterans, youth activities, and a place for community celebrations and gatherings. This vision aligns with the values we hold dear as a community: inclusivity, empowerment, and connection.

Memorial Hall can be the next major catalyst for change to establish Joplin as a vibrant and growing city. Cornell Complex board members see the potential for a revitalized Memorial Hall to complement the recently constructed Harry M. Cornell Arts & Entertainment Complex, which is its neighbor. While the Cornell Complex offers a smaller venue for intimate performances with 434 seats inside the Beshore Performance Hall and up to 1,500 in the outdoor Leggett & Platt Green, a revitalized Memorial Hall will have a seating capacity of 2,000 plus and can serve as a dynamic counterpart for much larger events, meetings, performances, and festivals in Joplin. The synergy between these two spaces would create a

Board of Directors: Sharon Beshore (President), Clifford Wert (Treasurer), Annette Thurston (Secretary), Anne Curchin, Laurie Delano, Steve Graddy, Ron Lankford, Matt McConnell, Michael Sanders

Harry M. Cornell Arts & Entertainment Complex

cultural, artistic, and community ecosystem, enriching Joplin's vibrant downtown area and offering diverse programming for all ages and interests.

No other space in Joplin fulfills the need for a community center. It can be the next major catalyst for positive change in "the heart of downtown Joplin." A recent evaluation of its structure establishes that it has good bones but needs renovation to make it a 21st-century building providing 21st-century opportunities. We need to give it some tender loving care and renovate it so we can be proud of it, and it can stand as a jewel in our community once again.

We strongly urge you to support citizen efforts to preserve and revitalize Memorial Hall, not only for its historical significance but to provide spaces like Memorial Hall that bring our community together while adapting them to meet the needs of today's citizens and contributing to the future of Joplin. Its citizens have the vision, leadership, and commitment to make it happen. We ask for your support in ensuring that it remains an enduring symbol of Joplin's history and future.

Thank you for your time and thoughtful consideration.

Sincerely,

Sharon Beshore

Sharon Beshore
President, Harry M. Cornell Arts & Entertainment Complex
scbeshore@gmail.com
417-437-1772 (cell)

Board of Directors: Sharon Beshore (President), Clifford Wert (Treasurer), Annette Thurston (Secretary), Anne Curchin, Laurie Delano, Steve Graddy, Ron Lankford, Matt McConnell, Michael Sanders

Travis Stephens

April 16, 2025

Joplin City Council

RE: Support for Preservation and Restoration of Memorial Hall

Dear Members of the Joplin City Council,

I am writing as a resident and supporter of Joplin's cultural and historical legacy to ask you to delay any plans of demolition of Memorial Hall and to give the group, Friends of Memorial Hall, a little more time to explore a public-private partnership option to renovate and resurrect this once great community asset.

Memorial Hall is more than just a building, it's a cornerstone of our city's identity. For decades, it served as Joplin's premier performance venue, hosting concerts, community events, veterans' gatherings, and countless shared moments in the city's history. It stands as both a memorial and a cultural asset, woven into the collective memory of generations of Joplin residents.

I understand the city has spent considerable time weighing the costs of both razing and redeveloping the site versus restoring and renovating. And that the difference could be considered marginal. Given this, I strongly believe that preservation offers a far greater long-term return for our city, both financially and socially.

The Friends of Memorial Hall's proposal seeks to maximize available resources, public participation, and promise as it develops and implements a plan for renovation and rejuvenation. The plan is backed by local leaders in the financial, business, development and government sectors who have all worked together to devise a balanced, feasible approach for Memorial Hall's future.

We have a rare opportunity to transform a storied past into a bold and inclusive future. Let's seize that opportunity and honor the spirit of Memorial Hall—not by erasing it, but by investing in what it still has to offer. Please extend a little more time to consider all alternatives before passing the point of no return on giving new life to this historic treasure. Thank you for your leadership, your service, and your consideration.

Sincerely,

Travis Stephens

BOARD OF DIRECTORS

Officers:

Sharon Beshore
Chair

Clifford Wert
President/CFO

Peggy Fuller
Vice President

Amanda Mitchell
Secretary

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Melodee Colbert-Kean
Anne Curchin
CB Eastman
Kim Flanagan
Andrew Greenwood
Brad McIntyre
Nanda Nunnelly-Sparks
Fred Palmer
Michael Sanders

STAFF

Emily Frankoski
Executive Director

Lauren Smith
Community Arts & Communications

Hal Robertson
Technical Director

Laura Evans
Hospitality & Sales

Tyler Evans
Building Services

Hope Bethel
Box Office & Volunteer

April 11, 2025

Joplin City Council
602 S. Main Street
Joplin, MO 64801

Dear Joplin City Council,

On behalf of Connect2Culture and our Board of Directors, I am writing to express our support for the restoration and revitalization of Memorial Hall.

As Joplin's community arts agency and a major presenter of live performance, we recognize the historical and cultural significance of Memorial Hall and its potential to once again serve as a vital civic asset. Connect2Culture has had the privilege of presenting performances at Memorial Hall in the past, and we value the role it has played in fostering community connection through arts and culture.

We strongly believe that any restoration or revitalization effort should be economically viable, fill an unmet community need, and complement existing spaces and services already available within our community, including those at our home, the Harry M. Cornell Arts & Entertainment Complex.

We encourage the City to pursue a thoughtful approach to Memorial Hall's future, ensuring it can continue to serve the public and contribute to the growth and vibrancy of downtown Joplin for generations to come.

Should you require any additional information, please do not hesitate to contact me using the details provided below.

Sincerely,

Emily Frankoski

Emily Frankoski
Executive Director
emily@connect2culture.org
Cell: (417) 529-2925
Office: (417) 621-9820

DOWNTOWN JOPLIN ALLIANCE

Creating a vibrant downtown through historic preservation and creative entrepreneurship.

April 14, 2025

To Whom it May Concern,

As a tribute to Memorial Hall in its centennial year, the Downtown Joplin Alliance board is proud to support the proposal of a public-private partnership for the renovation and resurrection of Memorial Hall as a public center of entertainment and commerce is vital to the vibrancy of downtown and the greater Joplin community.

The preservation of this civic center not only presents new opportunities but also preserves its storied past for generations to come. As a veteran's memorial, the building recognizes the sacrifice by the men and women of the community. As one of the most prolific hosts of the premier performers of the 20th century, its historic wealth is abundant. As Joplin continues to grow, the role of Memorial Hall as a hub for public events in its next 100 years is sure to rival its first 100.

This proposal seeks to maximize available resources, public participation, and promise as it develops and implements a plan for renovation and rejuvenation. The committee that has developed it includes local leaders in the financial, business, development and government sectors who have all worked together to devise a balanced, feasible approach for Memorial Hall's future. We hope you will join us in this once-in-a-generation opportunity to generate the investment that Memorial Hall and our community deserves.

Downtown Joplin Alliance, is a not-for-profit organization dedicated to the revitalization of the downtown community as a thriving, safe, and attractive center of art, history, enterprise, commerce, culture, residence, and entertainment. With historic preservation as a core tenet of our organization, we realize the positive economic and social impacts that could be achieved with a rehabilitated Memorial Hall and are proud to be working to preserve another piece of Joplin's history.

Should you require additional information or documentation, please do not hesitate to contact me at 417-529-3888 or email lori@downtownjoplin.com.

Sincerely,

Lori Haun

Executive Director

DOWNTOWN JOPLIN *It's Happening*

Downtown Joplin Alliance
931 E 4th Street
Joplin, Missouri 64801

417-501-9649
downtownjoplin.com

Joplin Commons
212 S Joplin Ave, Ste 3
Joplin, MO 64801
417.825.5588

Dear City of Joplin,

On behalf of Joplin Commons, a property management company who exclusively represents the buildings that house fifty-six of downtown Joplin's residential tenants and 20 of downtown Joplin's commercial spaces, I am writing to express our strong support for the preservation and revitalization of Memorial Hall. As a member of the downtown business community, we recognize Memorial Hall not only as a historic structure, but as a vital public asset with untapped potential to strengthen and energize our local economy.

Memorial Hall stands as a testament to our city's history, culture, and civic life. But more than that, its thoughtful restoration and reopening as a public space could serve as a cornerstone for a thriving, resilient downtown. According to principles advocated by the Strong Towns movement, strong communities are built through small, incremental investments that prioritize **existing** assets and respond to local needs. Memorial Hall embodies exactly that kind of opportunity.

A functional Memorial Hall could serve as a civic anchor in our community. By hosting public meetings, lectures, performances, and community gatherings, Memorial Hall can restore its place as a hub of democratic engagement and civic pride.

A revitalized Memorial Hall has the potential to become a strong local economic catalyst. Hosting events and programming at the Hall would draw increased foot traffic to the downtown area, providing a meaningful boost to nearby restaurants, retailers, and service-based businesses. This type of place-based, organic economic growth tends to be more sustainable than large-scale, one-off developments.

The success of the Cornell Complex underscores this point. While the Complex has been a valuable addition to Joplin's cultural and economic landscape, it faces inherent limitations—particularly its inability to accommodate large-scale events and productions. As a result, the city is missing opportunities to capture the economic benefits of touring performances and larger gatherings, which are currently flowing to neighboring communities with more suitable infrastructure.

A revitalized Memorial Hall could serve as a catalyst for incremental growth. Rather than relying on large, speculative projects, revitalizing Memorial Hall is a smart investment that **builds on what we already have**. It can spark small-scale

improvements throughout the downtown core, in line with the Strong Towns idea that "little bets" create more resilient cities.

Downtown Joplin is arguably the most walkable area of the Joplin. A revitalized Memorial Hall would create more destinations downtown within walking distance of homes and businesses, aligning with the goal of reducing car dependence, promoting health, and increasing economic activity per square foot.

A revitalized Memorial Hall would serve as a symbol of local identity. The preservation of Memorial Hall reinforces our shared story. It tells residents and visitors alike that we value our past and believe in a strong future built on local character.

At a time when many small cities are struggling with vacant storefronts, declining civic engagement, and fragile local economies, saving Memorial Hall is more than a preservation effort—it's an investment in a stronger, more connected downtown. The success of this initiative would reverberate well beyond the Hall's walls, helping build the kind of prosperous and resilient place that residents, visitors, and businesses all want to be part of.

We urge our fellow businesses, local leaders, and citizens to support this effort, and we look forward to seeing Memorial Hall returned to its rightful place as a living, breathing part of our downtown community.

Sincerely,



Marriah Baker

Joplin Commons,LLC

Property Manager

Finance Committee Report
2024 Annual Audit
November 17, 2025

1. **Introduction:**

This report will present the City of Joplin in a good financial position based on liquidity, cash balances and reserves, city debt position or load, tax revenue stability and growth, along with favorable reviews of pension liabilities, sewer system, and other observations apparent in this audit by the outside accounting/audit firm of Allen, Gibbs & Houlik, CPAs.

An accounting firm's audit of a city aims to independently verify that the City's financial statements are accurate, complete, and comply with accounting standards. It checks whether public funds are properly managed, internal controls are effective, and financial reporting is transparent and reliable for officials, citizens, and oversight agencies.

This report and review process is different from a state audit, which is more concerned with proper processes, procedures, accounting controls, adherence to laws and regulations, etc. and studied over a one-to-two year period. Our Committee is basically reviewing the audit as presented by our independent auditing firm. Moreover, in five meetings or 8 hours of review, it is not meant to be a forensic audit.

2. **Liquidity and Cash Availability Analysis:**

- General Fund Balance

At 10/31/24	$30.3m
At 9/25/25	$32.3m
Reserved	($5.9)m
(unaudited)	$26.4m Unrestricted

- % of General Fund annual operating expenses in Reserve or General Fund Balance

Joplin	Springfield	St. Joseph
83%	46%	55%

10/31/24 – Total General Fund expenditures of $36.6 million as compared to year end General Fund balance of $30.3 million – 83% reserve to expenditures or 10 months of operating expenditures on hand.

Research says bond rating agencies desire reserves of a minimum of 25%- or 3-months reserves to 50% for high performing or high growth phase cities (6 months or

more). Other factors must be considered such as tax growth and stability in economic cycles, debt load of City, etc.

Mrs. Haase will be working on a report in 2026 guided by the Government Finance Officers Association (GFOA) to better address the issue and how much fund balance should be reserved.

3. **Key Question:**
   Do cities' major capital expenditures such as fire trucks, police cars, public works equipment, etc. come out of the General Fund unrestricted reserve balances or is it separated as restricted for capital expenditures? Should Joplin consider this for these larger items? Our Committee believes we should consider and possibly implement a restriction showing these major expenses for the next 3-5 years, so we have a better picture of the true available cash for day-to-day operations, cash cushion, growth, emergencies, etc.

Other Fund Balances:	Annual Expense 2024	10/31/24 Fund Balance	9/30/25 Fund Balance (unaudited)
Parks/Stormwater	$5.8m	$10m	$8m
Transportation Fund	$7.3m	$20m	$22m
Capital Improvement Fund	$5.5m	$25m	$20m
Public Safety Fund	$9.7m	$7.3m	$6.5m

Summary of Cash Position:
The City of Joplin appears to have strong and adequate cash reserves and liquidity in all major funds. A clearer picture of major capital expenditures coming out of the General Fund in the next 3-5 years would help us all better understand true spending flexibility.

4. **Historical General Fund Year End Balances:**

YEAR	FUND BALANCE	YEAR	FUND BALANCE
2004	$6.2 million	2005	$7.3 million
2006	$8.7 million	2007	$12.3 million
2008	$19.7 million	2009	$21.9 million
2010	$25.7 million	2011	$25.6 million
2012	$28.1 million	2013	$22.7 million
2014	$22.7 million	2015	$21.6 million
2016	$21.4 million	2017	$18.6 million
2018	$21.2 million	2019**	$14.8 million
2020	$16.7 million	2021	$19.7 million
2022	$22.7 million	2023	$29.5 million
2024	$30.3 million	As of 9/30/25 (unaudited)	$32.3 million

**Note: Public Safety Sales Tax Fund separated from General Fund in fiscal year 2019.

5. **City Debt Load and Leverage:**

$2.0m Leases
$18.0m Sewer Bonds

Summary

City is in a very low debt position, which is a strong and conservative position, and difficult to criticize. However, we suggest the Council always consider using leases and debt on capital expenditures versus using our cash reserves, much like any business or consumer uses debt prudently to preserve cash. This is especially true during times of low interest rates and projected economic growth and stability in our tax base. We still recommend a below average debt position for our city.

Note:

Internet searches, assuming somewhat accurate, estimate up to 75%-90% of cities finance or lease with an option to purchase fire trucks.

6. **See Financial Benefits of Leasing Fire Apparatus Attached**

7. **Tax Revenue Stability and Growth Trend:**
   - See attached reference page 104 of the audit "Tax Revenues by Source."
     - Good – Overall tax revenue up 5.5%
     - Good – Main sales tax up 5.0% (with Marijuana and Use Tax)

- Note – We are always concerned about sales taxes stagnating, but the use tax and marijuana tax have so far helped offset other areas of slowing growth.
- With regard to the use tax, most of those funds are committed to new projects, promised to pass the use tax originally.

- Tax Revenue Per Citizen

Joplin	Springfield	St. Joseph
$1,457	$1,323	$1,441

  - Comment: Joplin is predominantly funded by sales tax, with only $1.3 million in property tax revenue. Springfield has $28m in property tax revenue and a lower sales tax rate. St. Joseph has property tax revenue of $17.5 million and a lower sales tax rate, also. This comparison is not meant to infer our committee is currently recommending a property tax.

- The City is very conservative with our budgets and forecasting the future.
  - In the past, the City had extra year end general fund balances when employees budgeted for are not hired, sometimes with $1m+ per year of expense that is not incurred, as planned.
  - Interest on cash deposits has been a big bonus in recent years with the increase in interest rates, but interest rates appear to be coming down. We must do the best job possible to bid out our excess funds to maximize interest.

8. **Summary of tax revenue:**
   Our tax revenue has shown modest growth in the last one-year fiscal period. Moreover, tax revenue has been up very adequately over the last 5 to 10 years, with the addition of the pension tax, use tax, and marijuana tax, as you know. We probably cannot expect this kind of growth in the future, as our sales tax percentage is relatively high compared to many cities in SW Missouri. On the other hand, our city property tax is very low compared to other cities. The real growth in sales tax could come from economic and population growth in SW Missouri. Plus, renewal of the "Prop B" sales tax as a more general tax would provide the city with revenue for other city priorities.

9. **Miscellaneous Comments & Observations:**
   - At some point in the next few years, we should consider hiring a consultant and determine the "pros and cons" of owning our own sewer system. The argument could be made, we don't own water, electric, or gas utilities, so why do we need to own an expensive to maintain sewer system? What is it worth? Could we deploy that money to improve our city and be in better position for the next 75 years? What are the possible projects and trade-offs?
   - Pensions are all funded adequately and appear financially sound.

- Emergency communications: As with the sewer, what are the "pros & cons," costs of managing people and buying expensive technology? Many cities our size partner with or use the county systems. Can we partner with the county to reduce our expenses and deploy those funds into more police and fire personnel or other public safety priorities? Has the County's ability to run emergency operations improved over the years since we last analyzed this? Is it worth forming a committee to study and do an in-depth review, and possibly including county representatives?

10. **Conclusion:**

Overall, our committee believes the City is in a strong financial position and the 10/31/24 city audit report is a good report. However, as with all audit reviews, we can learn from them and improve.

Respectfully submitted,

Russ Alcorn, Committee Chair
Doug Doll
Troy Hill
Cheryl Glass
Phil Stinnett
Sandra Claypool
Mark Hensley
Brian Nichols

Financial Benefits of Leasing Fire Apparatus

Fire apparatus are major capital investments, often costing between **$500,000 and $1.5 million**. Leasing or financing these vehicles can help a city manage its cash flow, preserve reserves, and maintain modern, reliable emergency equipment. Below is an overview of how leasing supports sound municipal financial management.

Benefit	How Leasing Helps
Cash Flow Management	Spreads cost over several years, avoiding large one-time capital outlays.
Preserves Fund Balances	Keeps reserve funds intact and maintains strong credit ratings.
Matches Cost to Service Life	Payments align with the apparatus's useful life (10–20 years).
Tax-Exempt Interest Savings	Municipal leases offer lower interest rates than commercial loans.
Budget Flexibility	Allows acquisition now with payments structured to fit fiscal calendars.
Fleet Replacement Planning	Supports predictable replacement schedules and reduces maintenance costs.
Administrative Simplicity	Avoids the costs and delays of voter-approved bond issues.

Summary: Leasing fire trucks offers cities predictable budgeting, low-cost financing, and smoother fleet replacement planning. It enables departments to maintain modern, safe equipment while preserving financial stability.

CITY OF JOPLIN, MISSOURI
TAX REVENUES BY SOURCE, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Sales Tax	Use Tax	Motor Vehicle Tax	Property Tax	Franchise Tax	Cigarette Tax	Hotel/ Motel Tax	Other Taxes (a)	Total
2015	$ 35,927,819	$ -	$ 1,989,603	$ 988,356	$ 110,286	$ 251,273	$ 1,291,003	$ 243,894	$ 40,802,234
2016	36,223,390	-	2,003,013	1,016,091	6,306,123 (b)	246,911	1,365,092	265,167	47,425,787
2017	37,844,322	-	2,047,804	1,049,535	6,388,739	239,534	1,399,723	272,484	49,242,141
2018	37,985,540	-	2,048,452	1,070,439	6,397,315	236,990	1,402,596	254,160	49,395,492
2019	40,531,060	-	2,061,887	1,097,640	6,307,526	237,182	1,405,226	231,168	51,871,689
2020	46,384,158 (c)	-	1,990,461	1,126,845	5,868,522	241,081	1,037,181	294,363	56,942,611
2021	53,755,015	-	2,165,987	1,256,862	6,262,374	239,024	1,399,461	277,545	65,356,268
2022	54,628,336	3,485,130 (d)	2,355,911	1,330,036	6,747,838	210,435	1,793,545	297,994	70,849,225
2023	54,344,577	5,661,237	2,655,896	1,383,057	7,294,172	189,122	1,338,113	319,722	73,185,896
2024	57,076,569 (e)	6,660,521	2,743,486	1,267,647	7,133,565	173,802	1,827,421	369,132	77,252,143
% Change from base year	58.86%	0.00%	37.89%	28.26%	6368.24%	-30.83%	41.55%	51.35%	89.33%

Notes:
(a) Other Taxes - amounts for Commercial Surtax under Property Tax.
(b) Franchise taxes reported in Business-type activities prior to fiscal year 2016.
(c) Voters passed ½-cent General Sales Tax effective 4/1/2020 dedicated to closing and funding the Policemen's and Firemen's Pension Plan.
(d) Voters passed Local Use Tax effective 1/1/2022 dedicated to improving community appearance, reducing crime, and improving City service.
(e) Voters passed an additional 3% Marijuana Sales Tax effective 10/1/2023 as allowed by State Statute. It is combined with Sales Tax Revenue.

JOPLIN CITY COUNCIL
NOVEMBER 3, 2025
MEETING MINUTES

CALL TO ORDER
The November 3, 2025, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Cortez.

INVOCATION was read by City Clerk, Holly Nagy

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by the Joplin Color Guard.

ROLL CALL
Answering Roll Call were Council Members: Joshua Bard, Doris Carlin, Charles Copple, Keenan Cortez, Mark Farnham, Ryan Jackson, Doug Lawson and Gary Shaw. Also, in attendance were City Manager Nick Edwards and City Attorney Peter Edwards.

Absent: Josh DeTar

Motion by Mr. Copple, seconded by Mr. Bard to excuse the absence of Mr. DeTar. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1.

PRESENTATIONS
Parkwood Tournament Update

Mike Greninger presented.

FINALIZATION OF CONSENT AGENDA
Motion by Ms. Carlin, seconded by Mr. Lawson to remove Council Bill No. 2025-012 and move to second and third reading. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1.

REPORTS AND COMMUNICATIONS
News from the Public Information Office
Lynn Onstot, Public Information Officer, presented.

CITIZEN REQUESTS AND PETITIONS

PUBLIC HEARINGS
Public Hearing procedures were read by City Clerk Holly Nagy

PUBLIC HEARING FOR RESOLUTION NO. 2025-012
Mayor Cortez opened the Public Hearing
Wayne Stevenson spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

RESOLUTION NO. 2025-012

Mr. Copple introduced Resolution No. 2025-012 - A RESOLUTION granting a Special Use Permit (1st Request) for a dental office, located at 2047 S Highview Ave, City of Joplin, Jasper County, Missouri. Motion by Mr. Copple, second by Mr. Jackson that Resolution No. 2025-012 be passed. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1.

PUBLIC HEARING FOR COUNCIL BILL NO. 2025-542

Mayor Cortez opened the Public Hearing
Drew Snyder spoke in favor of this item.
No one spoke in opposition of this item.
The Public Hearing was closed.

COUNCIL BILL NO. 2025-542

Council Bill No. 2025-542 - AN ORDINANCE approving a Petition for the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District. No motion was made for this item at this time. Motion will be made under First Reading.

CONSENT AGENDA

Motion by Mr. Copple, second by Mr. Lawson to approve the consent agenda as finalized. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1.

Minutes of October 20, 2025, Joplin City Council Meeting

COUNCIL BILL NO. 2025-279 - AN ORDINANCE amending the Joplin Development Code, Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, being Appendix 29-A of the Joplin Municipal Code. **Ordinance No. 2025 -154**

COUNCIL BILL NO. 2025-286 - AN ORDINANCE approving a Purchase Order to be issued to Corwin Ford- Republic to cover the cost of three (3) 2025 Ford Ranger 4X4 Crew Cabs for a total of One Hundred Thirteen Thousand, One Hundred and Sixty-Eight Dollars and Eighty-Eight cents ($113,168.88) within the approved City of Joplin Fiscal Year 2024-25 budget with an effective date of November 4, 2025. **Ordinance No. 2025 -155**

COUNCIL BILL NO. 2025-541- AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions and Part-Time/Seasonal positions effective January 1, 2026; adopting a new step pay plan by reference the Fire Salary Administration Plan establishing the annual salary of certain fire positions effective January 1, 2026; and, setting a date when this Ordinance shall become effective. **Ordinance No. 2025 –156**

COUNCIL BILL NO. 2025-619 - AN ORDINANCE approving a Memorandum of Understanding (MOU) And Agreement by and between the City of Joplin, Missouri, a Municipal Corporation, and Joplin Family YMCA, for sponsorship rights on the premises of the Tin Cup Trail; authorizing the City Manager to execute said Memorandum of Understanding (MOU) And Agreement, and such other documents as may be necessary, by and on behalf of the City of Joplin, Missouri. **Ordinance No. 2025 -157**

COUNCIL BILL NO. 2025-620 - AN ORDINANCE approving a Contract by and between the City of Joplin and Joplin Industrial Electric Company, in the amount of One Million Six-Hundred Ninety-Eight Thousand One Hundred Dollars ($1,698,100) for Park Security Lighting Installation, authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-145 on October 20, 2025. **Ordinance No. 2025 -158**

RESOLUTIONS

ORIDNANCES – EMERGENCY

COUNCIL BILL NO. 2025-147

Mr. Lawson introduced Council Bill No. 2025-147 - AN ORDINANCE approving an agreement with Jeff Asbell Excavating & Trucking, Inc. in the amount of One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five Dollars and 41/100 ($1,218,365.41) for Joplin ARPA Group C Project and authorizing the City Manager or his designee to execute this agreement by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Lawson, second by Ms. Carlin, that Council Bill 2025-147 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. **Ordinance No. 2025-159.**

COUNCIL BILL NO. 2025-148

Mr. Copple introduced Council Bill No. 2025-148 - AN ORDINANCE approving an agreement with Sprouls Construction, Inc. in the amount of One Million, Seventeen Thousand, Nine Hundred Sixty-Nine Dollars and 00/100 ($1,017,969.00) for Joplin ARPA Group C Project and authorizing the City Manager or his designee to execute this agreement by and on behalf of the City of Joplin; and containing an emergency clause. Motion by Mr. Copple, second by Mr. Bard, that Council Bill 2025-148 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. **Ordinance No. 2025-160.**

COUNCIL BILL NO. 2025-355

Mr. Bard introduced Council Bill No. 2025-355 - AN ORDINANCE approving the contract by and between the City of Joplin and Kester Dirtworks for the demolition of the structure(s) and clearing of a lot located at 1809 E 32nd Street); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Mr. Bard, second by Mr. Jackson, that Council Bill 2025-355 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. **Ordinance No. 2025-161.**

COUNCIL BILL NO. 2025-543

Mr. Jackson introduced Council Bill No. 2025-543 - AN ORDINANCE adopting and establishing pay rates for certain Unclassified Council Employees; and containing an emergency clause. Motion by Mr. Jackson, second by Mr. Bard, that Council Bill 2025-543 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. **Ordinance No. 2025-162.**

COUNCIL BILL NO. 2025-622

Mr. Jackson introduced Council Bill No. 2025-622 - AN ORDINANCE approving a Public Service Agreement by and between the City of Joplin and the Area Agency on Aging, Region X, to continue programs and services to senior citizens, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and containing an emergency clause. Motion by Mr. Jackson, second by Mr. Bard, that Council Bill 2025-622 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. **Ordinance No. 2025-163.**

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2025-011

Mr. Lawson introduced Council Bill No. 2025-011 - Authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services. Motion by Mr. Lawson, second by Mr. Copple, that Council Bill 2025-011 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-011.

COUNCIL BILL NO. 2025-013

Mr. Lawson introduced Council Bill No. 2025-013 - Authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services. Motion by Mr. Lawson, second by Mr. Bard, that Council Bill 2025-013 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-013.

COUNCIL BILL NO. 2025-145

Mr. Copple introduced Council Bill No. 2025-145 - AN ORDINANCE approving an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design Services for the Joplin Firearms/Range Facility Building in the not to exceed amount of One Hundred Eighteen Thousand Three Hundred Fifty and 00/100 dollars ($118,350.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-145 on October 20, 2025; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Mr. Bard, that Council Bill 2025-145 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-145.

COUNCIL BILL NO. 2025-146

Mr. Copple introduced Council Bill No. 2025-146 - AN ORDINANCE approving Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Mr. Jackson, that Council Bill 2025-146 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-146.

COUNCIL BILL NO. 2025-149

Mr. Bard introduced Council Bill No. 2025-149 - AN ORDINANCE approving an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective. Motion by Mr. Bard, second by Mr. Jackson, that Council Bill 2025-149 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-149.

COUNCIL BILL NO. 2025-542

Mr. Jackson introduced Council Bill No. 2025-542 - AN ORDINANCE approving a Petition for the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District. Motion by Mr. Jackson, second by Mr. Bard, that Council Bill 2025-542 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-542.

COUNCIL BILL NO. 2025-544

Mr. Lawson introduced Council Bill No. 2025-544 - AN ORDINACE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective. Motion by Mr. Lawson, second by Mr. Copple, that Council Bill 2025-544 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-544.

COUNCIL BILL NO. 2025-545

Mr. Copple introduced Council Bill No. 2025-545 - AN ORDINANCE repealing the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) and enacting in lieu thereof a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. Copple, second by Dr. Farnham, that Council Bill 2025-545 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1. The Bill was read as Council Bill No. 2025-545.

SECOND AND THIRD READING

COUNCIL BILL NO. 2025-012

Mr. Jackson introduced COUNCIL BILL NO. 2025-012 - AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the displacement of transient individuals; and establishing a time for this ordinance to become effective. Motion by Mr. Jackson, second by Mr. Bard, to amend Council Bill No. 2025-012 to add the Lafayette House as the only provider for domestic and sexual abuse victims under section C.2. Voting in favor were Council Members: Bard, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 7. Abstained: Carlin, 1. Absent: DeTar, 1.

Motion by Mr. Jackson, second by Mr. Bard for Amended Council Bill No. 2020-012 to move to Second Reading, advance to Third Reading and pass. Voting in favor were Council Members: Bard, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 7. Abstained: Carlin, 1. Absent: DeTar, 1. **Ordinance No. 2025-164.**

UNFINISHED BUSINESS

NEW BUSINESS

Nick Edwards stated that he will be bringing a new proposal for dispatch to the November 17th meeting.

Vote to go into closed session, which shall pertain to legal action, causes of action, or litigation including a public governmental body and any confidential or privileged communications between a governmental body or its representatives and its attorneys pursuant to state law, as set forth in Section 610.021 (1) RSMo, as amended, 2020. This meeting, record, and vote to be closed. Council shall adjourn at the end of the session. Motion by Mr. Lawson, second by Mr. Jackson, to convene into closed session. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, Farnham, Jackson, Lawson, and Shaw 8. Absent: DeTar, 1.

The meeting was adjourned at 8:57 p.m.

Respectfully,

Holly Nagy
City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-011 - Authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services.

MEETING DATE
November 3, 2025

ORIGINATING DEPARTMENT
City Manager

ATTACHMENTS
Council Bill No. 2025-011

REVIEWED BY
City Manager Nicholas Edwards; City Attorney Peter Edwards; and Finance Director Leslie Haase.

SUMMARY
This Council Bill approves an Agreement for marketing services between the City of Joplin and the Joplin Sports Authority.

BACKGROUND
The City has contracted with the Joplin Sports Authority ("JSA") since 2007 to provide sports marketing for the City. The JSA was created "for the purpose of attracting, promoting, providing and supporting local, state, regional, national, and international sporting events to the City area which will provide positive economic impact and enhance the quality of life for the residents of the City." The Agreement is an updated contract between the City of Joplin and the JSA. The Agreement engages the JSA for the purpose of attracting, promoting, providing and supporting local, state, regional, national, and international sporting events to the Joplin area which will provide positive economic impact and enhance the quality of life for the residents of the Joplin area. The Agreement is set to renew automatically for successive one-year terms, subject to budget appropriation by the City and unless it is terminated. Section 22 of the Agreement contains the $100,000.00 one-time transfer for a line of credit for the JSA, that was approved by the City Council in the 2025-2026 budget.

FUNDING SOURCE
Hotel Motel Tax

RECOMMENDATION
Staff presents this Council Bill on First Reading.

PCE/vew
attachments

AGREEMENT

This Agreement, entered into this ____ day of _____, 2025, by and between the City of Joplin, Missouri, a Municipal Corporation, hereinafter referred to as "CITY" and the Joplin Sports Authority, a corporation formed and existing under the general Not-For-Profit Corporation Act of Missouri, hereinafter referred to as "JSA."

WITNESSETH:

WHEREAS the CITY desires to engage the JSA and the JSA desires to be engaged for the purpose of attracting, promoting, providing and supporting local, state, regional, national, and international sporting events to the CITY area which will provide positive economic impact and enhance the quality of life for the residents of the CITY.

NOW, THEREFORE, the parties hereto do mutually agree to the following:

1. **SERVICES**. The JSA shall promote sports marketing for regional, national and international sporting events for the CITY including, but not limited to, attracting, promoting, supporting and managing sporting events. Its main responsibility shall be the promotion of the City of Joplin as a sporting event destination and management of such events. It is understood that JSA desires to expand its activities into the region; however, in no event shall any funds paid by the CITY be utilized to promote any other city or any event except that such funds may be utilized to promote events whose scope is beyond the facilities within the City provided that CITY is the primary location for such event.

2. **TERM**. The term of this Agreement shall be for a period of one (1) year commencing on November 1, 2025, and continuing to and until October 31, 2026. Thereafter the terms, covenants, and conditions of this Agreement shall automatically renew for successive one (1) year terms unless either party shall have terminated this Agreement in accordance with the provisions of Paragraph 10, or in the event of non-appropriation in accordance with the provisions of Paragraph 5.

3. **REPORTS AND AUDITING**. The JSA shall provide monthly financial reports to the CITY within thirty (30) days of the end of every month. The JSA shall also submit bi-annual reports of its sports development activities to the aforementioned CITY officials. The JSA shall keep appropriate books and records relative to this Agreement. Said books and records shall be open for inspection at reasonable times by the Director of Finance or by any

persons or entities designated by the CITY to perform audits. JSA understands and agrees that it shall be considered a component unit of the CITY and shall cooperate in every material way with auditors and other financial analysts of the CITY. The JSA agrees to furnish the CITY an annual audit report prepared by a Certified Public Accountant not later than December 31st of each year. The JSA agrees that it is subject to Chapter 610 of the Revised Missouri Statutes and shall comply in all respects to the Missouri Open Records laws.

4. **COMPENSATION**. As and for the services provided herein, the CITY agrees to pay to JSA an amount equal to Thirty percent (30%) of the actual receipts from the four percent (4%) lodging tax levied by the City of Joplin. Such amount shall be paid to JSA monthly on or about the last day of the month during the term of this Agreement.

5. **NON-APPROPRIATION**. This Agreement is subject to the annual appropriation by the Council of the City of Joplin. In the event the Council shall fail to budget the funds described herein, this Agreement shall be terminated without further payment or liability to the CITY.

6. **STAFFING**. The JSA will employ at least one (1) individual of suitable training, qualification, and experience, whose main responsibility shall be the promotion of the City of Joplin, Missouri, as a sporting event destination. The JSA will also supply any necessary support staff, transportation, and any and all other things necessary for the aforementioned individual to effectively perform said duties.

7. **FACILITIES**. JSA shall be required to lease CITY facilities and pay the same rates for usage as any other similar entity. All event planning and facility utilization shall be on a first-come/first-serve basis.

8. **INDEPENDENT CONTRACTOR**. It is expressly understood that the JSA is in all respects, an independent contractor, and the only liability of the CITY created by the terms of this Agreement is the obligation to pay the JSA for services rendered as hereinabove set forth. The JSA agrees to add the CITY as an additional insured on its comprehensive general liability insurance policy. The JSA shall carry and provide the CITY with an insurance certificate and notice prior to sixty (60) days before terminating or materially amending any such insurance policy.

9. **BOARD OF DIRECTORS MEMBERSHIP**. The Mayor of the City of Joplin or his designee among the Council of the City of Joplin shall at all times during this agreement

remain an ex-officio member of the JSA Board of Directors. In addition, the City of Joplin Parks and Recreation Director and the City of Joplin Convention and Visitors Bureau Director shall be members of the JSA Board of Directors and shall have all rights and privileges as Directors of the Corporation, including the power to vote on corporate issues. In no event shall the JSA Board of Directors amend the Bylaws of the corporation relating to membership existing on the date of the execution of this agreement without first receiving the consent of the Council of the City of Joplin.

10. **TERMINATION**. Termination of this Agreement may occur prior to the date agreed upon by the parties herein in the following manner:

a. Either party at any time, one hundred eighty (180) days written notice, may terminate this contract; or,

b. If either party fails to comply with the terms of this Agreement, the other party may terminate this Agreement by providing thirty (30) days written notice of its intent to terminate. Provided however, the alleged non-performance of Paragraph 1 of this agreement shall not be cause for such termination.

c. In the event of termination or non-appropriation pursuant to the terms of this Agreement, all equipment shall remain the property of the JSA, but the JSA shall provide the CITY with all pertinent information regarding the current status of any event, promotion, inducement, or retention efforts in any stage of progress at that time.

11. **INSURANCE**. JSA shall, during the term of this Agreement, and any extensions hereof, maintain in full force and effect, a commercial general liability insurance policy which specifically covers all exposures incident to the JSA's operations under this Agreement. Such insurance shall be with a company acceptable to the CITY and the policy shall be in an amount of not less than $2,000,000.00 Combined Single Limit for personal bodily injury, including death, and $100,000.00 for property damage liability. The Policy shall be endorsed to show the City of Joplin, a municipal corporation, as an additional insured as its interests may appear, and shall also provide that insurance shall not be canceled, limited, materially altered, or non-renewed until after sixty (60) days written notice has been given to the CITY. Current certificates of insurance evidencing required coverage must be on file with the CITY at all

times. JSA expressly understands and agrees that any insurance protection furnished by JSA shall in no way limit its responsibility to indemnify and save harmless, the CITY under the provisions of Section 13. of this Agreement.

12. **INDEMNITY**. JSA agrees to indemnify and hold harmless and defend the CITY, its agents, officers, employees, and members of the City Council, from any and all claims; causes of action, liabilities, losses, damages, costs, expenses including reasonable attorney fees, suits, demands, and judgments of any nature, because of bodily injury to, or death of, any person or persons, because of the negligent or intentional acts of the JSA, its agents, employees or subcontractors arising under this Agreement, and also any claims arising under any and all federal, state and local laws or administrative rules. JSA shall reimburse the CITY for any and all costs, including attorney fees, incurred by the CITY by reason of any liability, claim or damage, or cause of action asserted or sustained against the CITY. JSA shall maintain appropriate liability insurance as set forth in this Agreement, naming the City of Joplin as an additional insured.

13. **WORKER'S COMPENSATION INSURANCE**. JSA shall be required to maintain worker's compensation coverage and insurance for every employee of the JSA, even though JSA may be exempt from the requirement to carry said insurance under Missouri law. A current certificate of insurance evidencing required coverage must be on file with the CITY at all times. Failure to maintain said insurance will result in the CITY withholding the applicable coverage amounts from compensation due to JSA under this Agreement to pay the costs of said coverage and insurance.

14. **NOTICES**. All notices, requests, and other communications hereunder shall be in writing and shall be deemed to be duly given if delivered or deposited in the U.S. Mail, First Class, Postage Prepaid, Certified - Return Receipt Requested (except for rent payments), to the City as follows:

City of Joplin, Missouri
Nicholas Edwards, City Manager
602 South Main Street
Joplin, Missouri 64801

and to JSA as follows:

Joplin Sports Authority, Inc.
Executive Director
3301 West 1st Street
Joplin, Missouri 64801

Each party may, from time-to-time, designate a: different address by notice given in conformity with this paragraph. The date of mailing as indicated on the U.S. Postal Return Receipt shall be the commencement date for calculating any time periods associated with the giving of notice hereunder.

15. **AMENDMENTS**. It is acknowledged that the covenants and obligations herein contained are the full and complete terms of this Agreement, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Agreement. This provision shall not apply to changes of address for forwarding of notice or rental payments.

16. **HEADINGS**. The headings hereof are intended as guides only and shall not be construed as having any legal effect.

17. **COMPLIANCE WITH APPLICABLE LAWS**. JSA shall comply with all applicable laws, ordinances, rules, and regulations.

18. **ENTIRE AGREEMENT**. This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties.

19. **GOVERNING LAW**. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Missouri, both as to interpretation and performance.

20. **HEIRS, SUCCESSORS, AND ASSIGNS**. Each and every obligation contained in this Agreement shall be jointly and severally binding upon the respective parties, their heirs, legal representatives, successors, and assigns.

21. **NO IMPLIED WAIVERS**. The right of any party under any provision of this Agreement shall not be affected by its prior failure to require the performance by the other party under such provision or any other provision of this Agreement, nor shall the waiver by any party of a breach of any provision hereof constitute a waiver of any succeeding breach of the same or

any other provision or constitute a waiver of the provision itself. A waiver of any right or obligation hereunder must be in writing and signed by the parties to this Agreement.

22. Line of Credit. The City agrees to fund a one-time line of credit of One Hundred Thousand Dollars ($100,000.00) to the JSA from the hotel-motel tax reserve fund. The money shall serve as a Line of Credit (LOC) for the JSA to utilize as needed throughout their fiscal year. The LOC shall only be used for operational expenses, facility rentals, sub-contract employees (such as officials), bid fees and event expenses. The LOC shall not be used for JSA employee salary or benefits. The JSA Budget and Audit Committee shall create a reserve fund policy for this LOC that shall include loan thresholds and an approval process to utilize funds in the LOC. This LOC shall be included in the JSA annual audit. As this is a true Line of Credit, any temporary credit that is extended from this account shall be re-paid during the year as the JSA's monthly lodging tax revenue allows (presumably during the months with the highest revenue collections), so that the account carries a balance of $100,000.00 each year.

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

"CITY"
CITY OF JOPLIN, MISSOURI, a Municipal Corporation

By: _____
Nicholas Edwards,
City Manager

ATTEST:

_____
Holly Nagy
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards,
City Attorney

"JSA"
JOPLIN SPORTS AUTHORITY, INC.
A Missouri Not-for-Profit Corporation

By: _____
Jared Bruggeman Executive Director

ATTEST:

_____
Secretary

COUNCIL BILL NO. 2015-011 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and the Joplin Sports Authority, retaining the Joplin Sports Authority for the provision of marketing services, a copy of said Agreement being attached hereto and incorporated herein as Exhibit "A", be and the same is hereby, approved.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-013 – authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services.

MEETING DATE
November 3, 2025

ORIGINATING DEPARTMENT
Legal Department

ATTACHMENTS
Council Bill No. 2025-013, Agreement Exhibit "1"

REVIEWED BY
Department Head: City Attorney Peter Edwards; Finance Director Leslie Haase; and City Manager Nicholas Edwards.

SUMMARY
This Council Bill approves an Agreement for Economic Development Consulting Services between the City of Joplin and the Joplin Area Chamber of Commerce.

BACKGROUND
The Agreement between the City of Joplin and the Joplin Area Chamber of Commerce is for economic development services and the MoKAN Partnership. The Agreement defines the responsibilities and rights of both parties, including the itemization of specific deliverables for use in evaluating the services of the Joplin Area Chamber of Commerce. These areas include economic development infrastructure, business retention and expansion, business attraction, strengthened relationship with state and regional economic development organizations, and reports and representations to the Mayor and City Council. Each area of delivery has a detailed list of performance measures for use in evaluating the services of the Joplin Area Chamber of Commerce as to that particular piece. Additionally, the Joplin Area Chamber of Commerce will provide an itemized billing to the City of Joplin. At this year's budget work sessions, the Council voted to approve funds for this Agreement: $247,000.00 for economic development services, of which $25,000.00 is for development of an economic development strategic plan; and $65,000.00 for the MoKAN Partnership.

RECOMMENDATION
Staff places this Council Bill on 1st reading.

PCE:vew
attachments

AGREEMENT FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES

THIS AGREEMENT entered into this _____ day of _____, 2025, by and between **CITY OF JOPLIN, MISSOURI,** a constitutionally chartered Missouri municipal corporation (hereinafter "City"), and **JOPLIN AREA CHAMBER OF COMMERCE**, a Missouri Benevolent Corporation (hereinafter "JACC")**.**

WHEREAS, the City wishes to contract for Economic Development Consulting Services, and;

WHEREAS, JACC wishes to provide Economic Development Consulting Services to the City, and;

WHEREAS, the parties desire to memorialize the terms, covenants, and conditions for the Economic Development Consulting Services in this Agreement.

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration,

1. **Term**. This Agreement shall be for a term of one (1) year, effective November 1, 2025, and ending October 31, 2026. This contract may be terminated by either party with sixty (60) days written notice with or without cause.

2. **Renewal Terms.** This Agreement shall automatically renew for successive one (1) year terms unless either party terminates the Agreement or in the event a new agreement is executed. Any renewal term is contingent on and subject to budget appropriation adopted annually by the City Council.

3. **Services to be Provided.** During the term of this Agreement, JACC shall:

- Serve as the City's first point of contact for economic development services.
- Conduct business recruitment activities designed to provide new jobs and an improved tax base for the community.
- Produce materials that market and promote the City including a website and information packets for prospective businesses.
- Provide quarterly market analyses on number of jobs, job sectors, and wages compared to state and national statistics.
- Build mutually beneficial relationships with national, state, and regional entities engaged in economic development.
- Assess issues of concern to local businesses and assist with promoting a healthy business climate within the community.
- Facilitate programs for business retention and expansion for existing businesses in the City.
- Assist the City in marketing efforts for sales tax renewals and voter initiatives.

- Such other services, as the parties agree may be feasible, necessary, and appropriate to help expand the City's job base and improve the City's tax base.
- Build a structural improvement to Joplin's entrepreneurial ecosystem through collaborations, combining capacities and programs to promote and provide workspaces, educational programs, pitch competitions, mentorships, and networking opportunities where technology, innovation, and entrepreneurship can thrive.
- Build and market the Joplin brand for both business and talent attraction.
- Provide all deliverables and performance measures outlined herein.

4. **Fees and Expenses.** The City agrees to pay JACC a consulting fee for the services outlined in this Agreement (the "Fee") attached hereto as Exhibit A, in the amount of Three Hundred Twelve Thousand Dollars ($312,000.00), of which Two Hundred Forty-Seven Thousand Dollars ($247,000) is designated for the Chamber and Sixty-Five Thousand Dollars ($65,000) is designated for the MoKan Partnership. The Fee shall be paid in monthly payments to JACC. The Chamber shall submit an invoice with detailed supporting documentation within 15 days from the end of each calendar month describing the services provided and expenses reimbursable by City incurred in the prior month. The Fee is subject to and conditioned on budget appropriation from the City Council and the Fee for each renewal term may be increased or decreased each year based on the budget appropriation from the City Council. Any reimbursement request not deemed to be documented satisfactorily, isn't consistent with the approved JACC line item budget, or the City deems as inappropriate shall not be reimbursed by the City. Provided, reimbursement approval will not unreasonably be withheld.

5. **Notices.** Any notice required to be given under this Agreement shall be served by certified mail, postage prepaid, delivery, fax (receipt confirmed), or overnight courier.

6. **Applicable Law and Venue.** This Agreement has been made, and its validity, performance, and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri, or the United States District Court for the Western District of Missouri.

7. **Entire Agreement.** This Agreement sets forth the entire agreement and understanding between the parties on the subject matter of this Agreement. Neither party shall be bound by any conditions, definitions, representations or warranties with respect to the subject matter of this Agreement other than those as expressly provided herein.

8. **Amendments and Waivers.** Changes, modifications, or amendments in scope, price, or fees to this Agreement shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council in advance of the change in scope, price, or fees. No modification of this Agreement shall be binding unless made in writing and executed by both parties. No waiver by either party or any breach or obligation of the other party under this Agreement shall constitute a waiver of any other prior or subsequent breach or obligation.

9. **Performance Measures.** JACC shall provide the following deliverables. Performance measures are included (with examples) for each item and will be used to evaluate the work performed throughout the entire term of the Agreement.

A. **Economic Development Infrastructure.** The City wants to develop appropriate infrastructure necessary to foster economic development opportunities for the City of Joplin. The City will work to identify future development sites, and work to complete necessary task so that sites are more "ready" for immediate business opportunity availability.

Performance measures:

- Positive relationship with the Missouri State Economic Development Council & Appropriate communicated vision for Joplin.
- Marketing Materials Directed Toward Target Industries
- Creation and distribution of Industry packets, promotional materials such as videos, DVD's, etc.
- Real Estate Development – identify and market as needed sites & buildings ready for development.
- Establish market Statistics & Demographics
- Develop Regional partnerships by working with the regional economic development council.
- Work with existing employers to develop workforce; attract quality employees to the City.
- Assess and advise City on needs for potential site development.

B. **Business Retention and Expansion.** The City wants to ensure existing businesses thrive and remain or expand in Joplin. JACC shall solicit regular feedback from existing businesses to determine how they can best be served and how programs can be developed to leverage their assets and the assets of other similar businesses and the assets of the City of Joplin. JACC will also develop a coordinated effort to attract and retain workforce talent to Joplin, which has been identified by the Joplin business community and the biggest prohibitor to their growth and success.

Performance measure:

- Development of business community data
  - Retention rate for existing businesses
  - Existing employee headcount
  - Other data as reasonably requested by and coordinated with the City
- Provide technical assistance to existing businesses to assist them to retain jobs and/or expand.
- Bring or organize appropriate seminars and training to Joplin, MO, or offered within the region that would benefit Joplin-based companies.
- Execute an ongoing call program with existing major employers.
- Analysis of existing businesses by utilizing Business Registry Data to evaluate growth, decline, establishment, or closure of existing businesses within the City of Joplin.
- Develop or recommend training & education opportunities to start-up businesses.
- Promote and provide workspaces, educational programs, pitch competitions, mentorships, and networking opportunities where technology, innovation, and entrepreneurship can thrive.

- Work with the City and JIDA on business/industry growth in the area industrial parks.

C. **Business Attraction.** JACC shall take steps necessary to ensure that Joplin competes at local, state, national, and international levels for prospective businesses. In addition, JACC shall actively promote the City at the state, national, and international levels, particularly to companies in the advanced manufacturing, distribution, transportation, and technology. JACC acknowledges the City desires to attract jobs with higher skills, higher wages, and higher benefits, and JACC will pursue companies in the targeted sectors that meet those goals.

Performance measure:

- Conduct a minimum of 10 promotional or marketing visits annually, either in Joplin or at the site selector's location.
- Evaluate, recommend, and attend a minimum of 2 trade shows or similar events annually. Communicate and encourage attendance at such events by Administration Staff and/or Elected Officials.
- Measurement and tracking of number of home grown businesses locating in Joplin
- Measurement and tracking of new businesses in Joplin.
- Report on employee headcount, wages, and capital investment attributed to new businesses.
- Assistance in the coordination and development of a regional economic development council.
- Advise on number of business contacts made and status of pending projects.
- Active website, updated content,
- Report quarterly on website activity.
- Maintain & review community profile with state and regional economic development agencies.

D. Strengthened Relationship with State and Regional Economic Development Organizations. These organizations are assets to the City's economic development efforts. They can provide free marketing for the City and expand our contact base and opportunities. Fostering relationships with these organizations will provide a competitive advantage at the state and regional level and ensure that the City receives feedback from prospective companies about what Joplin can do to provide an attractive business package. JACC shall serve as the primary point of contact for the City for economic development related purposes.

Performance measure:

- Regular meetings with State and Regional Economic Development Organizations and other relevant organizations
- Documented efforts and participation in regional partnership
- Positive relationship with State and Regional Economic Development Organizations and appropriate communicated vision for Joplin

E. Market Statistics and Demographics. The City is interested in receiving up to date market statistics and demographics for existing businesses and labor shed and market data for businesses interested in locating in Joplin, MO.

Performance measure:

- Utilize and provide updated market, trend, and demographic analysis through current studies.

F. Reports and Presentations to the Mayor and City Council. JACC shall provide a written report for the Mayor and City Council on a monthly basis. Reports and presentations should outline the tasks accomplished and include statistics for each performance measure outlined herein.

Performance measure:

- Written report monthly to Mayor and City Council.
- Quarterly presentation to Council.
- Timely updates to Mayor and City Council on potential and ongoing projects as necessary.

The City recognizes that the overall economy will affect some of the performance measures and success will be outside the control of JACC. The City also recognizes that some of the needed statistics are not currently collected in a systematic way. However, the City expects JACC to show evidence of experience in conducting comparative market and trend analyses and due diligence in amassing the detailed information necessary to support the Economic Development efforts.

G. Performance and Job Creation. The parties agree that the Chamber shall set an annual goal for job creation and new construction for the term of this Agreement. Parties agree that that retention and expansion of existing firms and attraction of new firms, particularly those in the business sectors noted in this Agreement, is important to the economic vitality of the City. To that end, new job creation directly attributed to the above economic development efforts will also be considered as part of the performance for the JACC.

The City acknowledges achievement of these goals is dependent upon multiple factors beyond the services provided by JACC under this Agreement. Such factors include, but are not limited to, City administration, local schools, transportation and infrastructure capabilities, available work force, and national, state, and local economic conditions. The parties agree the services provided by JACC under this Agreement are intended to maximize the competitiveness of the City for expanded economic development and creation of quality jobs.

10. **Budget, Audit and Accounting**. JACC shall submit a proposal identifying how City funds will be utilized by JACC during the next fiscal year. Said proposal shall identify programs and special projects and shall set forth a budget. Based upon the proposal submitted by JACC and upon approval by the City Council, JACC shall file annually, before July 1st of each

year, a report with the City Manager and the City Clerk outlining the economic development services and activities provided by JACC under this Agreement. The parties acknowledge that JACC may reallocate expenditures among the budget line items as necessary through the year so long as the total City appropriation is not changed. JACC shall give the City written notification of any reallocation. Payment of invoices will be contingent on the Chamber providing proper documentation for all expenses and the expenses being eligible expenses based on the approved proposal. JACC shall provide the City with a statement from the JACC Auditor, in a form approved by the City and the JACC Auditor, stating that City funds were used as intended. JACC will make its complete Audit available to the City to review, upon request. For this Agreement covering the initial term, the budget proposal is attached hereto and incorporated herein as Exhibit A.

11. **Missouri Sunshine Law.** City contracts and documents prepared for the City while performing city contractual work may be subject to the Missouri Sunshine Law. If a Sunshine request is presented to the City, JACC will assist the City to provide copies of Public Records generated by JACC as prescribed in the Missouri Sunshine Law. In such instance, only legally authorized photocopying costs pursuant to the Missouri Sunshine law may be assessed for this compliance.

12. **Independent Contractor Indemnification.** The parties to this Agreement agree that JACC is an independent contractor and shall not, under any circumstances, be deemed an employee of the City. JACC to indemnify, defend, and hold harmless the City, its officials, employees, and agents, from and against any and all loss, liability, or damage as a result of claims, demands, costs, or judgments arising by virtue of this Contract, or of whatever nature, made by or on behalf of any person or persons for any wrongful act or omission arising from its operation under this Contract.

13. **Indemnification.** JACC shall abide by all federal, state and local laws, rules, regulations and ordinances, which may now or hereafter be in effect, applicable to providing services under this Agreement, and agrees to indemnify, defend, and hold harmless, the City, its officials, employees and agents, from and against any violation of said laws, rules, regulations and ordinances.

14. **Workers' Compensation Insurance.** JACC shall provide any workers' compensation insurance for its employees as required by State law. JACC shall also maintain motor vehicle insurance pursuant to minimum State requirements for operation of any motor vehicles under its direction and control.

15. **Equal Employment Opportunity.** This Agreement is subject to all federal, state and local laws, rules and regulations pertaining to equal employment opportunities. JACC shall not discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, disability, political or religious affiliations or national origin.

16. **Conflicts of Interest.** JACC agrees that no employee of JACC, or its designees or agents, shall have any interest, direct or indirect, in this Agreement other than in the direct course of his/her employment with JACC.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

FOR THE CONSULTANT
Joplin Area Chamber of Commerce

BY: _____
President

Date: _____

FOR THE CITY OF JOPLIN

BY: _____
Nicholas Edwards
City Manager

ATTEST: _____
Holly Nagy
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards
City Attorney

EXHIBIT A

1. Salaries/Professional Staffing Support	**$120,000.00**
2. Marketing/Advertising/Promotions	**$54,000.00**
3. Professional Dues, Associations & Relationship Development	**$12,000.00**
4. Economic Development Strategic Plan	**$25,000.00**
5. Communications/Mobile/Internet	**$12,000.00**
6. Data Systems, Equipment Support & Software	**$24,000.00**
Total Operating Expenses	**$247,000.00**
7. MOKAN Partership	**$65,000.00**

COUNCIL BILL NO. 2025-013 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and the Joplin Area Chamber of Commerce, retaining the Joplin Area Chamber of Commerce for the provision of economic development consulting services, a copy of said Agreement being attached hereto and incorporated herein as Exhibit "1", be and the same is hereby, approved.

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

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-145 Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services and for the Joplin Firearms/Range Facility

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Public Works-Engineering/Police Department

ATTACHMENTS
Council Bill 2025-145; Agreement and Work Authorization; Scoring Summary; Location Map

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

SUMMARY
This Council Bill authorizes the City Manager or his designee to approve an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Assessment Services for the Joplin Firearms/Range Facility in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00)

BACKGROUND
The City of Joplin has an existing Firing Range located at 5500 S. McClelland Boulevard (in McClelland Park, on the North side of S. McClelland Boulevard). The need for a building located at this location has been identified for onsite instruction and training, equipment storage purposes, and includes restroom facilities for Joplin Police Department personnel. An assessment and safety evaluation of the site is needed as well. An estimated amount of $100,000.00 for design services was included in the fiscal year 2025 budget. However, the fiscal year 2026 budget is being amended with this item, since it will not be approved until after the new fiscal year begins. The public safety sales tax budget is being amended in the amount of $143,600.00.

In accordance with the City of Joplin's procurement policies, a Request for Qualifications for Architectural Services was advertised in the Joplin Globe on May 10, 2025, with submittals due to the City by May 3, 2025. Qualification submittals were received from nine architectural firms, which were reviewed and scored by teams comprised of both City Police Department and Public Works personnel. Based on the scoring, SFS Architecture, Inc., was determined to be the best qualified to provide the services requested. A scoping meeting was held with SFS to determine the scope of work to be included in the design agreement. The fees submitted by SFS Architecture, Inc. have been reviewed by City staff and found to be within industry standards.

FUNDING SOURCE
This item includes a fiscal year 2026 budget amendment to the Public Safety Sales Tax Fund in the amount of $143,600.00

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

Joplin Firearms/Range Facility Architectural Services RFQ Scoring Summary

Max Score = 100

Scorer	Olsson	Clark & Enerson	PLJBD Architects	Esterly, Schneider & Associates	SFS Architecture	Cromwell Architects Engineers	BUF Studio	BKV Group	Chiodini Architects
1	100	99	95	100	100	87	93	100	99
2	87	79	73	72	91	78	78	83	79
3	89	84	82	82	95	82	83	88	86
Total	92.00	87.33	83.33	84.67	95.33	82.33	84.67	90.33	88.00

CITY		ARCHITECT (ENGINEER)	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: SFS ARCHITECTURE Address: 2100 Central Street, Suite 31 Kansas City, MO 64108	
Attention: Robert Beachner, Capital Improvements Project Manager		Attention: Kwame W. Smith, Principal	
Department: Public Works		Phone: (816) 541-2288	Fax: n/a
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: Police Firing Range Facility	

AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

THIS AGREEMENT made and entered into this _____ day of _____, 20___, by the parties identified above.

WITNESSETH:

THAT, WHEREAS the City of Joplin desires to engage the Engineer to render certain technical and professional services in connection with a project identified on future Work Authorizations to this Agreement.

WHEREAS the Engineer made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal; and

WHEREAS the Engineer represents Engineer is licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors to perform the services designated under this contract and further represents that all survey services shall be done under the direction of a Land Surveyor licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Engineer as follows:

1. **Services.** The City agrees to engage the services of the Engineer and the Engineer agrees, upon receipt of each duly executed Work Authorization, to perform the services described in the Work Authorization. The services of the Engineer shall commence as soon as practicable after the execution of a Work Authorization, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract. The Engineer shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by the Engineer under this Agreement. Approval by the City and other agencies of drawings, designs, specifications, reports, and incidental engineering work or materials furnished hereunder shall not in any way relieve the Engineer of his responsibility for the technical adequacy of his work except as to matters involving peculiar conditions or uses of property known to the City or other agencies but not to the Engineer.

2. **Term.** The services of Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A*** of any executed Work Authorization.

3. **Payment.** The City, pursuant to each fully executed Work Authorization, shall pay Engineer the consideration set forth in the Work Authorization, which shall constitute complete payment for the services furnished in connection with the work required to be performed under the Work Authorization.

4. **Exchange of Data**. All information, data, and reports, as are in the City's possession and necessary for the carrying out of the work, shall be furnished to the Engineer without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. **Personnel**. Engineer represents that Engineer will secure at Engineer's own expense; all personnel required to perform the services called for under this contract by Engineer. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Engineer. All of the services required hereunder will be performed by the Engineer or under Engineer's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

6. **Termination of Contract.**

a. Termination for breach. Failure of the Engineer to fulfill Engineer's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit A shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Engineer by one of three different means: Facsimile Transmission ("FAX") if Engineer has a FAX number; U.S. Postal Service Mails; or by hand delivering a copy of the same to the Engineer; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Engineer or given by FAX, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials; provided, that the Engineer shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Engineer.

b. Right to terminate in the absence of breach. Either party may terminate this contract for any reason, by serving notice of intent to terminate upon the other party by the means specified in paragraph A of this section. Such notice shall specify the date of termination, but in no event shall either party terminate the contract under this provision upon less than thirty (30) days' notice to the other party; provided, that the parties may mutually agree to waive the thirty (30) day requirement and to shorten the time for notice of termination. In the event of termination in the absence of breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

7. **Conflicts**. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations, and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Engineer covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Engineer further covenants that in the performance of this contract no person having such interest shall be employed.

8. **Assignment**. Engineer shall not assign any interest in this contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Engineer from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement, though City will attempt to so notify any such assignee.

9. **Confidentiality of Documents**. Any reports, data, design, or similar information given to or prepared or assembled by the Engineer under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Engineer without prior written approval of the City.

10. **Discrimination.** Engineer agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Engineer or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

11. **Occupational License**. Engineer shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Engineer. No contract will be executed by the City until this occupational license has been obtained and that the Engineer is current on any City taxes is verified.

12. **Compliance with Laws**. Engineer agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Engineer affirmatively states that payment of all local, state, and federal taxes and assessments owed by Engineer is current.

13. **Affidavit for Contracts Over $5,000.00**. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Engineer is associated with a business entity, Engineer shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Engineer must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

14. **Nonresident/Foreign Contractors**. Engineer shall procure and maintain during the life of this contract:

a. If Engineer is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

15. **General Independent Contractor Clause**. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Engineer will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Engineer will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Engineer's activities and responsibilities hereunder. The Engineer agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Engineer and the City, and the City will not be liable for any obligation incurred by the Engineer, including but not limited to unpaid minimum wages and/or overtime premiums.

16. **City Benefits**. Engineer shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

17. **Liability and Indemnity**. The parties mutually agree to the following:

a. Engineer shall, indemnify, and hold the City harmless from and against all damages, losses, liabilities, expenses, and costs with respect to all claims, including, but not limited to, claims for personal injuries, wrongful death, and damages to property, which may be asserted against the City by any person or entity as the result of Engineer’s (or any of Engineer’s subcontractors) negligent acts, errors, or omissions in the course of the performance of this contract, provided that the Engineer is not obligated to indemnify or hold harmless the City from the City’s own negligence or wrong doing.

b. Engineer shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this agreement, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

c. In no event shall the City or Engineer be liable to the other for special, indirect, or consequential damages, except those caused by either Party's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the other Party shall be limited to the amount of money to be paid or received by the other Party under this contract.

18. **Ownership of Documents.** All files and information will be submitted before or upon final approval and acceptance of the contract documents. All documents, including original drawings, calculations, computer runs, field notes, drawings, estimates, specifications, written design criteria and written reports are and remain the property of the Engineer until such time as this Agreement is, for any reason, terminated, at which time they become the property of the City. The Engineer shall furnish to the City, one set of reproducible record Mylars of drawings, AutoCAD files and copies of estimates, specifications, written reports, and written design criteria, in consideration of which the City will use them fully in connection with the project and will not sell them.

19. **Notices**. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Engineer at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

20. **Jurisdiction**. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be litigated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

21. **Entire Agreement**. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: SFS Architecture, Inc.

By: _____

Printed Name: Kwame W. Smith

Title: Principal

Date: 10/21/2025

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

CITY		ENGINEER (ARCHITECT)	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: SFS Architecture, Inc. Address: 2100 Central Street, Suite 31 Kansas City, MO 64108	
Attention: Robert Beachner, Capital Improvements Project Manager		Attention: Kwame W. Smith, Principal	
Department: Public Works		Phone: (816) 474-1397	Fax:
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: Police Firing Facility	

WORK AUTHORIZATION NUMBER **JPD Firing Range - D0001**

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES **JPD Firing Range - D0001**

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. **Services**. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit A***.

2. **Addition to Services**. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in ***Exhibit A***, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. **Term**. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A***.

4. **Costs not to Exceed**. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. **Payment**.

a. **Conditioned upon acceptable performance**. City agrees to pay the Engineer in accordance with the terms set forth in ***Exhibit A***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit A***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number JPD Firing Range - D0001 exceed the sum of One Hundred Forty Three Thousand Six Hundred Dollars ($143,600.00).

6. **Insurance**. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

Such policies shall name the City as an additional insured with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo.
(See, http://insurance.mo.gov/industry/sovimmunity.php).

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation…. Statutory coverage per RSMo 287.010 et seq.
Employer's Liability……. $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million and no/100 Dollars ($3,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Engineer agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorney's fees of Engineer, its employees, officers or agents. Engineer agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million and no/100 Dollars ($3,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00 per claim aggregate. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

g. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

7. **All other terms and conditions of the original Agreement shall remain in effect.**

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: SFS Architecture, Inc.

By: _____

Printed Name: Kwame W. Smith

Title: Principal

Date: 10/21/2025

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A

sfsarchitecture
drivenbyconnections

October 21, 2025 revised

Robert Beachner
Capital Improvements Project Manager
City of Joplin, MO
602 S. Main Street
Joplin, Missouri 64801

Re: Joplin Firearms/ Range Facility Building & Range Safety Evaluation
Design Services Proposal

Dear Mr. Beachner:

SFS Architecture is pleased to provide this professional design services proposal to provide architectural and engineering services for the development of a new firearms/ range facility building that also includes a safety evaluation and recommended improvements at the existing city owned firing range site in Joplin, MO.

Again, we appreciate the opportunity to provide a proposal for these services. We are very excited about the opportunity to work with you and the Police Department on this important project.

If you have questions or comments regarding this information, please do not hesitate to call us.

Sincerely,

Kwame W. Smith, AIA
Principal

EXHIBIT A

sfsarchitecture
drivenbyconnections

PROJECT UNDERSTANDING

The scope of this project is to develop design and bidding documents for a firearms/ range facility building and safety improvement solutions identified through a safety evaluation of the city-owned firing range grounds.

Facility building

The size and configuration of the facility building is approximately 2,400 SF (60' by 40') which includes a range officer office, two individual restrooms, a classroom, a covered patio, an enclosed open area for building clearing and a two-bay garage. A 120' x 120' concrete pad and possible extension of the existing parking area is also included. All interior spaces are to be conditioned with the garage space being heated and ventilated only.

Safety evaluation and recommendations

The safety evaluation of the range will include assessing the structural integrity of the existing berm(s) and safety protections at the range including the need for perimeter fencing and overhead containment/ covered protection at the zero line. Documentation of recommendations for safety improvements would be performed.

Our understanding is that City of Joplin does not intend to utilize a community engagement component to the design phase of this project. Construction and procurement documents would be developed to solicit competitive bids at a later date. Bid-ready documents are to be completed within 120 days of receiving a notice-to-proceed.

SCOPE OF WORK

Professional Services for this project will include the disciplines of Architecture, Structural Engineering, MEP Engineering, Civil Engineering, and Landscape Architecture. The following consultants are identified for these disciplines:

Civil Engineering	Olsson
Landscape Architect	SWT Design
Structural Engineering	Bob D. Campbell
Mech. Elect. & Plumbing Engineering	PKMR Engineers
Land Surveying	Olsson
Geotechnical	Olsson

Our approach to this project as outlined herein is based on the following assumptions:

- Design services will include Site Analysis, Cost Estimating, and Construction Documents for Bid.
- Safety evaluation and improvement recommendations of the existing range facility is included.
- Topographic surveys and a geotechnical report are to be included as a reimbursable expense.

Reference attached work plan for key dates and milestones.

Task 1 –Site Analysis and Schematic Design (33% design completion)

SFS will work with project stakeholders to assess the existing site based on anticipated needs and identify a potential location for the facility. These may include discussion and confirmation of the site location, building character, size, and any other overall expectations. In addition, the SFS team will prepare visual preferencing materials to guide the material selection and character of the structures. Once the location of the proposed structure has been agreed upon, a topographic survey and geotechnical investigations will be performed. Safety improvement recommendations limited to berm improvements, adding a containment canopy, and site security fencing will be documented as part of this task.

Deliverables at the conclusion of the Schematic Design phase will include the following:

- Site Plans – Architectural
- Conceptual Floor Plans – Architectural
- Exterior Elevations – Colorized with materials noted.
- Safety Evaluation Report
- Opinion of Probable Cost

Meetings: One (1) Initial Site Visit, up to two (2) virtual meetings.

Task 2 - Construction Documents (66% design completion and Pre-bid)

The Construction Documents phase will include refining the preliminary design and developing the technical drawings and specifications for bidding the Work. Documents will be suitable for permitting, bidding and construction. Intermediate submittal will be provided at the 66% and 100% completion phases followed by review meetings. Revisions required by permit plan reviewers will be included as part of this phase. In addition, the team will contact utility services to anticipate utility connection expectations. Sanitary sewer is not available on site. Therefore, an onsite septic system will be utilized. Safety improvement recommendations limited to berm improvements, adding a containment canopy, and site security fencing will be documented as part of this task.

Deliverables at the conclusion of this phase will include the following:

- Demolition plan.
- Site plan.
- Civil grading, erosion control and utility plans.
- Structural plans and details.
- Architectural plans, elevations and details.
- M/E/P plans and details.
- Opinion of probable cost.

Meetings: Up to two (2) virtual meetings.

Task 3 - Safety evaluation of firing range

The safety evaluation of the range will include assessing the structural integrity of the existing berm(s) and safety protections at the range including the need for perimeter fencing and overhead containment/ covered protection at the zero line. At conclusion of the evaluation, recommendations for improvements will be provided. **This task will be concurrent with Task 1.**

Deliverables at the conclusion of this phase will include the following:

- Safety evaluation summary with recommendations.

Basic Services Exclusions

The following items are specifically excluded from the Basic Services noted above:

- Bidding and procurement and construction administration.
- Plan review fees or other fees charged by third party entities.
- Drainage studies, traffic studies, and public improvements.
- Public meetings, planning commission or City Council presentations.
- Hazardous materials abatement assessment and design.
- As-built surveys.
- Entitlement services.
- Record documents.
- Code-required special inspections. Special Inspections/Testing (can be added if needed).
- Private utility locates.
- Off-site drainage improvements.

EXHIBIT A

sfsarchitecture
drivenbyconnections

Basic Services Clarifications

- Sanitary sewer service is approximately 1,400 LF away. We have excluded any main extensions and assume this site would be served by septic or a holding tank. Septic system design would be provided by others and is typically delivered as a design-build service by the selected vendor. We will provide a statement to the bidders that they design and install a system that meets the needs of the facility and is designed and installed per City, County, and State guidelines.
- We are not certain about water mains in the area and therefore our proposal does not include design services for a main extension should water not be close by.
- Surveying services is limited to a design survey for the area where the expansion/new firing range will be built as does not include an ALTA survey for the entire property.

Schedule

SFS Architecture is prepared to begin work immediately. Anticipated timeframes for each task are identified in the attached work plan. Schedule may be affected by delays out of our control such as: reviews required by regulating agencies or authorities having jurisdiction, delays in geotechnical or surveying firms, or Owner directed changes to previously approved plans.

PROFESSIONAL SERVICES COMPENSATION

SFS architecture proposes providing the above scope for the fees outlined below:

Professional Design Services for Task 1 & 2	$112,250.00
Professional Design Services for Task 3	$10,250.00
Reimbursed Expenses	$21,100.00
Total (including reimbursed expenses)	**$143,600.00**

Reimbursable Project Expenses

Reimbursable Expenses are in addition to the professional fees indicated above. Expenses such as printing, reproductions, mileage, postage, and topographic survey are considered reimbursed expenses and are excluded from the above fee and scope. Reimbursed expenses incurred by SFS and its consultants shall be billed and itemized by each cost incurred. We estimate reimbursable project-related expenses to be $21,100* and will invoice the City for expenses monthly at a rate of 1.0 times the actual cost.

**Reimbursable expenses include a proposal of $18,600 to provide a land survey and geotechnical investigations of the subject portion of the property.*

Supplemental Services

During the project additional services may be requested. Fees for additional services outside of the scope outlined in this proposal will be discussed and mutually agreed upon prior to SFS Architecture and the consultants proceeding with those services.

Invoicing

Invoicing will occur monthly for services rendered and are due upon receipt.

EXHIBIT A

sfsarchitecture
drivenbyconnections

Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees to the fullest extent permitted by law, to limit the liability of the Consultant and Consultants officers, directors, partners, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultants officers, directors, partners employees, shareholders, owners and subconsultants shall not exceed the Consultant's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Joplin Firing Range Facility
City of Joplin, Missouri

sfsarchitecture

Preliminary Project Work Plan

9/18/2025 ***revised 10/21/25***

		Date/ Duration
TASK 1 + 3	**SITE ANALYSIS + SCHEMATIC DESIGN**	**1 month**
	Work period complete	**week of 12/15/25**
Pre-Kickoff Activities		Anticipated NTP 11/18/25
Collect and review pre-existing information		
Schedule kickoff meeting		
Design Kickoff Meeting (in-person)		**week of 11/17/25**
Introductions / roles and responsibilities		
Project / scope overview		
Establish project goals and objectives		
Review preliminary work plan		
Budget Confirmation		
Space needs confirmation		
Visual preferencing		
Site analysis and tour		
Existing Site Investigations & Safety Evaluation		**week of 12/01/25**
Topographic survey		
Geotechnical investigation		
Prepare Schematic Design Deliverable		**submit week of 12/08/25**
Architectural Site Plan		
Conceptual Floor Plan		
Exterior Building Elevations (colorized)		
Opinion of Probable Cost		
Progress Meeting: SD Review Meeting (virtual)		**week of 12/15/25**
Review SD deliverable		
Approval to move into construction documents		
TASK 2	**CONSTRUCTION DOCUMENTS**	**2 months**
	Work period complete	**week of 3/09/26**
Prepare 66% Design Deliverable		**submit week of 1/19/25**
Progress Construction Documents		
Draft Specifications		
Opinion of Probable Cost		
Progress Meeting: 66% Design Deliverable Review (virtual)		**week of 1/26/26**
Review design deliverable		
Approval to finalize construction documents		
Prepare Draft 100% Construction Documents Deliverable		**submit week of 2/23/26**
Construction Documents		*submit for permitting*
Specifications		
Opinion of Probable Cost		
Progress Meeting: 100% Design Deliverable Review (virtual)		**week of 3/02/26**
Review design deliverable		
Final owner comments		
100% Construction Documents Deliverable		**week of 3/09/26**
Incorporate final review and permitting comments		
Submit 100% Construction Documents		
DESIGN COMPLETE		


Survey limits
new 120'x120'
concrete pad
demolish
watch tower
extend chip-n-seal
parking/ drive
confirm truck access
McClelland Blvd
Glendale Rd


Survey limits
new 120'x120'
concrete pad
demolish
watch tower
extend chip-n-seal
parking/ drive
confirm truck access
McClelland Blvd
Glendale Rd

COUNCIL BILL NO. 2025-145 **ORDINANCE NO.**

AN ORDINANCE approving an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services for the Joplin Firearms/Range Facility in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services for the Joplin Firearms/Range Facility Building in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00), for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

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

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing appropriations by the total amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Public Safety Sales Tax Fund.

Section 6. That this Council Bill shall have an effective date of November 18, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

Council Bill 2025-145

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-146 Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) for professional engineering services for the I-44 Culvert and Silver Creek Detention project.

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2025-146; Work Authorization AMA-OC-025-008; Location Map

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

SUMMARY
This Council Bill authorizes the City to approve a work authorization with AMA in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project.

BACKGROUND
In April 2024, the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 12 years. One of the projects included in the program was the Silver Creek Improvements I-44 Culvert Project, with a proposed cost of $10,000,000.00. This work authorization with AMA is the first agreement to be funded with these project funds. The Capital Improvement Sales Tax budget is being amended in the amount of $480,000.00.

The Missouri Department of Transportation (MoDOT) is moving forward with the Forward 44: Southwest I-44 Improvements Project which will include capacity improvements to I-44 in Joplin between Main Street and Range Line Road. MoDOT's current schedule shows this project being advertised for Design-Build this winter. The City has had on-going discussions with MoDOT about the possibility of incorporating the City's I-44 Culvert improvements project into their I-44 capacity improvements project in this same area. In August 2025, City Council approved a work authorization with AMA to perform a hydraulic study for this area, to provide the results of the study to MoDOT. That work authorization, in the amount of $175,000.00, was funded separately, in whole with Parks and Stormwater Sales Tax funds. The Parks and Stormwater Sales Tax Program renewed by voters in 2021 included $175,000 for the Silver Creek Detention Study/I-44 Phase 1 project. The results of the study and conceptual planning information have been provided to MoDOT.

The design of the new I-44 Culvert and Silver Creek Detention is needed for this work to be included in MoDOT's project. This scope of work is included in this work authorization with AMA (AMA-OC-025-008, in the amount of $480,000.00). AMA was selected from the City's list

of on-call consultants for this type of work. The fees submitted by AMA for this work have been reviewed by City staff and found to be within industry standards.

FUNDING SOURCE

This item includes a fiscal year 2026 budget amendment to the Capital Improvement Sales Tax Fund in the amount of $480,000.00

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

CITY		ENGINEER	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: Allgeier, Martin and Associates, Inc. Address: 7231 East 24th Street, P.O. Box 2627 Joplin, MO 64804	
Attention: Mr. Daniel Johnson, P.E. Public Works Director		Attention: Mr. Kurt Higgins, P.E. Sr. Vice President	
Department: Public Works		Phone: 417.680.7200	Fax: 417.680.7300
Phone: 417.624.0820 ext: 500	Fax: 417.624.4620	Project: I-44 Culvert and Silver Creek Detention Engineering Design	

WORK AUTHORIZATION NUMBER __AMA-OC-025-008__

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES _Dated 01/31/2025__

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. Services. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in *Exhibit A*.

2. Addition to Services. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in *Exhibit A*, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. Term. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as *Exhibit A*.

4. Costs not to Exceed. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. Payment.

a. Conditioned upon acceptable performance. City agrees to pay the Engineer in accordance with the terms set forth in *Exhibit A*, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in *Exhibit A*.

b. Total compensation not to exceed. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number ___AMA-OC-025-008_____ exceed the sum of __Four Hundred Eighty Thousand and 00/100_ Dollars ($480,000.00).

6. Insurance. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

Such policies shall name the City as an additional insured with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo.
(See, http://insurance.mo.gov/industry/sovimmunity.php).

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation.... Statutory coverage per RSMo 287.010 et seq.
Employer's Liability..... $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Engineer agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorney's fees of Engineer, its employees, officers or agents. Engineer agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

g. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

7. All other terms and conditions of the original Agreement shall remain in effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: _Allgeier, Martin and Associates, Inc.__

By: _____

Printed Name: __Kurt Higgins, P.E._____

Title: ____Sr. Vice President_____

Date: ___October 21, 2025_____

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A TO WORK AUTHORIZATION NUMBER AMA-OC25-008 TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES (Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Design Services Associated with the I44 Culvert and Silver Creek Detention

1. SERVICES

Engineer shall provide the City of Joplin, hereinafter referred to as OWNER, with the following services:

1.1 General

1.1.1 ENGINEER shall perform professional planning and design services as hereinafter stated which include customary civil engineering services for adding a ConSpan culvert under I44, an additional box culvert under Richard Joseph Blvd, and a new detention basin upstream of 44th Street following the recommendations of the Hydraulic/Hydrology Study done by AMA under a previous Work Authorization.

1.1.2 The ENGINEER shall perform services on an hourly basis up to the contract amount with the OWNER, at which time an additional Work Authorization will be negotiated and issued.

1.2 Planning and Design Phases.

1.2 Design Phase

ENGINEER shall provide the following planning and design services for the project, as follows:

1.2.1 Meet with OWNER, OWNER's representatives and MoDOT to discuss recommendations, project expectations, alternates, and costs.

1.2.2 Conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Conduct research and investigation into existing utilities and facilities located within project boundary.

1.2.4 Prepare preliminary design documents consisting of final design criteria and preliminary drawings, and review same with OWNER.

1.2.5 Based on the information contained in the preliminary design documents, submit to the OWNER an opinion of probable project costs.

1.2.6 On the basis of the accepted preliminary design documents and the opinion of probable project cost, prepare for incorporation in the contract documents final drawings and specifications to show the character and extent of the Project and/or documents requested by MoDOT for incorporation of the documents into their design/build RFP.

1.2.7 Advise OWNER of any adjustments to the latest opinion of probable Project cost caused by changes in extent or design requirements of the Project or construction costs and furnish a revised opinion of probable Project cost based on the drawings and specifications.

1.2.8 Compile for review and approval by OWNER legal description and easements needed on the Joseph property and provide acquisition services for said easements.

1.2.9 Compile for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

1.2.10 Prepare a CLOMR and submit to SEMA for review.

1.2.11 Furnish three copies of the above documents and present and review them in person with OWNER.

1.3 Bidding and Construction Phase

Following approval of the design documents by the OWNER, ENGINEER shall assist in the bidding phase for this project described, as follows:

1.3.1 Assist OWNER in advertising and obtaining bids for construction of the Project. Develop and distribute invitations to bid to contractors, plan houses, etc. Provide interested contractors and suppliers with copies of the plans and specifications as requests are made.

1.3.2 Consult with and advise OWNER as to the acceptability of substitute materials and equipment proposed by contractor(s) when substitution prior to the award of contracts is allowed by the bidding documents.

1.3.3 Respond to pre-bid questions, provide clarifications, review pre-bid submittal, prepare any necessary addenda, and oversee the opening of bids.

1.3.4 Assist OWNER in opening and evaluating bids or proposals and in assembling and awarding contract.

1.3.5 Schedule and assist with a project pre-construction conference.

1.3.6 Review and approve (or take other appropriate action in respect of) shop drawings (as that term is defined in the standard general conditions) and samples, the results of tests and inspections and other data which the contrac¬tor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the contract documents (but such review and approval or other action shall not extend to means, methods, sequences, techniques, or procedures of construction or to safety precautions and programs incident thereto); determine the acceptability of substitute materials and equipment proposed by contractor(s); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspec¬tion which are to be assembled by contractor in accordance with the contract documents.

1.3.7 Issue all instructions of OWNER to contractor(s); issue necessary interpretations and clarifications of the contract documents and in connection therewith prepare change orders as required; have authority, as OWNER's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the contract documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the contract documents pertaining to the execution and progress of the work; but ENGINEER shall not be liable for the results of any such interpretations or decisions rendered by him in good faith.

1.3.8 Conduct site visits as necessary to answer questions which may arise as to design concepts.

1.3.9 Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules, determine the amounts owing to contractor and recommend in writing payments to contractor in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated: that, to the best of ENGINEER's knowledge, information, and belief, the quality of such work is in accordance with the contract documents (subject to an evaluation of such work as a functioning Project upon substantial completion, to the results of any subsequent tests called for in the contract documents, and to any qualifications stated in his recommendation); and that payment of the amount recommended is due contractor(s). But by recommending any payment, ENGINEER will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by ENGINEER to check the quality or quantity of the work or to review the means, methods, sequences,

techniques, or procedures of construction or safety precautions or programs incidental thereto; or that ENGINEER has made an examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the contract price; or that title to any of the work, materials, or equipment has passed to OWNER free and clear of any lien, claims, security interests or encumbrances; or that contractor(s) have completed their work exactly in accordance with the contract documents.

1.3.10 Conduct site observation periodically to determine if the Project is substantially complete and conduct a final site review to determine if the work has been completed substantially in accordance with the contract documents and if each contractor has fulfilled all of his obligations thereunder so that ENGINEER may recommend, in writing, final payment to each contractor and may give written notice to OWNER and the contractor(s) that the work is acceptable (subject to any conditions therein expressed); but any such recommendation and notice shall be subject to the limitations expressed in paragraph 1.3.9.

1.3.11 Provide the OWNER with one set of record prints of drawings showing those changes made during the construction process, based on the marked-up prints, drawings, and other data furnished by the contractor to ENGINEER and which ENGINEER considers significant.

1.3.12 ENGINEER shall not be responsible for the acts or omissions of any contractor, or subcontractor, or any of the contractor(s)' or subcontractors' agents or employees, or any other persons (except ENGINEER's own employees and agents) at the site, or otherwise performing any of the contractor(s)' work; however, nothing contained in paragraph 1.3.1 through 1.3.11, inclusive, shall be construed to release ENGINEER from liability for failure to properly perform duties set forth in this contract.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed (NTP) is provided by the OWNER and the duration is anticipated to extend to December 29, 2026.

3. PAYMENT

3.1 Payment to Engineer shall be at the hourly labor Rates and Non-Labor Rates set forth in the attachment Number One to Exhibit A: “RATE SCHEDULE 2025-2027”; with a total compensation ceiling of $480,000 as set forth in Work Authorization Number AMA–OC-25-007 to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum fees broken down for respective services in more detail as follows:

Task	Estimated Fee
Standard Project Engineering Services	
Design Phase Engineering Services For MoDOT Portion of the Project	$280,000
Design Surveying Services	$5,000
Design Phase Engineering Services For Richard Joseph Blvd. & Detention	$90,000
Legal descriptions and easement acquisition services	$5,000
Bidding and Construction Phase Engineering Services	$50,000
CLOMR	$50,000
Total Estimated Maximum Fee – All Services	$480,000

4. SUMMARY OF ATTACHMENTS

Attachment Number 1 Rate Schedule

ATTACHMENT NUMBER ONE

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2025, 2026 and 2027

LABOR RATES

Classification	Hourly Billing Rate 01/01/2025 thru 12/31/2025	01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027
Principal/Engineer VI	$302	$316	$330
Principal/Engineer V	$269	$281	$293
Principal/Engineer IV	$243	$254	$266
Principal/Engineer III	$224	$234	$245
Project Manager/Engineer II	$199	$208	$217
Project Manager/Engineer I	$181	$189	$198
Technician IV	$164	$172	$180
Technician III/GIS Specialist	$164	$172	$180
Technician III	$139	$145	$152
Technician II	$125	$130	$136
Technician I	$118	$123	$128
Two-Man GPS Survey Crew	$230	$241	$251
One-Man GPS Survey Crew	$181	$189	$198
Three-Man Survey Crew	$251	$262	$274
Two-Man Survey Crew	$199	$208	$217
Registered Land Surveyor II	$212	$222	$232
Registered Land Surveyor I	$187	$195	$204
Survey Crew Member	$95	$99	$103
Right of Way Specialist	$145	$152	$158
Project Representative III	$139	$145	$152
Project Representative II	$125	$130	$136
Project Representative I	$115	$120	$126
Secretary/Assistant	$95	$99	$103
Print Specialist	$95	$99	$103

Note: All pre-approved overtime hours shall be invoiced at 1 ½ times the hourly billing rates shown above

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NON-LABOR RATES

Item	Rate
Travel	$0.70 per mile (or current IRS rate)
Subsistence	Actual Cost
Lodging	Actual cost
Special Postage or Shipping	Actual cost
Printing	Actual cost
Surveying Materials	Actual cost
Subcontract Specialty Services	Cost + 10%
Deposition & Court Testimony	Standard Hourly Billing Rate x 2
Drone Topographic Processing	$100 per acre

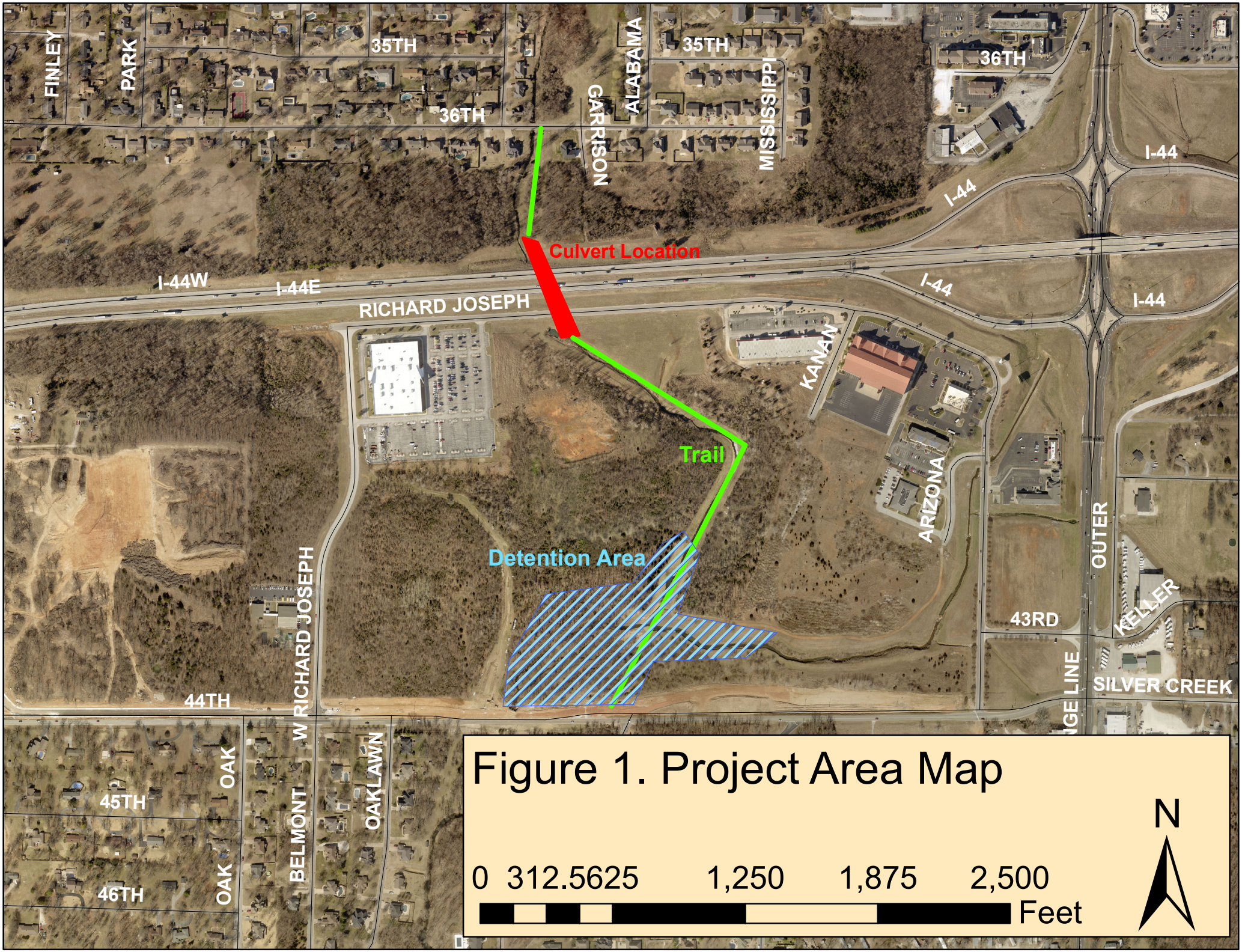


Figure 1. Project Area Map

COUNCIL BILL NO. 2025-146 **ORDINANCE NO.**

AN ORDINANCE approving Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project, for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

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

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-145 be amended by increasing appropriations by the total amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Capital Improvement Sales Tax Fund.

Section 6. That this Council Bill shall have an effective date of November 18, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

Council Bill 2025-146

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-149 Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Consulting Services

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Public Works

ATTACHMENTS
Council Bill 2025-149; Agreement and Work Authorization; Scoring Summary; Scope of Services

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

SUMMARY
This Council Bill authorizes the City Manager or his designee to approve an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Consulting Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00)

BACKGROUND
The City of Joplin transitioned to the residential trash franchise in 2004. Since that transition, the franchise has been advertised for bid two times. Once in 2016 and the existing contract in 2021. In 2021 the city received three competitive bids for residential trash and recycling services. All bids were rejected upon Republic Services' offer to extend their contract by one year. Subsequently, a five-year contract was negotiated with Republic Services to continue providing residential trash service through June 30, 2026.

Industry practices and service levels have evolved over time along with expectations of municipalities and their citizens. Additionally, in November of 2023, the city was awarded the Recycling Education Outreach (REO) grant from the EPA which will provide $1.74 million toward educating the public about recycling opportunities with the goal of increasing participation in the community. These factors will have a direct influence on the desired services to be offered when selecting the next provider and negotiating the next contract. The need to utilize a consultant with proven expertise in the selection process has been identified due to these challenging factors. Burns and McDonnell Engineering Company, Inc., will work with Public Works department leadership to manage the procurement of a new contract for residential solid waste services to be approved by City Council. The consultant will be responsible for project administration, data collection, RFP development and drafting, interview support, agreement review, negotiations assistance, and City Council updates. The outcome will be the recommendation of the best residential solid waste and recycling management services provider for the City of Joplin at the best value for the customer.

Fees for this service were not included in the fiscal year 2026 budget. The Solid Waste Management Fund budget is being amended in the amount of $92,300.00.

In accordance with the City of Joplin's procurement policies, a Request for Qualifications for Consulting Services was advertised in the Joplin Globe on September 16, 2025, with submittals due to the City by October 1, 2025. Qualifications submittals were received from three consulting firms, which were reviewed and scored by a team comprised of staff from both Public Works administration and the City Manager's office. Based on the scoring, Burns and McDonnell Engineering Company, Inc., was determined to be the best qualified firm to provide the services requested. A scoping meeting was held with Burns and McDonnell to finalize the scope of work to be included in the consulting agreement. The fees submitted by Burns and McDonnell Engineering Company, Inc. have been reviewed by City staff and found to be within industry standards.

FUNDING SOURCE

This item includes a fiscal year 2026 budget amendment to the Solid Waste Management Fund in the amount of $92,300.00

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

2025 Residential Solid Waste and Recycling Procurement Services

	Max Score	Scorer	RRS	SWS	Burns & McDonnell
Qualifications of Firm: Experience with Procurement of Solid Waste contracts for Municipalities.	**40**	1	34	30	39
		2	35	35	40
		3	40	30	40
		4	35	25	38
		5	37	32	38
		Subtotal	**36.2**	**30.4**	**39**
Technical Approach: Consultant's understanding and technical approach to procurement.	**15**	1	13	12	15
		2	12	12	15
		3	13	10	15
		4	12	8	14
		5	13	10	14
		Subtotal	**12.6**	**10.4**	**14.6**
Experience of Project Team: Availability and experience of the consulting team.	**25**	1	22	21	24
		2	20	20	25
		3	25	15	25
		4	20	16	22
		5	23	20	24
		Subtotal	**22**	**18.4**	**24**
Completion of Project in a Timely Manner: Ability to complete the procurement of services in a timely manner.	**20**	1	17	17	18
		2	20	17	20
		3	18	10	20
		4	17	16	18
		5	18	16	19
		Subtotal	**18**	**15.2**	**19**
		Score	**88.8**	**74.4**	**96.6**

October 16, 2025

Mr. Daniel Johnson
Director of Public Works – City of Joplin
602 S. Main St.
Joplin, MO 64801

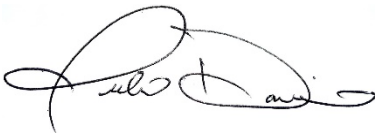
RE: Scope of Services for Residential Solid Waste and Recycling Procurement Consulting RFQ #2025-15

Dear Mr. Johnson,

Thank you for selecting Burns & McDonnell Engineering Co. to serve the City of Joplin (City) with the RFQ #2025-15 for Solid Waste and Recycling Procurement Consulting Services. Burns & McDonnell understands that the City currently provides residential waste management services through a contract with Republic Services (Republic) that expires on June 30, 2026. Burns & McDonnell looks forward to guiding the City through a transparent procurement process. This scope of services includes our scope of work, schedule, fee, and assumptions.

We appreciate the opportunity to continue our relationship with the City of Joplin. If you have any questions, please contact Julie Davis at 816-448-7363 or jdavis3@burnsmcd.com.

Sincerely,



Julie Davis
Project Manager



Scott Pasternak
Solid Waste and Resource Recovery Planning Leader

Scope of Work

Task 1 | Project Administration, Initiation and Management

Prior to commencing the project, members of the Project Team will conduct a virtual kick-off meeting with key City staff. At this kick-off meeting, we will discuss:

- Project work plan
- Objectives and key issues to be addressed
- Team member introductions and contact information
- Confirmation of participants in the Task 3 workshop
- Project schedule
- Initial data request (as described in Task 2)

During the meeting, we will identify primary contacts for our Project Team and the City and establish a protocol for the exchange of information and resolution of issues that arise in the normal course of this engagement. To facilitate effective communication between Project Team members and the City throughout the course of this project, Burns & McDonnell will:

- Schedule and participate in periodic conference calls as needed to discuss project matters
- Provide periodic status updates via electronic format
- Be available for other communications as needed



The kick-off meeting will provide a forum for establishing clear communication for the project.

Project management efforts have been developed based on a six-month project schedule.

Task 1 Deliverables

- Electronic copies of the kick-off meeting agenda, handouts, and follow-up summary
- Participation of Burns & McDonnell Project Manager and key staff in virtual kick-off meeting

Task 2 | Data Collection

After receiving Notice to Proceed, Burns & McDonnell will provide the City with a request for data that is necessary to prepare the procurement documents. Having recently evaluated key data for the Solid Waste Master Plan and the Recycling Education and Outreach Plan, Burns & McDonnell already has some of the needed data as indicated with an asterisk (*). Data requested includes, but is not limited to, the following:

- Existing contract*
- Standard City procurement template and contract
- Billing data
- Population estimates and projections, including any planned annexations*
- Ordinances and policy statements*
- Historical tonnages of solid waste and recyclables generated*
- Other information that may be determined to be relevant to the procurement

Task 2 Deliverable

- Preliminary data request

Task 3 | RFP Development Workshop

We have found utilizing a workshop to discuss key procurement issues is an effective and timely method for making important decisions. Burns & McDonnell's Project Manager and Procurement Consultant will facilitate an in-person one-day workshop to discuss the procurement. The procurement strategy workshop will include discussion and evaluation of the following topics:

- Procurement process (Request for Proposals, Request for Qualifications or Invitation for Bids)
- Minimum qualifications
- Evaluation criteria and weighting
- Service sectors (single-family residential)
- Base service levels and optional services
- Acceptable and unacceptable materials
- Collection vehicle fleet specifications
- Cart specifications, purchase, maintenance and ownership
- Performance standards and assurances
- Initial and renewal terms
- Price structure and adjustments
- Recycling requirements
- Contract audits and access to records
- Permitting or franchise fee
- Performance standards and remedies for non-performance
- Customer service responsibilities
- Billing services responsibilities
- Public outreach plan and educational requirements
- Disposal and recycling processing
- Transition plan

Burns & McDonnell will provide a copy of the agenda and any handout materials in advance to allow City staff to consider the topics prior to the workshop. City staff are responsible for coordinating to confirm participation of the appropriate individuals. Burns & McDonnell will deliver a memorandum summarizing key decisions of the procurement strategy workshop.

Task 3 Deliverables

- Meeting agenda and other handout materials, including a list of issues to be discussed during the procurement strategy workshop
- Participation of Burns & McDonnell Project Manager and Procurement Consultant in the procurement strategy workshop
- Memorandum summarizing key decisions of the procurement strategy workshop

Task 4 | Draft RFP and Agreement Development

Burns & McDonnell will assist the City with developing the procurement and agreement documents.

Develop RFP

Note, we understand that the City's RFQ referred to the development of an RFQ for this project. We will discuss the merits of an RFP versus RFQ process during the strategy workshop described in Task 3. We have referred to the documents as an RFP simply for clarity. For all parts of this task, Burns & McDonnell will coordinate with the designated purchasing staff and legal counsel and will rely on the City for any standard language to be included in procurement documents.

During procurement document development, Burns & McDonnell will prepare the following items for inclusion in the draft RFP:

- General terms and conditions, including any standard terms and conditions provided by the City
- Background information, including an explanation of why the procurement document is being developed, historical program data, demographic information, etc.
- Proposal format and content
- Procurement process, including schedule and evaluation criteria
- Scope of work and minimum requirements
- Proposal response forms, including personnel, experience, cost, etc.

- Other sections of the procurement document

Develop Agreement

Burns & McDonnell will develop a draft collection services agreement in accordance with regulatory requirements, City objectives, and best management practices. Our team will align the RFP documents with agreement documents for an enforceable and unified outcome. We will work in coordination with the City's purchasing staff and legal counsel to develop the contract based on our industry experience and the results from prior tasks.

Burns & McDonnell will prepare one draft and one final version of the RFP and agreement. Following delivery of the first draft version of the procurement documents, the Burns & McDonnell Project Director, Project Manager and the Procurement Consultant will participate in a virtual meeting with the City to discuss the documents. The City's project manager will be responsible for consolidating comments on the draft procurement documents from the City's reviewers for incorporation by Burns & McDonnell.

Task 4 Deliverables

- One draft version of the RFP and agreement
- Participation of Burns & McDonnell Project Manager and Procurement Consultant in one virtual meeting to discuss draft documents

Task 5 | Final RFP and Agreement Development

Following the City's review of the draft RFP Document from Task 4, Burns & McDonnell will address comments and edits received for a final RFP and agreement documents delivery. We would request that the City compile and consolidate comments from all staff who may review the document into one set of comments/suggested edits. We will schedule a meeting to review the document and discuss any comments and then, we will update the final report to address comments into a final RFP in both Word and PDF formats.

Task 5 Deliverable

- One final version of the RFP

Task 6 | Solicitation Support, Evaluations, Interviews

Burns and McDonnell will assist with the solicitation of RFP, conduct proposal evaluations, and facilitate interviews with candidates, if desired.

Task 6A: Solicitation Support and Pre-proposal Coordination

Burns & McDonnell Project Manager or Procurement Consultant will attend the pre-proposal virtually. The City will be responsible for facilitating the pre-proposal meeting. Upon request, Burns & McDonnell may draft addenda to answer questions or revise the RFP and contract documents based on feedback received from the pre-proposal meeting or the comment period. Burns & McDonnell will provide the draft addenda to the City's project manager for approval and distribution to all interested vendors.

Task 6B: Facilitation of Proposer Interviews

Following the evaluation of proposals, Burns & McDonnell's Project Manager and Procurement Consultant will assist the City with the facilitation of proposer interviews. As part of this task, we will:

- Assist with identifying proposers to be interviewed
- Develop questions for the proposer interview
- Participate in proposer interviews
- Revise Burns & McDonnell's evaluation of proposals (Task 6C) based on the interview
- Compilation of scoring from the evaluation committee in an Excel-based format

Task 6C: Evaluation of Proposals

Burns & McDonnell will support the City's evaluation committee by completing a technical and financial review of the proposals received. We will serve as an "ad hoc" and non-voting member of the evaluation committee. The goal of this task is to evaluate proposals based on the evaluation criteria set forth in the RFP. As part of the evaluation of proposals, Burns & McDonnell will:

- Evaluate whether the proposer meets the City's minimum qualifications
- Determine if the proposer has provided all information requested in the RFP, and provide the page number in the proposal where the information is provided
- Evaluate the strengths and weaknesses of each component of the proposals
- Evaluate the proposer's technical capability and approach, including such categories as work plan, equipment, etc.
- Review the proposer's experience providing services of similar size, complexity, and scope
- Evaluate cost proposals using an Excel model to understand total system costs for different pricing options and market conditions, including City and vendor costs
- Identify questions and negotiating points

Burns & McDonnell will participate in one virtual meeting with the City to discuss our findings. This task does not include assessing compliance with purchasing procedures since it is assumed that the city will identify compliant and non-compliant proposals.

Task 6 Deliverables

- Participation of Burns & McDonnell Project Manager or Procurement Consultant in pre-proposal meeting
- Assistance with addendum preparation
- Excel spreadsheets (saved as PDF files) and a summary of the evaluation of proposals
- Interview questions
- Participation of Burns & McDonnell Project Manager and Procurement Consultant at vendor interviews
- Revised memo and spreadsheets (saved as PDF files) that summarize the evaluation of proposals
- Compilation of scoring from the evaluation committee

Task 7 | Negotiation Assistance

As requested, Burns & McDonnell can provide contract negotiations to assist the City. Contract negotiations can occur with the existing contractor as requested and/or with the selected vendor based on the procurement process. We can customize this task to allow for flexibility in the role played by our team based on the direction provided by the City. The role in the contract negotiations will be determined by various factors, including:

- Composition of the negotiation team (i.e., technical, legal and financial)
- Number of contracts awarded (i.e., one or multiple contracts)
- Other factors related to the procurement

As part of contract negotiations, we could conduct activities including, but not limited to, the following:

- On-site meetings with prospective provider(s)
- Conference call(s) with City staff and/or service provider(s)
- Updating financial analysis to reflect negotiated rates
- Review of proposed changes or amendments to contract
- Other tasks as needed

The Project Team recognizes that the amount of time will vary based on the pace and progress of the negotiations. The budget will significantly depend on the type of contract awarded. In the event the city requests contract negotiation services, such services would be billed on a time and expense basis, based on hourly rates.

Task 7 Deliverables

- To be determined

Task 8 | City Council Presentation

Burns & McDonnell will present to the City Council on the procurement process and/or findings, at the appropriate time in the process, as identified by the City. We will develop one draft and final PowerPoint presentation and deliver presentation content in person.

Task 8 Deliverables

- One draft and final presentation and in-person delivery to City Council

Task 9 | Optional Additional Services

Burns & McDonnell can provide additional services and transition and implementation assistance that are outside of the scope of work, subject to agreement between the City and the Project Team. In the event additional services are requested by the City, such additional services would be billed on a time and expense basis, based on hourly rates included in this proposal. Examples of additional services include, but are not limited to:

- Additional revisions to the RFP and/or contract (beyond those described in previous Tasks)
- Additional addenda preparation (beyond the description in previous Tasks)
- Evaluation of additional proposals (beyond those described in previous Tasks)
- Participation in more than one day of proposer interviews (beyond described in previous Tasks)
- Participation in contract negotiations with the selected contractor (beyond described in previous Tasks)

After the City enters into an agreement with the selected contractor, the City may request transition and implementation assistance. Examples of transition and implementation assistance include, but are not limited to:

- Ordinance revision
- Transitional assistance guidance and implementation support
- Carts procurement and negotiation
- Grant coordination for carts
- Customer rate development
- Meetings with City staff, contractor and/or City Council

If requested, we can develop a specific scope of work for future requested services.

Task 9 Deliverable(s)

- To be determined

Schedule

Burns & McDonnell has developed the following schedule based on the assumption that we will receive Notice to Proceed by November 3, 2025. Given the importance of providing transition time for a new contract (even if the current contractor is selected), Burns & McDonnell would recommend that the City request a short-term (3 – 4 months) contract extension with the current provider to provide sufficient time for a transition.

Task	Schedule
1 Project Administration, Initiation and Management	November 2025
2 Data Collection	November 2025
3 RFP Development Workshop	November 2025
4 Draft RFP and Agreement Development	November – December 2025
5 Final RFP and Agreement Development	December 2025
6 Solicitation Support, Evaluations, Interviews	
6A Solicitation Support and Pre-Proposal Coordination	January 2025
6B Facilitation of Proposer Interviews	February 2025
6C Evaluation of Proposals	February – March 2025
7 Negotiation Assistance (T&M based on Rate Sheet, not to exceed)	As Needed and/or March 2025
8 City Council Presentation	TBD
9 Optional Additional Services	TBD

Fee

Burns & McDonnell proposes a fixed fee of Ninety-Two Thousand Three Hundred Dollars ($92,300) for completing the described Scope of Work. Burns & McDonnell will submit monthly invoices to the City on a percent project complete basis for Tasks 1-6 and 8. Services for Tasks 7 will be invoiced on a time and materials basis not to exceed the proposed fee. The following table provides an outline of the services to be provided and includes the fee, inclusive of professional fees and expenses.

Task	Cost
1 Project Administration, Initiation and Management	$ 4,300
2 Data Collection	$ 3,800
3 RFP Development Workshop	$ 9,300
4 Draft RFP and Agreement Development	$ 22,500
5 Final RFP and Agreement Development	$ 10,000
6 Solicitation Support, Evaluations, Interviews	
6A Solicitation Support and Pre-Proposal Coordination	$ 3,500
6B Facilitation of Proposer Interviews	$ 5,100
6C Evaluation of Proposals	$ 14,200
7 Negotiation Assistance (T&M based on Rate Sheet, not to exceed)	$ 15,300
8 City Council Presentation	$ 4,300
9 Optional Additional Services	TBD
Total	**$ 92,300**

Assumptions and Conditions

Our scope of work, schedule and fee are based on the following understanding:

- The Project Team will coordinate with the City's Purchasing Department and City Attorney's Office and will rely on the City for any standard City language to be included within the RFP.
- The City Attorney's Office will provide all legal advice and will review the procurement documents and prepare and negotiate the contract documents.
- City staff will be responsible for the distribution of the procurement documents, advertising costs to announce the procurement, the coordination of the receipt of the proposals and the review of proposals in accordance with City requirements.
- Our project schedule is dependent on the timely provision of requested data and review of draft documents provided to the City.
- Burns & McDonnell will exercise reasonable skill, care, and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional practices. If Burns & McDonnell fails to meet the foregoing standard, Burns & McDonnell will perform at its own cost, the professional services necessary to correct errors and omissions reported to Contractor in writing within one year from the completion of the Burns & McDonnell's services. No warranty, express or implied, is included as part of the services to be provided.
- In no event will Burns & McDonnell be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of Client, and/or governmental fines or penalties. aggregate liability for all damages connected with its services for the Project not excluded by the preceding subparagraph, whether or not covered by Burns & McDonnell's insurance, will not exceed $100,000.
- Burns & McDonnell and the City will utilize the same terms and conditions as included in the agreement between the parties dated December 14, 2021, or come to terms and conditions mutually agreed upon by both parties.

Attachment

Schedule of Hourly Rates and Expenses

Position Classification	Classification Level	Hourly Billing Rate
General Office*	5	$78.00
Technician*	6	$99.00
Assistant*	7	$120.00
	8	$165.00
	9	$195.00
Staff*	10	$214.00
	11	$234.00
Senior	12	$266.00
	13	$287.00
Associate	14	$295.00
	15	$297.00
	16	$299.00
	17	$303.00

Unit Cost Rates

Description	Unit Cost
Flow Meter Installation	$500.00/each
Flow Monitoring (minimum 5 meters)	$70.00/meter-day
Rain Gauge Monitoring	$15.00/gauge-day

NOTES:

1. Position classifications listed above refer to the firm's internal classification system for employee compensation. For example, "Associate", "Senior", etc., refer to such positions as "Associate Engineer", "Senior Architect", etc.

2. For any nonexempt personnel in positions marked with an asterisk (*), overtime will be billed at 1.5 times the hourly labor billing rates shown.

3. For outside expenses incurred by Burns & McDonnell, such as authorized travel and subsistence, and for services rendered by others such as subcontractors, the client shall pay the cost to Burns & McDonnell plus 10%.

4. Monthly invoices will be submitted for payment covering services and expenses during the preceding month. Invoices are due upon receipt. A late payment charge of 1.5% per month will be added to all amounts not paid within 30 days of the invoice date.

5. The services of contract/agency and/or any personnel of a Burns & McDonnell subsidiary or affiliate shall be billed to Owner according to the rate sheet as if such personnel is a direct employee of Burns & McDonnell.

6. The rates shown above are effective for services through December 31, 2025, and are subject to revision thereafter.

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Burns and McDonnell Engineering Company, Inc. Address: 9400 Ward Parkway KANSAS CITY, MO 64114	
Attention: Chad Weller		Attention: Laura Drescher	
Department: Public Works		Phone: 816-823-6241	Fax:
Phone: 417.624.0820 ext: 1560	Fax: 417.624.4620	Project: **Residential Solid Waste and Recycling Procurement Consulting Services**	

AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

THIS AGREEMENT made and entered into this _____ day of _____, 20___, by the parties identified above.

WITNESSETH:

THAT, WHEREAS the City of Joplin desires to engage the Engineer to render certain technical and professional services in connection with a project identified on future Work Authorizations to this Agreement.

WHEREAS the Engineer made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal; and

WHEREAS the Engineer represents Engineer is licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors to perform the services designated under this contract and further represents that all survey services shall be done under the direction of a Land Surveyor licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Engineer as follows:

1. **Services.** The City agrees to engage the services of the Engineer and the Engineer agrees, upon receipt of each duly executed Work Authorization, to perform the services described in the Work Authorization. The services of the Engineer shall commence as soon as practicable after the execution of a Work Authorization, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract. The Engineer shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by the Engineer under this Agreement. Approval by the City and other agencies of drawings, designs, specifications, reports, and incidental engineering work or materials furnished hereunder shall not in any way relieve the Engineer of his responsibility for the technical adequacy of his work except as to matters involving peculiar conditions or uses of property known to the City or other agencies but not to the Engineer.

2. **Term.** The services of Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A*** of any executed Work Authorization.

3. **Payment.** The City, pursuant to each fully executed Work Authorization, shall pay Engineer the consideration set forth in the Work Authorization, which shall constitute complete payment for the services furnished in connection with the work required to be performed under the Work Authorization.

4. **Exchange of Data**. All information, data, and reports, as are in the City's possession and necessary for the carrying out of the work, shall be furnished to the Engineer without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. **Personnel**. Engineer represents that Engineer will secure at Engineer's own expense; all personnel required to perform the services called for under this contract by Engineer. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Engineer. All of the services required hereunder will be performed by the Engineer or under Engineer's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

6. **Termination of Contract.**

a. Termination for breach. Failure of the Engineer to fulfill Engineer's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit A shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Engineer by one of three different means: Facsimile Transmission ("FAX") if Engineer has a FAX number; U.S. Postal Service Mails; or by hand delivering a copy of the same to the Engineer; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Engineer or given by FAX, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials; provided, that the Engineer shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Engineer.

b. Right to terminate in the absence of breach. Either party may terminate this contract for any reason, by serving notice of intent to terminate upon the other party by the means specified in paragraph A of this section. Such notice shall specify the date of termination, but in no event shall either party terminate the contract under this provision upon less than thirty (30) days' notice to the other party; provided, that the parties may mutually agree to waive the thirty (30) day requirement and to shorten the time for notice of termination. In the event of termination in the absence of breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

7. **Conflicts**. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations, and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Engineer covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Engineer further covenants that in the performance of this contract no person having such interest shall be employed.

8. **Assignment**. Engineer shall not assign any interest in this contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Engineer from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement, though City will attempt to so notify any such assignee.

9. **Confidentiality of Documents**. Any reports, data, design, or similar information given to or prepared or assembled by the Engineer under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Engineer without prior written approval of the City.

10. **Discrimination.** Engineer agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Engineer or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

11. **Occupational License**. Engineer shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Engineer. No contract will be executed by the City until this occupational license has been obtained and that the Engineer is current on any City taxes is verified.

12. **Compliance with Laws**. Engineer agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Engineer affirmatively states that payment of all local, state, and federal taxes and assessments owed by Engineer is current.

13. **Affidavit for Contracts Over $5,000.00**. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Engineer is associated with a business entity, Engineer shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Engineer must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

14. **Nonresident/Foreign Contractors**. Engineer shall procure and maintain during the life of this contract:

a. If Engineer is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

15. **General Independent Contractor Clause**. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Engineer will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Engineer will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Engineer's activities and responsibilities hereunder. The Engineer agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Engineer and the City, and the City will not be liable for any obligation incurred by the Engineer, including but not limited to unpaid minimum wages and/or overtime premiums.

16. **City Benefits**. Engineer shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

17. **Liability and Indemnity**. The parties mutually agree to the following:

a. Engineer shall defend, indemnify, and hold the City harmless from and against all damages, losses, liabilities, expenses, and costs with respect to all claims, including, but not limited to, claims for personal injuries, wrongful death, and damages to property, which may be asserted against the City by any person or entity as the result of Engineer's (or any of Engineer's subcontractors) negligent acts, errors, or omissions in the course of the performance of this contract, provided that the Engineer is not obligated to indemnify or hold harmless the City from the City's own negligence or wrong doing.

b. Engineer shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this agreement, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

c. In no event shall the City be liable to the Engineer for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

18. **Ownership of Documents.** All files and information will be submitted before or upon final approval and acceptance of the contract documents. All documents, including original drawings, calculations, computer runs, field notes, drawings, estimates, specifications, written design criteria and written reports are and remain the property of the Engineer until such time as this Agreement is, for any reason, terminated, at which time they become the property of the City. The Engineer shall furnish to the City, one set of reproducible record Mylars of drawings, AutoCAD files and copies of estimates, specifications, written reports, and written design criteria, in consideration of which the City will use them fully in connection with the project and will not sell them.

19. **Notices**. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Engineer at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

20. **Jurisdiction**. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be litigated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

21. **Entire Agreement**. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: _____

By: _____

Printed Name: _____

Title: _____

Date: _____

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Burns and McDonnell Engineering Company, Inc. Address: 9400 Ward Parkway KANSAS CITY, MO 64114	
Attention: Chad Weller		Attention: Laura Drescher – Department Manager	
Department: Public Works		Phone: 816-823-6241	Fax:
Phone: 417.624.0820 x1560	Fax: 417.624.4620	Project: Residential Solid Waste and Recycling Procurement Consulting Services	

WORK AUTHORIZATION NUMBER _BMC-SWRP-25-001__

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR:
_Residential Solid Waste and Recycling Procurement Services

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. **Services**. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit A***.

2. **Addition to Services**. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in ***Exhibit A***, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. **Term**. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A***.

4. **Costs not to Exceed**. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. **Payment**.

a. **Conditioned upon acceptable performance**. City agrees to pay the Engineer in accordance with the terms set forth in ***Exhibit A***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to

disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit A***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number **BMC-SWRP-25-001** exceed the sum of **Ninety-Two Thousand Three Hundred and 00/100 Dollars ($92,300.00)**.

6. **Insurance**. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

Such policies shall name the City as an additional insured.

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation.... Statutory coverage per RSMo 287.010 et seq.
Employer's Liability..... $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least One Million and no/100 Dollars ($1,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thousand and no/100 Dollars ($500,000.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Engineer agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorney's fees of Engineer, its employees, officers or agents. Engineer agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least One Million and no/100 Dollars ($1,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thousand and no/100 Dollars ($500,000.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

g. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

7. Limitation of Liability
   a. To the fullest extent permissible by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Engineer, its officers, directors, shareholders, employees, agents, and consultants, and any of them, to the City and anyone claiming by, through or under the City, for any and all claims, losses, liabilities, costs or damages whatsoever arising out of, resulting from or in any way related to a Work Authorization under this Work Authorization from any form of negligence, professional errors or omissions (including breach of contract or warranty) of Engineer, its officers, directors, employees, agents or consultants, or any of them, SHALL NOT EXCEED the total compensation actually received by Engineer under this Work Authorization. The parties agree that specific consideration has been given by the Engineer for this limitation and that it is deemed adequate.

   b. In no event will Engineer be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of the City, or governmental fines or penalties.

8. **All other terms and conditions of the original Agreement shall remain in effect.**

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: _____

By:

By: _____

Printed Name: _____

Title: _____

Date: _____

_____

Daniel Johnson, P.E., Public Works Director

Date: _____

COUNCIL BILL NO. 2025-149 **ORDINANCE NO.**

AN ORDINANCE approving an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Consulting Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00), for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

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

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing appropriations by the total amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Solid Waste Management Fund.

Section 6. That this Council Bill shall have an effective date of November 18, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

Council Bill 2025-149

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-542 Approving a Petition for the Creation of the Woodsonia Marketplace Community Improvement District and creating the District

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-542 Ordinance; Exhibit "A" Community Improvement District Petition; Blight Study; Map of Community Improvement District

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

SUMMARY
This Council Bill approves a Petition to establish the Woodsonia Marketplace Community Improvement District (CID) for the area generally described as approximately 388 acres bounded generally by 13th Street, 20th Street, and 25th Street on the north; Range Line Road and Texas Avenue on the west; Hammons Boulevard and Roper Way on the south; and Rex Avenue, Davis Boulevard, and the Kansas City Southern Railroad on the east. The boundaries of the CID are shown on the map included in Exhibit A to the Ordinance.

BACKGROUND
Prospect Village, LLC (the Developer) has proposed a redevelopment project called Prospect Village. The proposed project includes the use of tax increment financing and two community improvement districts to help fund construction of an approximately 135,000 square foot indoor Sports Complex along with 2 adjacent artificial turf outdoor athletic fields, a major anchor tenant and additional retail and hotel space totaling approximately 186,300 square feet. In addition, after a future amendment to the TIF Plan following removal of a portion of the property from a FEMA designated floodplain, it is anticipated that approximately 375 multifamily housing units will be constructed. Improvements necessary to develop the project also include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements.

This Council Bill relates to the Woodsonia Marketplace CID which is the second of the two community improvement districts associated with the project. A petition to form the first community improvement district, the Joplin Sports Facility CID, was approved and the District was created by Ordinance No. 2025-017 on February 3, 2025. The primary purpose of the Joplin Sports Facility CID is to fund the construction of the public indoor sports complex and outdoor fields. The primary purpose of Woodsonia Marketplace CID will be to fund public improvements and other site improvements necessary for the overall project including property acquisition, remediation of numerous environmental conditions, mass grading of much of the District property, and remediation of blighting conditions existing within the District.

The Petition to establish the Woodsonia Marketplace CID was submitted to the City on October 15, 2025, by property owners within the boundaries of the proposed CID, collectively owning more than fifty percent (50%) by assessed value of the real property and more than fifty percent (50%) per capita of all owners of real property within the proposed CID. The Petition proposes that the CID will add a 1% sales tax within the District to fund public improvements associated with the proposed sports complex facility portion of the overall project. The additional sales tax will end at the earlier of twenty-seven years from the date the district is established, or until the entire cost of the CID Services and CID projects as set forth in the Petition are repaid, or until any bonds issued are fully repaid.

The CID will be a separate political subdivision governed by a board of directors, appointed by the Mayor, with the consent of the City Council. The Petition includes the board appointments. Additionally, the City will be entitled to appoint an ex-officio representative to attend meetings of the Board and have access to certain financial records.

According to Missouri Revised Statutes, blight is defined as follows:

> "Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

A blight study by Sterrett Urban, LLC. determined the area is a "blighted area" creating an economic underutilization and an inability to pay reasonable taxes. The study concludes the following blight factors are present:

- Insanitary or unsafe conditions
- Deterioration of site improvements
- The existence of conditions which endanger life or property by fire and other causes

This council bill approves the Petition, creates the Woodsonia Marketplace CID, and declares the area as a blighted area in accordance with state law, all as set forth in the council bill.

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill.



PROSPECT VILLAGE – JOPLIN, MO

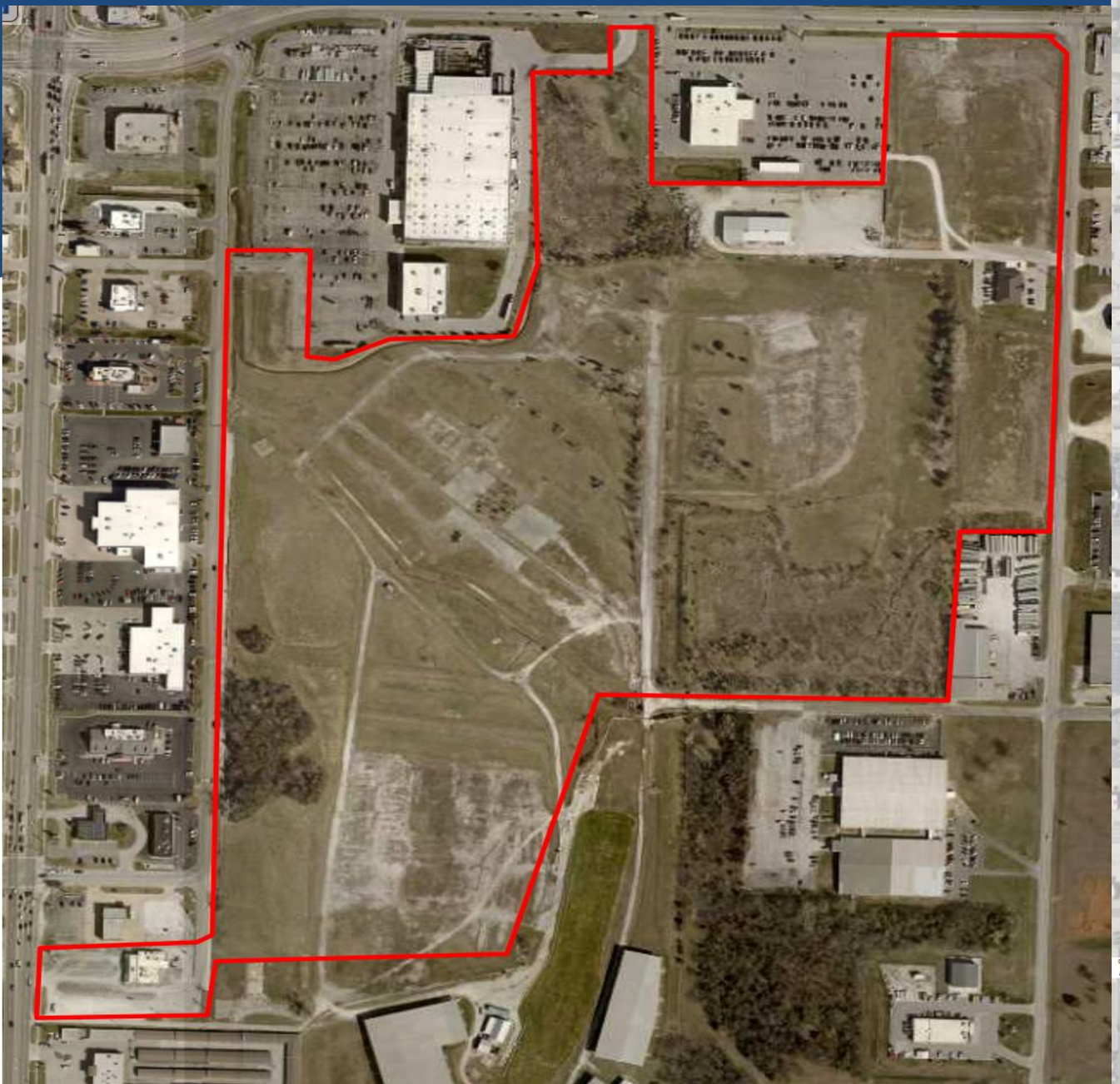
JOPLIN CITY COUNCIL PRESENTATION – NOVEMBER 3, 2025

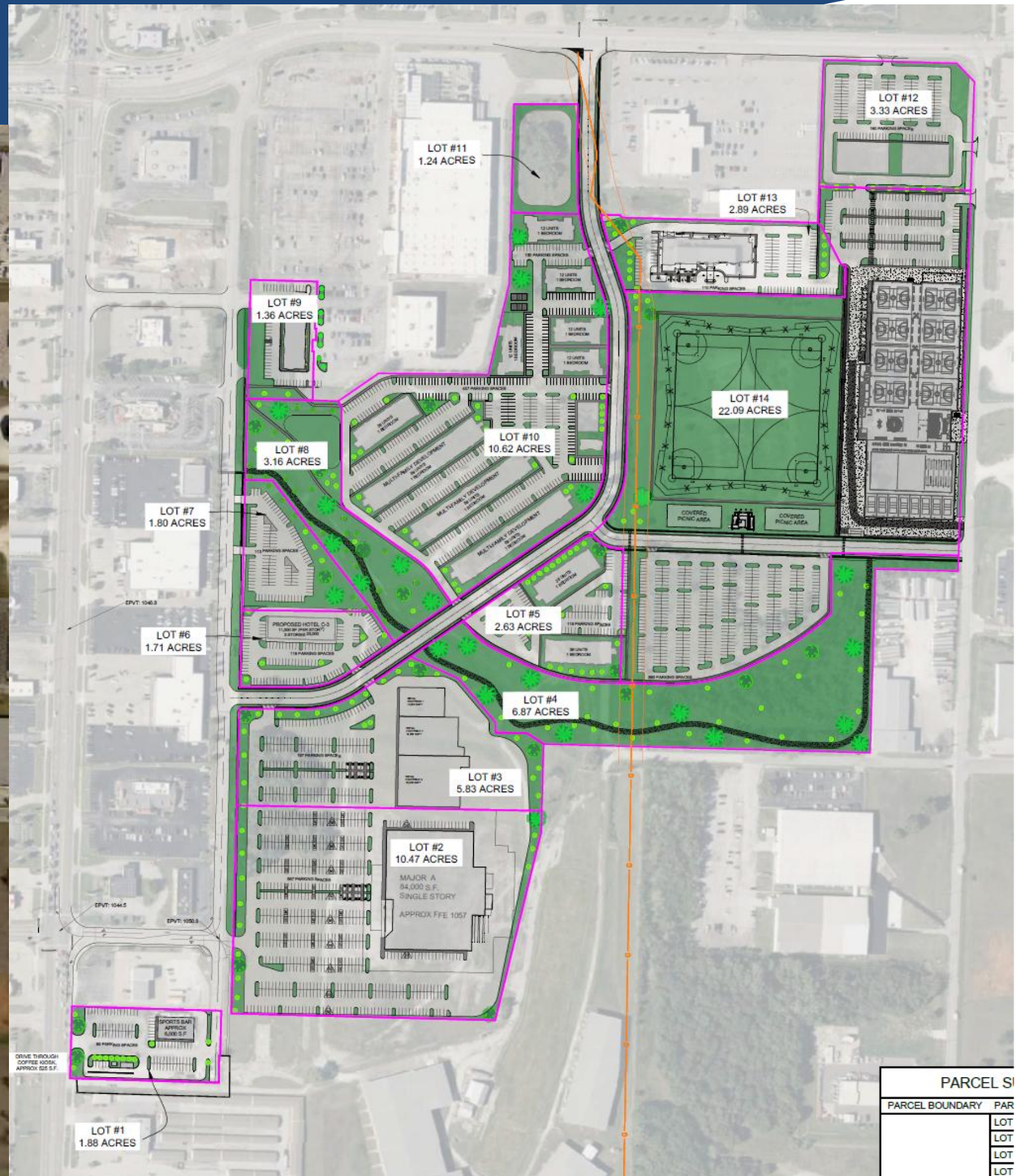
DEVELOPER BACKGROUND

- Woodsonia has a successful history of developing projects in Joplin, including the recent 32nd Street Place development which includes the new Menards, The Boulevard Apartments (250 units) and new B&B Movie Theater and Entertainment Complex. The 32nd Steet Place development also utilized Tax Increment Financing and a Community Improvement District much like is being proposed for Prospect Village. The result was transforming a previously blighted area of Joplin into a vibrant mixed-use development, bringing new retail, housing, entertainment, jobs and recreation to the City of Joplin.
- The experience Woodsonia has developing large scale, transformational projects within the City of Joplin provides a great foundation for the Prospect Village development. We believe we can take a very challenged site that has sat dormant for decades and transform the area into something the City of Joplin and its residents can be proud of while also creating economic and recreational benefits.

Woodsonia
Real Estate Inc

OVERALL SITE PLAN





EXISTING SITE

- This is a Super Fund Cleanup Site as deemed by the EPA in 1990.
- High concentrations of heavy metals present in the waste from mining, milling, and smelting operations which were conducted from the 1850's through the 1970's.
- Wood treatment began on site in 1937.
- Creosote, a pentachlorophenol (PCP) treating solution consisting of diesel and PCP was added to the process in 1955.
- Numerous structures, waste piles, landfills, wastewater retention ponds and treated pole storage areas are still present on the site today as shown in the pictures attached.











Woodsonia Real Estate Inc

BLIGHT STUDY

Summary of Blighting Factors
The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcel within the Study Area satisfies each of the three blighting cause factors, and all are evident in more than 50% of the Study Area.

Prospect Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	11	100%	74.99	100%
Blighting Factors				
Insanitary or unsafe conditions	9	81.8%	72.88	97.2%
Deterioration of site improvements	6	54.5%	57.12	76.2%
Existence of conditions which endanger life or property by fire and other causes	5	45.5%	62.17	82.9%
Parcels with Preponderance of Blighting Factors	**7**	**63.6%**	**64.83**	**86.5%**

Woodsonia Real Estate Inc

BLIGHT STUDY

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company property has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.





BLIGHT STUDY

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.94% since 2019, and by 1.00% in 2023. In comparison, assessed valuation of commercial real estate in Jasper County increased by 20.0% since 2019 and increased 5.3% in 2023. Growth is occurring in Jasper County and in Joplin, but not within the Study Area.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as a detention basin and another as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company, whose soil management plan adds considerable cost to development, particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about two years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company property, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

BLIGHT STUDY

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act was present in the proposed Prospect Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of site improvements and unsafe conditions throughout the Study Area. The low assessed values of the International Paper Company property due to environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Prospect Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property taxes, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions.

Therefore, the Consultant has determined that the proposed Prospect Village Redevelopment Area, as of August 26, 2024, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic and social liability, and is a menace to the public health, safety, or welfare in its present condition and use.

PROJECT OVERVIEW

Housing:

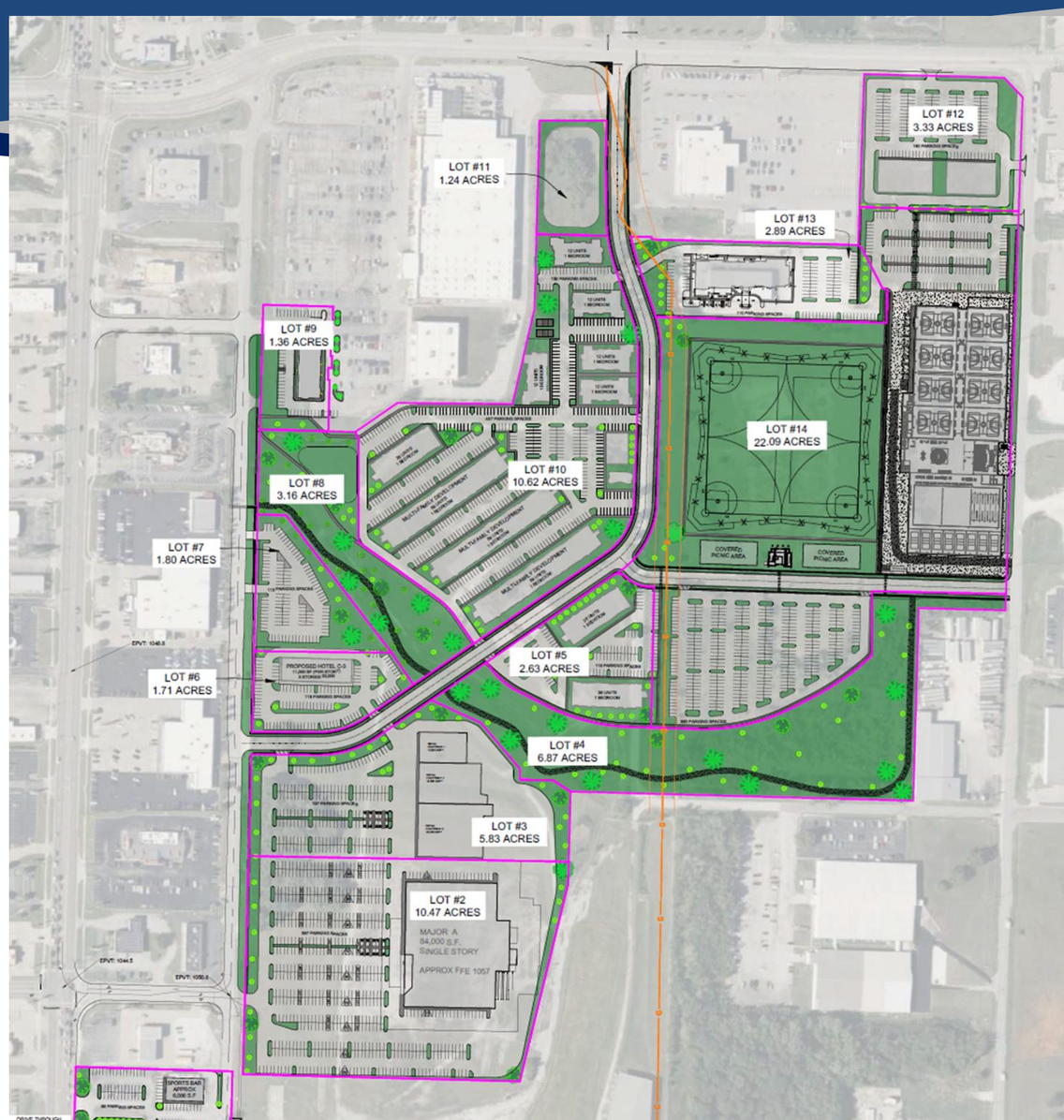
The housing component of the Project offers first class multifamily residences to a community facing a significant housing shortage. The housing segment is designed to accommodate multiple product types for different family sizes and price points with up to an estimated 350 units between two different phases. The community layout is intentionally designed to encourage an active lifestyle, with community space that includes: green spaces, walking paths, and proximity to meaningful amenities. The residences would also include amenities such as fitness areas, swimming pool, dog park and community rooms.

Retail / Hospitality / Commercial / Entertainment:

In conjunction with the housing and sport segments, the Project will include approximately 30 acres of retail, hospitality, and commercial offerings. An “anchor” retailer, multiple hotels and several unique retail and restaurant concepts not currently in Joplin are planned to be included within this area of the Project. The goal is to strengthen Joplin’s retail / commercial trade area and continue the positive momentum underway with the 32nd Street Place project Woodsonia is actively developing that includes Menards, B&B Movie Theater and The Boulevard Apartments.

Sports Complex:

Prospect Village will be home to Southwest Missouri’s latest state-of-the-art sporting, event and entertainment destination. Spanning nearly 20 acres, this modern indoor and outdoor sports facility will offer a wide variety of both local and regional wide sports tourism use with an anticipated draw of over **80,000 - 100,000 annual out-of-state visitors**, hosting best-in-class youth & amateur sports tournaments to attract teams and families outside of Missouri. Youth Sports (a $45 billion industry) will serve as a major catalyst to draw in both in-state and out-of-state visitors to the Joplin market. The



ESTIMATED REDEVELOPMENT COST

DEVELOPMENT COST BUDGET - "TIF & CID Reimbursable Project Costs"

DATE: October 8, 2025

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Acquisition							
International Paper Property	$10,000,000.00	$5,500,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Duane Hukill	$250,000.00	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00
Red Hot Blue	$3,150,000.00	$0.00	$0.00	$0.00	$3,150,000.00	$0.00	$0.00
Dave Chrisitie - Chris Robert's Future Location	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$0.00
Home Depot ROW / Pinnacle Bank ROW / Future Public Road and Detention Facilities Property	$3,000,000.00	$0.00	$0.00	$0.00	$3,000,000.00	$0.00	$0.00
Metal Shed Building	$2,600,000.00	$0.00	$0.00	$0.00	$2,600,000.00	$0.00	$0.00
Fletcher Vacant Land	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00	$0.00	$0.00
Total Acquisition Cost	$22,000,000.00	$5,500,000.00	$0.00	$0.00	$15,500,000.00	$1,000,000.00	$0.00
Building Construction and Enhancements							
Sports Complex Facility							
~ Acquistion - 22 acres @ $12 PSF	$11,500,000.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$0.00
~ Soft Costs	$4,275,579.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,275,579.00
~ Hard Costs + Outdoor Fields	$35,294,646.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,294,646.00
~ Furniture Fixtures Equipment	$11,100,983.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,100,983.00
Total Sports Complex Facility	$62,171,208.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$50,671,208.00
Anchor Store							
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000.00	$500,000.00	$0.00	$3,500,000.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$5,000,000.00	$0.00	$0.00	$0.00	$5,000,000.00	$0.00	$0.00
~ Vertical Improvements	$27,500,000.00	$10,000,000.00	$17,500,000.00	$0.00	$0.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$8,500,000.00	$8,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Anchor Store	$45,000,000.00	$19,000,000.00	$17,500,000.00	$3,500,000.00	$5,000,000.00	$0.00	$0.00
Multi-Family (375 units)							
~ Acquistion - $0.00 PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,750,000.00	$0.00	$0.00	$2,750,000.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$78,625,000.00	$70,000,000.00	$8,625,000.00	$0.00	$0.00	$0.00	$0.00
~ Amenity Package	$6,000,000.00	$6,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Multi-Family	$87,375,000.00	$76,000,000.00	$8,625,000.00	$2,750,000.00	$0.00	$0.00	$0.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Fletcher Parking Improvements	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot #5 Hotel on Pad Site							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
~ Vertical Improvements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Lot #5 Hotel on Pad Site	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
Commercial Buildings on Lot 3							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 3	$23,000,000.00	$23,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Commercial Bldg. in front of Planet Fitness							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$1,000,000.00	$0.00	$0.00	$500,000.00	$0.00	$500,000.00	$0.00
~ Vertical Improvements	$6,700,000.00	$0.00	$0.00	$0.00	$2,500,000.00	$4,200,000.00	$0.00
Total Commercial Bldg. in front of Planet Fitness	$7,700,000.00	$0.00	$0.00	$500,000.00	$2,500,000.00	$4,700,000.00	$0.00
Commercial Buildings on Lots 12 & 13							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$15,000,000.00	$15,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 12 & 13	$17,000,000.00	$17,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Red Hot Blue Improvements							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
~ Vertical Improvements	$8,500,000.00	$5,000,000.00	$0.00	$0.00	$3,500,000.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
Total Red Hot Blue Improvements	$9,500,000.00	$5,000,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Prospect Village Public Park Improvements	$11,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$10,000,000.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Total Cost - Building Construction and Enhancements	$276,746,208.00	$151,000,000.00	$27,125,000.00	$6,750,000.00	$25,500,000.00	$5,700,000.00	$60,671,208.00
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	$7,000,000.00	$0.00	$0.00	$0.00	$7,000,000.00	$0.00	$0.00
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	$18,500,000.00	$0.00	$0.00	$0.00	$18,500,000.00	$0.00	$0.00
Soft Costs							
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000.00	$0.00	$3,250,000.00	$0.00	$3,250,000.00	$0.00	$0.00
Commissions & Marketing	$2,500,000.00	$2,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Development Fee	$5,000,000.00	$0.00	$2,500,000.00	$0.00	$2,500,000.00	$0.00	$0.00
Contingency and Misc. fees	$8,000,000.00	$200,000.00	$5,000,000.00	$0.00	$2,800,000.00	$0.00	$0.00
Travel	$300,000.00	$150,000.00	$150,000.00	$0.00	$0.00	$0.00	$0.00
Total Soft Costs	$42,300,000.00	$22,850,000.00	$10,900,000.00	$0.00	$8,550,000.00	$0.00	$0.00
Total Development Costs	$366,546,208.00	$179,350,000.00	$38,025,000.00	$6,750,000.00	$75,050,000.00	$6,700,000.00	$60,671,208.00

(1) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these project are deemed Reimbursable Project Costs in addition to any cap reimburseable amounts established for the project.

(2) This Development Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns and shall only be subject to statutory restrictions for reimburseable costs.

(3) The reimbursable amounts set forth in this Development Project Cost Budget are reasonable best estimates at the time of approval of this budget and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount as determined by the TIF Contract and CID Cooperative Agreement.

(4) All certified reimbursable CID (including CID Non-Captured Costs) costs will be subject to an interest expense as contemplated in the cooperative agreement.

(5) All certified reimbursable TIF costs shall be subject to a 7.0% interest expense from the date of certification until the reimbursement amount is paid in full.

(6) Eligible TIF reimbursement amounts will be paid back under the earlier of: (a) TIF maximum reimbursable amount plus eligible interest or (b) 20 years. Eligible CID reimbursement amounts will be paid back under the earlier of: (a) CID reimburseable amount plus eligible interest or (b) 27 years

INCENTIVE TOOLS

Tax Increment Financing along with the creation of two Community Improvement Districts (CID) will be necessary to fund the project.

- **Tax Increment Financing (TIF)**: Used to help offset costs associated with bringing in new retailers to the Joplin market. An example would be TIF dollars used towards construction cost of an anchor retailer. This would allow an anchor retailer to limit their upfront costs, making it more appealing to build a new store in a community the size of Joplin. This is also a positive for the city, as they will be receiving substantial future tax revenue from the anchor retailer on a site that currently produces minimal revenue for the city. Approved by City Council February 3, 2025.

- **Sports Complex Community Improvement District:** Funds from this CID will be used exclusively towards the land acquisition and construction of the new Joplin Sports Complex that will be owned by the city. Approved by City Council February 3, 2025.

- **Woodsonia Marketplace Community Improvement District:** Funds from this CID will be used toward public infrastructure within the project such as roads, utilities, etc. These CID funds will also be used toward the environmental cleanup necessary on site which is substantial.

*A financing breakout of the project is shown on the next slide.

PROJECT FINANCING

SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT COSTS (ALL AMOUNTS ARE NPV)

Developer Equity and/or Debt	$179,350,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$149,171,208
TOTAL	$366,546,208

Woodsonia Real Estate Inc

SPORTS COMPLEX RENDERING



SPORTS COMPLEX RENDERING



Woodsonia Real Estate Inc | PINNACLE SPORTS Facility Development, Marketing & Management | Holland Basham Architects

SPORTS TOURISM & ECONOMIC AND FISCAL IMPACTS: HIGHLIGHTS

- The proposed facility would generate sports tourism in the market and generate economic impact for the area from visitor spending.
- The region will benefit from out-of-town visitor spending on lodging as well as spending at local restaurants and other retail establishments.
- The developers anticipate hosting 28 indoor tournament event weekends and 22 outdoor tournament event weekends each year.
- Out-of-town visitors are expected to support 26,972 hotel nights and ultimately $12.4 million in total off-site visitor spending.

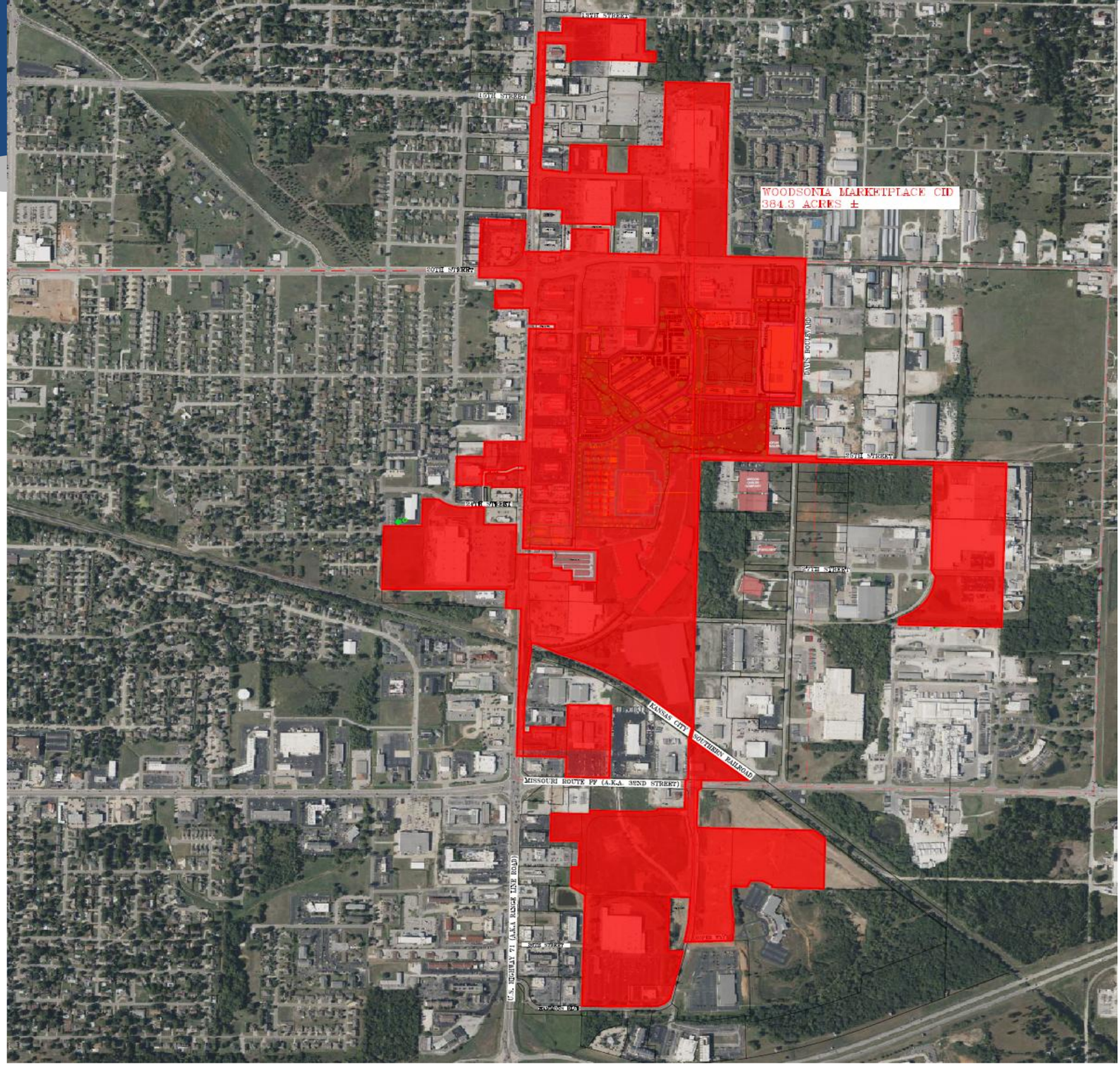
LOCAL ANNUAL ECONOMIC IMPACT	
$18.1 M SPENDING	167 Jobs $4.7 M Household Earnings
*Including direct, indirect, and induced efforts	

- Over the next 20 years, the tournament visitor spending is projected to be $345.0 million.
- In total, the Project is estimated to support 167 permanent jobs, $4.7 million in annual household earnings, and $18.1 million in annual economic output in Jasper County.

PINNACLE SPORTS
Facility Development, Marketing & Management

Woodsonia Real Estate Inc

MARKETPLACE CID MAP



Woodsonia
Real Estate Inc

PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS

plan view



green space views



1 LOOKING WEST AT THE SEATING AREA



2 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA

green space views



3 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



5 LOOKING SOUTH OVER THE CREEK TO THE GATHERING PLAZA

landworks STUDIO

PROSPECT VILLAGE RENDERINGS

green space views



7 LOOKING SOUTH AT THE GAME PLAZA



8 LOOKING WEST ALONG THE MULTI-USE TRAIL AND REST AREA



LOOKING NORTH AT SEATING AREA AND BOULDER PLAYSCAPE



9 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



10 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA



LOOKING EAST AT THE GATHERING PLAZA AND AMPITHEATER STYLE SEATING

SCHEDULE – CRITICAL DATES

Woodsonia Marketplace CID Key Dates	
Woodsonia Marketplace CID City Council Approval	~November 3, 2025
Woodsonia Marketplace CID Adoption at City Council	~November 17, 2025
Missouri Department of Revenue begins sales tax collection in Woodsonia Marketplace CID	~April 1, 2026
Environmental and Corps of Engineering Key Dates	
Voluntary Cleanup Program (VCP) Application Submitted to MoDNR	~November 10, 2025
Site Characterization Work Plan submittal to MoDNR	~December 20, 2025
Corps of Engineers 404 Permit Approval	~January 15, 2026
Site Characterization Field Work Done and Report submitted to MoDNR and subsequent MoDNR Approval of Site Characterization Report by MoDNR	~April 15, 2026
Approval of Remedial Action Plan by MoDNR	~August 1, 2026
Remediation Work Completed and Letter of No Further Action granted by MoDNR	~March 1, 2027
Key Construction Dates	
Site work and Construction to begin on new building for Roberts Dentistry in front of Planet Fitness	~April 1, 2026
Construction to begin on new multi-tenant retail building (former Red, Hot & Blue site) along Rangeline Rd.	~April 1, 2026
Site work to begin on main portion of overall project	~April 1, 2026
Improvement to Geneva Street	~May 1, 2026
Construction to begin on new hotel within project	~October 1, 2026

PROJECT TEAM

Woodsonia Real Estate: Led by Drew Snyder, Woodsonia is an experienced development firm having completed over $1 billion in development across the Midwest over the last decade. Woodsonia has proven their ability to perform in Joplin specifically through their existing 32nd Street Place development where Menards, The Boulevard Apartments and B&B Theaters are all under construction or slated to begin very soon.

OWN Engineering: The Joplin office of OWN, led by Jerrod Hogan and Cody White, is working with Woodsonia on Woodsonia Marketplace. With boots on the ground in the local community and years of experience and knowledge of the area, OWN has proven to be an invaluable resource as part of the project team.

Legal: Bill Moore and Kim Spies with Route Frets White Goss Gentile Rhodes, P.C. is serving as legal counsel for Woodsonia. Bill aided Woodsonia in their 32nd Steet Place development and has a wide knowledge base and experience working on incentive-based projects throughout the state of Missouri.

Environmental Works and Cattails Environmental: With the known environmental challenges of the International Paper site, it is paramount that the project has a proven environmental consultant team in place. Environmental Works and Cattails Environmental are both proven leaders in the industry with a track record of aiding the redevelopment of environmentally challenged sites across the country in a safe and responsible manner.

City of Joplin: With a project of this nature, the City of Joplin will be as important of a member of the project team as anyone. We have always enjoyed working with the City on our previous projects and look forward to another successful development.

Pinnacle Sports: Industry leader in the development of indoor and outdoor sports complexes.

EXHIBIT "A"

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE
CITY OF JOPLIN, MISSOURI
FOR THE CREATION OF THE

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

Submitted October 15, 2025

PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Joplin, Missouri ("City"):

The undersigned petitioners ("Petitioners"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described Woodsonia Marketplace Community Improvement District ("District"), and (2) comprising more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council establish the District under the authority of Sections 67.1401 to 67.1571, RSMo ("Act"). In support of this petition ("Petition"), Petitioners set forth the following information in compliance with the CID Act.

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within the corporate boundaries of the City. A summary of the parcels within the District owned by the Petitioners is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is **Woodsonia Marketplace Community Improvement District**.

3. **Signatures May Not Be Withdrawn**

   Notice has been provided to all signers of the Petition that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan**

   A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be initially incurred is attached hereto as Exhibit D.

5. **District Type**

   District is a political subdivision of the State of Missouri in accordance with the Act.

6. District Governance, Number of Directors

The District is governed by a board of directors appointed by the City, consisting of five (5) members.

7. Board of Directors

a. Number. The District is governed by a Board of Directors ("Board") consisting of 5 members who have been appointed by the municipality in accordance with this petition.

b. Qualifications. Each member of the Board ("Director") shall meet the following requirements:

(1) be at least 18 years of age;

(2) be and must declare to be either an owner of real property within the District or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter residing within the District, as provided in the CID Act;

(3) are citizens of the United States and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution and § 67.1451.6, RSMo; and

(4) except for the initial directors named in this Petition, be nominated according to slates submitted as described in this Petition; or in the case of Interim Directors, be elected by the remaining Directors.

(5) At least one director must be someone who (1) resides within the City. (2) is qualified to vote. (3) has no financial interest in any real property or business in the District, and (4) is not a relative to an owner of real property or a business within the District.

c. Initial Directors. The initial directors ("Initial Directors") and their respective terms were identified by the City as follows:

Bill Coleman	4 years	Owner's Representative
Darieus Adams	4 years	Owner's Representative
Phil Stinnett	2 years	Owner's Representative
Rob Mallory	2 years	Owner's Representative
Melodee Colbert Kean	2 years	Independent Director

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until a successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until a successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Ex Officio Members. The City may designate an ex officio member to the District's Board of Directors who may attend all open meetings of the Board but shall have no voting power. The ex officio member may attend closed meetings of the Board unless the member has a conflict of interest regarding the subject matter of the closed meeting and/or the subject matter of the closed meeting involves potential or actual legal actions relating to the City. The District shall provide the ex officio member with notice of all meetings and copies of all correspondence provided to the members of the Board. The City's failure to designate an ex officio member will not affect the Board's ability to meet, act upon certain matters and otherwise carry out its business.

f. Successor Directors. Successor Directors shall be appointed by the Mayor with consent of City Council by resolution according to a slate submitted by the Board to the City of Joplin, MO's City Clerk ("City Clerk"). The slate of proposed Successor Directors shall include evidence in a form satisfactory to the City that each Successor Director meets the statutory qualifications to serve as Director pursuant to the CID Act and that the owner's representatives are duly authorized to serve as Directors.

Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council, or (ii) return the slate to the Board with a request for alternates for any or all of the Board petitions identified on the slate.

Should City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate and within ten days of such refusal, the Board shall submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the City Council.

Should the Mayor reject and return the slate to the Board, the Board shall, within ten days of such refusal, submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Mayor. After receipt of the alternative slate, the Mayor shall either (i) choose from the alternate(s), approve the slate, and seek consent of the City Council at the next regular meeting of the City Council, or (ii) reject the alternative slate. In the event the Mayor rejects the alternative slate, Successor Directors shall be appointed by the Mayor with the consent of the City Council.

If any such action by the Mayor or the City Council is not completed within a 30-day period, the Successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the slate submitted.

8. Total Assessed Value

Total estimated assessed value of all real property located within the District, as reported by the Jasper County Assessor's Office and Newton County Assessor's Office as of the date of this Petition, is $36,157,430.00. As depicted on Exhibit C, Petitioners own real property within the District currently assessed at $18,450,420.00 representing 51.03% of the assessed value of all of the real property within the District.

9. Determination of Blight

The petitioners are seeking a determination that the District Land is a blighted area pursuant to the Act as shown in the Blight Study attached as Exhibit E. Upon a finding of blight by the City Council, the District may contract with any private property owner within the District to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure on such property provided that the City Council has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

10. Proposed Length of Time

The District will continue to exist and function until the earlier of: (1) all of the obligations (and accrued interest), as defined in the Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of the Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the Act.

11. Proposed Method of Financing District Costs

The costs of the District improvements and services will be financed through a conventional secured loan, reimbursement agreement and/or bonds issued by the District or other authorized body, any of which will be secured by the pledge of applicable revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax"). The costs of services shall only be paid by revenues of the district after the costs of improvements have been fully paid.

12. Sales Tax

The District will impose a one percent (1%) sales tax. The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective April 1, 2026, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

District will impose no real property tax levy or business license tax within District.

14. Special Assessments

The District is not authorized to levy a special assessment.

15. Limitations on Borrowing Capacity

Petitioners do not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation

Petitioners do not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers

Petitioners do not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.

18. Audit

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

19. Severability / Exhibits

It is the intention of the Petitioners that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

20. Request to Establish District

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set out in this Petition.

[THE REST OF THIS PAGE IS INTENTIONALLY BLANK]

CLERK'S RECEIPT OF PETITION

This Petition to create the Woodsonia Marketplace Community Improvement District was filed in the office of the City Clerk of the City of Joplin, MO on the _____ day of _____, 2025.

_____
City Clerk

[SEAL]

CID #1

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 4 State Corral, LLC
DBA (if any): NONE
Owner's telephone number: 417-296-3107 314-280-7562
Owner's mailing address: 3090 N Hidden Hollow Ln, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Chalk L. Billy - Robert I. Carens
* State basis of legal authority to sign: owners
Signer's telephone number: Same as Owners
Signer's mailing address: 3090 N Hidden Hollow Ln. Joplin Mo. 64801
8105 Old White River Rd. Rogers Ark 72756

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation General Partnership
* Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: _____

Map and parcel number: 20401800000027001
Assessed Value: ~~$1,776,350.00~~ Current AV ~~$775,350~~ $552,200

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 8/2/2023

Signature: [signature]
Name: Chalk L. Billy - Robert I. Carens
Title: owners.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 2 day of August, 2023, before me, a Notary Public in and for the County and State aforesaid, came Billy Chalk, the Robert Carens of 4 State Corral, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

[signature]
NOTARY PUBLIC

My Commission Expires: 4/6/2026

MATTHEW WALTON
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22907628
My Commission Expires Apr 6, 2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Acme Land Company**
DBA (if any): _____
Property Address: 1. 2601 S Rangeline Rd; 2. S Rangeline Rd
Owner's telephone number: 417 624 5825
Owner's mailing address: P.O. Box 66, Joplin MO 64803
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: **Corporation** Limited Liability Company Urban Redevelopment Corp Nonprofit Corporation General Partnership Limited Partnership Trust Other: S-corp

Map and parcel number: 1. 20401800000031000
2. 20401800000031001

Assessed Value: 1. $284,890
2. $74,300 **TOTAL: $359,190**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 5/13/24

Signature: R. Newton Sharp
Name: R. Newton Sharp
Title: President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 13th day of May 2023, before me, a Notary Public in and for the County and State aforesaid, came R. Newton Sharp, the President of Acme Land Company, a Delaware corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Cathy A. Taylor
NOTARY PUBLIC

My Commission Expires:
3/22/2027

CATHY A. TAYLOR
Comm. Exp. 3/22/2027
NOTARY PUBLIC NOTARY SEAL #15530333
Newton County
STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: BURKAT, LLC
DBA (if any):
Property Address: 2705 S Rangeline Rd
Owner's telephone number:
Owner's mailing address: 3715 Red Fox Run, Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer:
State basis of legal authority to sign:
Signer's telephone number:
Signer's mailing address:

If owner is an individual: Single / Married
If owner is not an individual: Corporation / General Partnership / Limited Liability Company / Limited Partnership / Urban Redevelopment Corp / Trust / Nonprofit Corporation / Other:

Map and parcel number: 20401800000034000
Assessed Value: ~~$25,950.00~~ $49,230

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 11, 2025

Signature:
Name: JEHKHAR ALI
Title: OWNER

STATE OF Missouri)
COUNTY OF Jasper)

Be it remembered, that on this 11th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jehkhar Ali the owner of Burkat, LLC (Company), who executed the within instrument on behalf of Company, and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires: 1/16/2028

Kyle Hrabik
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: 1/16/2028
Commission #: 23501031

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Continence Restoration Center, LLC**

DBA (if any): _____

Property Address: 2120 S. Davis Blvd.

Owner's telephone number: _____

Owner's mailing address: 8458 Cedar Dr., Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Christopher Roberts

State basis of legal authority to sign: Owner

Signer's telephone number: (417)434-1238

Signer's mailing address: 8458 Cedar Drive Joplin MO 64804

If owner is an individual: Single (Married)

If owner is not an individual state what type of entity: Corporation; (Limited Liability Company); Urban Redevelopment Corp; Nonprofit Corporation; General Partnership; Limited Partnership; Trust; Other: _____

Map and parcel number: **20401800000013002**

Assessed Value: ~~$616,880.00~~ ~~$197,690~~ $197,690

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 10/11/24

Signature: Christopher Roberts

Name: Christopher Roberts

Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 11 day of Oct., 2024, before me, a Notary Public in and for the County and State aforesaid, came Christopher Roberts, the Owner of Continence Restoration Center, LLC a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Celina Brown
NOTARY PUBLIC

My Commission Expires: April 3rd, 2027

CELINA BROWN
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 23138402
My Commission Expires Apr 3, 2027

EXHIBIT "B"

EXECUTION PAGE FOR PETITION FOR THE
WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Fletcher Realty, LLC
DBA (if any): _____
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Rd, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager of LLC per Operating Agreement
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Rd, Sherwood, AR 72120

If owner is an individual: Single Married
If owner is not an individual state what type of entity: Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 20401800000026000; 2. 20401800000022000
3. 20401800000013003; 4. 20401800000012000

Assessed Values: 1. $954,210
2. $1,364,590
3. $831,950
4. $211,520 **TOTAL: $3,362,270**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/27/23

Signature: Thomas W. Roy III
Name: Thomas W. Roy III
Title: Manager / CFO

STATE OF Arkansas)
COUNTY OF Pulaski) ss.

Be it remembered, that on this 27th day of June, 2023, before me, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager / CFO of Fletcher Realty, LLC, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.
In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amanda Peavey
NOTARY PUBLIC

My Commission Expires:
12-17-28

AMANDA PEAVEY
MY COMMISSION # 12380031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Fletcher Realty, LLC**
DBA (if any): _____
Property Address: 1. 3111 S Rangeline Rd 2. 3111 E 32nd Rd
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Road, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Road, Sherwood, AR 72120

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **1. 20-4.0-18-00-000-042.001**
2. 20-4.0-18-00-000-045.002
Assessed Value: **1. $472,710.00**
2. $993,230.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 9/29/2025

Signature: _____
Name: Thomas W. Roy III
Title: Manager/CFO

STATE OF Arkansas)
) ss.
COUNTY OF Pulaski)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 12-17-28

AMANDA PEAVEY
MY COMMISSION # 12369031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**
DBA (if any): _____
Owner's telephone number:
Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management -- Store #3042
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer:
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	**Corporation**	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: **1. 20401800000014003**
2. 20401800000020001
Assessed Values: **1. $1,021,070.00**
2. $53,770.00 TOTAL: $1,074,840.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF Georgia)
) ss.
COUNTY OF Cobb)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

NOTARY PUBLIC
Connie D. Rockwell

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**

DBA (if any): _____

Owner's telephone number:

Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management – Store #3042

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity:
Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other:_____

Map and parcel number: **20401800000014005**
Assessed Value: **$29,280.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Connie D. Rockwell
NOTARY PUBLIC

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000**

DBA (if any): DHH Investments

Property Address: 2120 S Davis Blvd

Owner's telephone number: 417-529-7000

Owner's mailing address: P.O. Box 2495, Joplin MO 64803

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013004; **Assessed Value: ~~$90,800~~** Current AV $29,060

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/29/24

Signature: Duane Hukill
Name: Duane Hukill
Title: Owner

Date: 2/29/24

Signature: Holly L Hukill
Name: Holly Hukill
Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 29th day of February ~~2023~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. Hukill and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000, who executed the within instrument on behalf of said Trust and he/she/they acknowledged the execution of the same to be the act and deed of said Trust.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amy Beth Sanell
NOTARY PUBLIC

My Commission Expires:

5/28/27

AMY BETH SANELL
Notary Public-Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires May 28, 2027
Commission #19601356

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Davis, LLC** New Owner per Deed Recorded 8-18-2025
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Davis, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000013004**
Assessed Value: **$29,060.00**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Davis, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Davis, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 26, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **International Paper Company**
DBA (if any): _____
Property Address: Behind Home Depot - Rangeline
Owner's telephone number: _____
Owner's mailing address: P.O. Box 2118, Memphis TN 38101
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	**Corporation**	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014000**
Assessed Value: ~~$120,000.00~~ ~~$147,400~~ $105,150

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 8-19-2024

Signature: W. Neely Mallory IV
Name: W. Neely Mallory IV
Title: Director, Global Real Estate

Ignacio Vincentelli (Aug 17, 2024 09:38 CDT)

STATE OF Tennessee)
) ss.
COUNTY OF Shelby)

Be it remembered, that on this 19th day of August, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. Neely Mallory IV, the Director, Real Estate of International Paper Company, a New York corporation ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

DOROTHY D. BAILEY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES MARCH 02, 2026

Dorothy D. Bailey
NOTARY PUBLIC

My Commission Expires: 3/2/2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Jasper Products

DBA (if any): _____

Owner's telephone number: 417 206-5333

Owner's mailing address: 3877 E. 27th St., Joplin, MO 64808

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Randy Shrieves

State basis of legal authority to sign: VP, Supply Chain & Admin

Signer's telephone number: 417 208 1118

Signer's mailing address: randy.shrieves@JasperProducts.com

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	(Limited Liability Company)	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 20401800000079004; 2. 20401800000078000
3. 20401800000070001

Assessed Values:
1. $2,890,800
2. $22,360
3. $139,590

TOTAL: $3,052,750

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: June 14, 2024

Signature: Randy Shrieves
Name: Randy Shrieves
Title: VP, Supply Chain & Admin

STATE OF Missouri)
) ss.
COUNTY OF Newton)

Be it remembered, that on this 14 day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Randy Shrieves, the VP Supply Chain & Admin of Jasper Products ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:
Feb 12, 2028

SAMANTHA FLORES
Notary Public - Notary Seal
Newton County - State of Missouri
Commission Number 24855046
My Commission Expires Feb 12, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: KAP Property Investments, LLC
DBA (if any): _____
Property Address: 2120 Davis St
Owner's telephone number: _____
Owner's mailing address: 10210 Center Ridge Dr., Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Andrew J. Roy
State basis of legal authority to sign: Member
Signer's telephone number: 417-850-6607
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013000
Assessed Value: ~~$125,810.00~~ current AV ~~$110,520~~ $135,190

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/27/2

Signature: Andrew J. Roy
Name: Andrew J. Roy
Title: Member

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of February, ~~2025~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Andrew J Roy, the Member/Signer of KAP Property Investments, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amber L Babb
NOTARY PUBLIC

My Commission Expires: 8-22-2027

AMBER L BABB
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: August 22, 2027
ID #23470422

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Pinnacle Bank**
DBA (if any): _____
Property Address: 2433 S Rangeline Rd
Owner's telephone number: _____
Owner's mailing address: 802 Main St, Joplin MO 64802
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Travis Spencer
State basis of legal authority to sign: MO
Signer's telephone number: 417-629-4511
Signer's mailing address: travis.spencer@pinnbank.com

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	**Other: BANK**

Map and parcel number: **20401800000028000**
Assessed Value: ~~$285,510.00~~ Current AV ~~$285,510~~ $289,350

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 3.27.24

Signature: _____
Name: Travis Spencer
Title: Mkt President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of March, 2024, before me, a Notary Public in and for the County and State aforesaid, came Travis Spencer, the Market President of Pinnacle Bank, a [NEBRASKA BANKING INSTITUTION] ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Jennifer Wetzel
NOTARY PUBLIC

My Commission Expires: 3-5-26

JENNIFER WETZEL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 5, 2026
MCDONALD COUNTY
COMMISSION #14588951

(33861 / 70863; 1008092,)

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Prospect Village, LLC**
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of Prospect Village, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014008**
Assessed Value: ~~**$270,000.00**~~ $270,270.00

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of Prospect Village, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of Prospect Village, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Range Line Investors, L.L.C.**
DBA (if any): _____
Owner's telephone number: (913) 649-4500
Owner's mailing address: 7217 W 110th St, Shawnee Mission KS 66210
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation, General Partnership, **Limited Liability Company**, Limited Partnership, Urban Redevelopment Corp, Trust, Nonprofit Corporation, Other: _____

Map and parcel number: 20401800000014004
Assessed Value: ~~$301,300.00~~ Current AV ~~$95,150~~ $95,620

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: February 29th, 2024

Signature: _____
Name: David Edwards
Title: Manager

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

Be it remembered, that on this 29th day of February, 2024, before me, a Notary Public in and for the County and State aforesaid, came David S. Christie the Manager of Range Line Investors, L.L.C., a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Allison Edwards
NOTARY PUBLIC

My Commission Expires: August 27, 2025

NOTARY PUBLIC - State of Kansas
ALLISON EDWARDS
My Appt. Expires 8/27/2025

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Geneva, LLC**
DBA (if any): _____
Property Address: S Geneva Ave
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Geneva, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014004**
Assessed Value: **$95,620.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Geneva, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Geneva, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE

WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **SCHUBER MITCHELL HOMES, LLC** County still shows 2340 Real Property LLC as owner

DBA (if any): Schuber Mitchell Homes

Owner's telephone number: 417-626-7000

Owner's mailing address: 2340 S. Rangeline Rd, Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Kit Eaker

State basis of legal authority to sign: Company Representative

Signer's telephone number: 417-626-7000

Signer's mailing address: 2340 S. Rangeline Rd. Joplin MO 64804

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **19601310013018000**

Assessed Value: ~~**$2,663,520.00**~~ Current AV $854,630

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 1/10/2024

Signature: _____

Name: Kit Eaker

Title: Director of LEAD

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 10 day of 2024, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kit Eaker, the Director of Lead of 2340 Real Property, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:
4/14/25

SHEENA MCBROOM NOTARY PUBLIC-NOTARY SEAL My Comm. Expires 04/14/2025 ID. # 19471004 Commissioned for Jasper County STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Simmons Bank, successor in interest to Liberty Bank** County still shows owner as Liberty Bank
DBA (if any): _____
Owner's telephone number: 1-866-246-2400
Owner's mailing address: 4625 S. National Ave., Springfield, MO 65810

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Christian Lewis
State basis of legal authority to sign: Missouri
Signer's telephone number: 417-875-5234
Signer's mailing address: 4625 S. National Ave., Springfield, MO 65810

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: Bank

Map and parcel number: **19601310013015000**

Assessed Value: ~~**$1,173,620**~~ Current AV ~~$375,560~~ $377,450

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/5/2024

Signature: _____
Name: Christian Lewis
Title: Vice President, Regional Community Executive

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 5th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Christian Lewis, the VP, Regional Community Executive of Simmons Bank, successor in interest to Liberty Bank, a banking institution ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 05-15-2027

VANESSA A. GILMORE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires May 15, 2027
Commission #15446684

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Sooner Two, LLC

DBA (if any): _____

Property Address: 1. 1935 S Rangeline (Aspen Dental); 2. S Rangeline Rd

Owner's telephone number: _____

Owner's mailing address: 1027 S. Main St., Ste 203, Joplin MO 64801

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 20401800000017003
2. 20300730004030005

Assessed Values: 1. $222,870
2. $24,450 **TOTAL: $247,320**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 4.18.24

Signature: Michael Joseph
Name: Michael Joseph
Title: Manager

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 18 day of April, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael Joseph, the Manager of Sooner Two, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Monica Long
NOTARY PUBLIC

My Commission Expires: 10/25/2025

MONICA LONG
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR JASPER COUNTY
MY COMMISSION EXPIRES OCT. 25, 2025
ID #21578901

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE JOPLIN SPORTS FACILITY COMMUNITY IMPROVEMENT DISTRICT
Woodbarn Marketplace

Name of owner: Southwest Missouri Development Enterprises, LLC
DBA (if any): _____
Owner's telephone number: 417-782-1500
Owner's mailing address: 1701 W 26th Street, Suite C, Joplin, MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Richard Joseph, Jr
State basis of legal authority to sign: Owner/Manager
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation General Partnership [redacted] Limited Partnership Urban Redevelopment Corp Trust Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 19601310013009000
2. 19601310013014000
Assessed Values: 1. $400,350
2. $256,110 TOTAL: $656,460

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/20/24

Signature: _____
Name: Richard Joseph, Jr.
Title: owner/manager

STATE OF Missouri)
) ss.
COUNTY OF Christian)

Be it remembered, that on this 20th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Richard Joseph, Jr. the Owner/manager of Southwest Missouri Development Enterprises, Inc. a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

GAYLA J SPARKS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 24, 2026
Commission #22543338

_____
NOTARY PUBLIC

My Commission Expires:
2/24/26

Woodsonia Marketplace

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE ~~JOPLIN SPORTS FACILITY~~ COMMUNITY IMPROVEMENT DISTRICT

Name of owner: WOODSONIA JOPLIN [redacted], LLC
DBA (if any): _____
Property Address: 3311 Hammons (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street Ste 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 04-4.0-19-000-000-005.019
Assessed Value: $4,411,430.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: April 24, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 24th day of April, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, as Manager of ~~March 13, 2013, LLC~~, the Manager of Woodsonia Joplin Apartments, LLC, a Nebraska limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

4923-3683-3835, v. 1 34054.72524

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3129 Hammons Blvd, LLC**
DBA (if any): _____
Property Address: 3129 Hammons Blvd (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3129 Hammons Blvd, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.007**
Assessed Value: **$226,910.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3129 Hammons Blvd, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3129 Hammons Blvd, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3323 E. 32nd Street, LLC**
DBA (if any): _____
Property Address: 3323 E. 32nd Street (Jasper)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3323 E. 32nd Street, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20-4.0-18-00-000-047.000**
Assessed Value: ~~**$107,330.00**~~ $108,190.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3323 E. 32nd Street, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3323 E. 32nd Street, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **CITY OF JOPLIN MO**
DBA (if any): _____
Property Address: E 25th St
Owner's telephone number: _____
Owner's mailing address: 602 S Main St, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Nicholas Edwards
State basis of legal authority to sign: City Manager
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	**Other: Municipality**

Map and parcel number: **20401800000014006**
Assessed Value: **$0**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 10-13-25

Signature: _____
Name: Nicholas Edwards
Title: City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

Be it remembered, that on this 13th day of October, 2025, before me, the undersigned, a Notary Public in and for County and State aforesaid, came Nicholas Edwards, the City Manager for the City of Joplin, who executed the within instrument on behalf of City and acknowledged the execution of same to be the act and deed of the City. In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Roschelle Forsythe
NOTARY PUBLIC

My Commission Expires:
July 5, 2026

ROSCHELLE FORSYTHE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: July 5, 2026
Commission #18211596

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

SEE ATTACHED

OWN
Engineering beyond.

WOODSONIA MARKETPLACE CID DESCRIPTION 10/09/2025:

ALL THAT PART OF THE WEST HALF OF SECTION 7 AND PART OF SECTION 18 IN TOWNSHIP 27 NORTH, RANGE 32 WEST AND PART OF SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE EAST HALF OF SECTION 13 IN TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF JOPLIN, IN JASPER COUNTY, MISSOURI AND PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE NORTH 88°28'37" WEST, 157.02 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 01°24'23" WEST, 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAVIS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 01°55'36" WEST, 1419.94 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2619, PAGE 297; THENCE ALONG SAID PROJECTION AND LINE NORTH 88°30'48" WEST, 287.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'06" WEST, 507.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF 25TH STREET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH RIGHT OF WAY LINE AND SOUTH LINE OF SAID TRACT SOUTH 88°28'35" EAST, 225.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'11" EAST, 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF DAVIS BOULEVARD; THENCE LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTH RIGHT OF WAY OF 25TH STREET SOUTH 88°39'32" EAST, 166.74 FEET; TO A POINT ON THE CORPORATE LIMITS OF THE CITY OF JOPLIN AS DESCRIBED IN THE CITY CHARTER, SECTION 1.015; THENCE ALONG SAID CORPORATE LIMITS SOUTH 01°38'04" WEST, 28.09 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 88°28'32" EAST, 1745.84 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 01°38'15" WEST, 1641.49 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2078, PAGE 2031; THENCE LEAVING SAID CORPORATE LIMITS AND ALONG SAID SOUTH LINE OF SAID TRACT NORTH 88°36'30" WEST, 941.54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°40'12" EAST, 60.24 FEET TO A POINT ON THE RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 65°21'38" EAST, 73.21 FEET; THENCE ALONG SAID RIGHT OF WAY 506.52 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 454.41 FEET, A CHORD DIRECTION OF NORTH 33°25'38" EAST, A CHORD LENGTH OF 480.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY AND SOUTH RIGHT OF WAY LINE OF 27TH STREET NORTH 30°44'22" WEST, 70.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2078, PAGE 2031

NORTH 01°22'27" EAST, 1054.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID 25TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88°39'32" WEST, 1246.28 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 88°28'34" WEST, 908.14 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2167, PAGE 1171; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT OF LAND SOUTH 01°30'08" WEST, 521.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193; THENCE LEAVING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2167, PAGE 1171 AND ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193 SOUTH 01°30'08" WEST, 1086.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2731, PAGE 42; THENCE LEAVING SAID WEST LINE OF TRACT DESCRIBED IN BOOK 1289, PAGE 2193 AND ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2731, PAGE 42 SOUTH 01°30'08" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1621, PAGE 1627; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°32'17" WEST, 764.26 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2376, PAGE 45; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°26'51" EAST, 309.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 14°11'24" WEST, 109.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 51°41'10" EAST, 663.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 3 CALLS: NORTH 88°31'03" WEST, 18.61 FEET; THENCE SOUTH 88°28'05" WEST, 190.26 FEET; THENCE NORTH 88°31'02" WEST, 215.72 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°29'16" WEST, 87.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HAMMONS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: NORTH 88°53'59" WEST, 1.00 FEET; THENCE 45.46 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 29.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 46°33'02" WEST, A CHORD LENGTH OF 40.95 FEET; THENCE SOUTH 01°38'28" WEST, 300.62 FEET; THENCE 63.94 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 294.50 FEET, HAVING A CHORD DIRECTION OF SOUTH 04°34'44" EAST, A CHORD LENGTH OF 63.82 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2208; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°27'17" EAST, 1075.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINES SOUTH 50°53'05" EAST, 128.82 FEET; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°32'42" WEST, 502.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG SAID TRACT THE FOLLOWING 9 CALLS: THENCE NORTH 88°27'18" WEST, 473.07 FEET; THENCE NORTH 01°32'22" EAST, 18.92 FEET; THENCE NORTH 63°14'47" WEST, 102.99 FEET; THENCE NORTH 88°27'18" WEST, 106.34 FEET; THENCE SOUTH 26°45'28" WEST, 69.39 FEET; THENCE NORTH 88°27'18" WEST, 147.57 FEET; THENCE SOUTH 01°33'15" WEST, 156.64 FEET; THENCE 391.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1205.49 FEET, HAVING A CHORD DIRECTION OF SOUTH 02°25'52" EAST, A CHORD LENGTH OF 390.11 FEET; THENCE SOUTH 88°28'19" WEST, 442.14 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST RIGHT OF WAY OF HAMMONS BOULEVARD, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 370, PAGE 2231 THE FOLLOWING 4 CALLS; NORTH 13°43'05" EAST, 10.08 FEET; THENCE NORTH 10°36'50" EAST, 156.35 FEET; THENCE 57.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 505.00 FEET, HAVING A CHORD DIRECTION OF NORTH 07°22'32" EAST, A CHORD LENGTH OF 57.05 FEET; THENCE NORTH 04°08'14" EAST, 229.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND WEST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°35'21" WEST, 193.31 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH

01°29'49" WEST, 544.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°21'14" EAST, 129.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF AFORESAID HAMMONS BOULEVARD; THENCE ALONG SAID WEST AND NORTH RIGHT OF WAY OF HAMMONS BOULEVARD THE FOLLOWING 9 CALLS: SOUTH 88°33'40" EAST, 9.73 FEET; THENCE SOUTH 14°15'17" WEST, 349.70 FEET; THENCE SOUTH 14°15'17" WEST, 140.39 FEET; THENCE SOUTH 41°30'54" WEST, 24.79 FEET; THENCE 142.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 65°31'11" WEST, A CHORD LENGTH OF 138.26 FEET; THENCE SOUTH 89°32'09" WEST, 384.03 FEET; THENCE 98.28 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1366.10, HAVING A CHORD DIRECTION OF NORTH 88°24'08" WEST, A CHORD LENGTH OF 98.26 FEET; THENCE 101.88 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1415.68 FEET, HAVING A CHORD DIRECTION OF NORTH 88°24'09" WEST, A CHORD LENGTH OF 101.86 FEET; THENCE SOUTH 89°32'09" WEST, 80.63 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 348, PAGE 12652; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°25'03" EAST, 1116.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2231; THENCE LEAVING SAID WEST LINE DESCRIBED IN BOOK 348, PAGE 2231 AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 370, PAGE 2231 NORTH 56°21'37" WEST, 153.65 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE FINAL PLAT OF DARRELL L. ROGERS 2008 TRUST ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT AT PLAT BOOK 14, PAGE 1, NEWTON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 01°21'47" EAST, 194.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 373, PAGE 5196; THENCE LEAVING SAID LOT 1 AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 SOUTH 88°38'27" EAST, 65.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°01'33" EAST, 263.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'27" WEST 263.16 TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 357, PAGE 877; THENCE LEAVING SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 AND ALONG THE EAST LINES OF SAID TRACTS DESCRIBED IN BOOK 357, PAGE 877 AND BOOK 367, PAGE 4356 AND BOOK 367, PAGE 4356 NORTH 01°18'30" EAST, 272.95 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 334, PAGE 1685; THENCE LEAVING SAID EAST LINES AND ALONG THE SOUTH LINES OF SAID TRACT DESCRIBED IN BOOK 334, PAGE 1685 AND BOOK 360, PAGE 8259 SOUTH 88°39'59" EAST, 356.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259; THENCE LEAVING SAID SOUTH LINES AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259 NORTH 01°19'30" EAST, 35.90 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL PLAT OF FUGATE COMMERCIAL ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 25, PAGE 5, JOPLIN, NEWTON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING 3 CALLS: SOUTH 88°28'56" EAST, 502.56 FEET; THENCE 36.66 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 257.00 FEET, HAVING A CHORD DIRECTION OF NORTH 87°25'50" EAST, A CHORD LENGTH OF 36.63 FEET; THENCE NORTH 83°20'39" EAST, 82.47 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 00°49'35" EAST, 21.46 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2627, PAGE 337; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2627, PAGE 337 SOUTH 88°27'59" EAST, 246.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE AND PROJECTION THEREOF NORTH 01°19'35" EAST, 298.62 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY OF MISSOURI ROUTE

FF; THENCE LEAVING SAID PROJECTION AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°30'53" EAST, 23.68 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 01°18'15" EAST, 419.99 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 14°11'24" EAST, 109.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 51°41'10" WEST, 390.68 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY 1041.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2822.27 FEET, A CHORD DIRECTION OF NORTH 61°14'34" WEST, A CHORD LENGTH OF 1035.19 FEET; THENCE NORTH 64°57'49" WEST, 233.06 FEET; THENCE NORTH 77°50'46" WEST, 53.81 FEET TO A POINT ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 01°29'04" WEST, 112.07 FEET; THENCE SOUTH 12°04'26" WEST, 30.59 FEET; THENCE SOUTH 06°11'29" WEST, 474.84 FEET; THENCE SOUTH 01°21'32" WEST, 288.72 FEET, SAID POINT BEGIN THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2041, PAGE 1592; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE NORTH LINES OF SAID TRACT, SOUTH 88°35'49" EAST, 60.00 FEET; THENCE NORTH 01°30'23" EAST, 59.35 FEET; THENCE SOUTH 88°35'49" EAST, 237.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID NORTH LINE SOUTH 88°33'34" EAST, 101.03 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID WEST LINE NORTH 01°32'30" EAST, 229.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE SOUTH 88°31'03" EAST, 398.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°32'30" WEST, 723.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°31'02" WEST, 398.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2040, PAGE 1130 NORTH 01°32'30" EAST, 198.90 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'08" WEST, 454.93 FEET TO A POINT ON THE WEST LINE OF SECTION 18; THENCE ALONG SAID WEST LINE NORTH 01°29'59" EAST, 1481.91 FEET; THENCE LEAVING SAID WEST LINE NORTH 87°26'00" WEST, 141.01 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 02°05'59" EAST, 189.61 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1547, PAGE 1848; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING 4 CALLS: NORTH 01°58'02" EAST, 1.50 FEET; THENCE SOUTH 89°58'32" WEST, 20.52 FEET; THENCE SOUTH 01°09'52" EAST, 1.50 FEET; THENCE SOUTH 89°58'26" WEST, 1123.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°30'42" EAST, 633.84 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT THE FOLLOWING 6 CALLS: SOUTH 89°53'23" EAST, 350.49 FEET; THENCE NORTH 01°38'37" EAST, 271.86 FEET; THENCE SOUTH 89°03'02" EAST, 141.30 FEET, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF 24TH STREET; THENCE ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY SOUTH 54°38'13" EAST, 30.33 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY 208.87 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.78 FEET, A CHORD DIRECTION OF SOUTH 72°07'32" EAST, A CHORD LENGTH OF 205.48 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY NORTH 89°56'51" EAST, 201.31 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID NORTH LINE SOUTH 01°15'29" WEST, 175.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°56'51" EAST, 300.00 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 01°15'29" WEST, 295.42 FEET TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1300, PAGE 16; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE PROJECTION AND SOUTH LINE SOUTH 88°31'30" EAST, 334.98 FEET; THENCE ALONG SAID TRACT THE FOLLOWING 8 CALLS: SOUTH 01°56'45" WEST, 125.70

FEET, THENCE SOUTH 87°46'28" EAST, 91.39 FEET; THENCE SOUTH 01°24'32" WEST, 23.50 FEET; THENCE SOUTH 87°46'28" EAST, 96.23 FEET; THENCE SOUTH 01°24'16" WEST, 111.03 FEET; THENCE SOUTH 88°17'30" EAST, 231.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01°42'27" EAST, 321.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°17'36" WEST, 689.57 FEET ALONG THE NORTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE NORTH 01°29'59" EAST, 298.08 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°30'20" EAST, 319.86 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2613, PAGE 358; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE SOUTH 89°47'00" WEST, 301.61 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE NORTH 01°40'30" EAST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE SOUTH 89°46'56" WEST, 60.00 FEET TO THE NORTHEAST OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE ALONG SAID EAST AND SOUTH LINES THE FOLLOWING 4 CALLS: NORTH 01°40'50" EAST, 115.00 FEET; THENCE NORTH 89°46'58" EAST, 194.97 FEET; THENCE NORTH 66°21'35" EAST, 88.00 FEET; THENCE NORTH 89°46'58" EAST, 86.53 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID PROJECTION AND ALONG SAID WEST LINE NORTH 01°30'20" EAST, 36.02 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF AFORESAID TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE THEREOF NORTH 86°29'00" WEST, 83.50 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 66°21'39" WEST, 103.40 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 85°58'39" WEST, 58.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°47'02" WEST, 156.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°40'54" WEST, 146.49 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2640, PAGE 223; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE DESCRIBED 2640, PAGE 223 SOUTH 89°46'57" WEST, 237.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT AND A TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 01°38'51" EAST, 285.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2704, PAGE 189; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2704, PAGE 189 NORTH 89°47'02" EAST, 249.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°44'55" EAST, 150.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2395, PAGE 281; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 89°46'59" EAST, 377.72 FEET TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE OF SECTION 18 NORTH 01°30'20" EAST, 1136.33 TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2013, PAGE 679; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND LINE THEREOF SOUTH 88°20'59" EAST, 235.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°32'26" EAST, 50.35 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION THEREOF NORTH 88°20'59" WEST, 235.42 FEET TO A POINT ON THE WEST LINE OF AFORESAID SECTION 18; THENCE LEAVING SAID PROJECTION AND LINE THEREOF NORTH 01°30'20" EAST, 157.43 FEET ALONG SAID WEST LINE TO THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN

BOOK 2709, PAGE 31; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND SOUTH LINE THEREOF SOUTH 89°33'12" WEST 321.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°35'32" EAST, 174.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEGIN THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2672, PAGE 50, THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2672, PAGE 50 NORTH 89°32'58" EAST, 256.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT NORTH 01°31'23" EAST, 75.09 FEET; THENCE ALONG SAID EAST LINE NORTH 44°12'35" WEST, 59.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 79°56'51" WEST, 58.55 FEET; THENCE ALONG SAID NORTH LINE AND PROJECTION THEREOF NORTH 89°33'00" WEST, 311.98 FEET TO A POINT ON THE PROJECTION OF THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1528, PAGE 1144; THENCE ALONG SAID PROJECTION AND WEST LINE NORTH 02°00'37" EAST, 586.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 87°59'34" EAST, 409.05 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY THE FOLLOWING 3 CALLS: SOUTH 01°47'02" WEST, 136.25 FEET; THENCE SOUTH 01°43'59" WEST, 88.35 FEET; THENCE SOUTH 10°24'50" WEST, 87.22 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 88°38'37" EAST, 152.25 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2508, PAGE 416; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°38'37" EAST, 194.67 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°52'08" EAST, 14.42 FEET, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°45'21" EAST, 96.58 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1970, PAGE 645; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°43'06" EAST, 223.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°28'28" EAST, 336.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°17'08" WEST, 238.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON AFORESAID NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 473.16 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2584, PAGE 22; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°35'28" EAST, 440.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'51" WEST, 172.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2412, PAGE 177; THENCE LEAVING SAID NORTH LINE DESCRIBED IN BOOK 2584, PAGE 22 AND ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2412, PAGE 177 NORTH 88°58'51" WEST, 249.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°45'39" WEST, 143.42 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'28" WEST, 484.82 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 2010, PAGE 1560; THENCE ALONG SAID EAST LINE NORTH 01°52'08" EAST, 5.77 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2253, PAGE 480; THENCE LEAVING SAID EAST LINE DESCRIBED IN BOOK 2010, PAGE 1560 AND ALONG THE EAST LINE DESCRIBED IN BOOK 2253, PAGE 480 NORTH 01°52'08" EAST, 137.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°31'32" WEST, 199.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 01°42'08" EAST, 2.27 FEET; THENCE LEAVING SAID EAST

RIGHT OF WAY NORTH 88°13'44" WEST, 110.19 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY OF RANGE LINE ROAD NORTH 01°40'12" EAST, 314.28 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 01°20'08" EAST, 600.88 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2550, PAGE 381; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2550, PAGE 381 NORTH 01°47'59" EAST, 122.96 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 88°20'55" EAST, 43.87 FEET TO A POINT ON THE EAST LINE OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG SAID EAST LINE NORTH 01°44'19" EAST, 728.08 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88°32'37" EAST, 65.30 FEET TO A POINT ON AFORESAID EAST RIGHT OF WAY OF RANGE LINE ROAD, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2420, PAGE 406; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°32'37" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°43'40" EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2357, PAGE 1502; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°31'19" EAST, 757.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°38'03" WEST, 315.96 FEET; THENCE SOUTH 88°30'54" EAST, 104.68 FEET; THENCE SOUTH 01°34'46" WEST, 100.02 FEET TO A POINT ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2354, PAGE 1304; THENCE ALONG SAID NORTH LINE NORTH 88°29'17" WEST, 104.77 FEET; THENCE ALONG SAID NORTH LINE NORTH 80°30'13" WEST, 54.77 FEET; THENCE NORTH 88°37'14" WEST, 614.18 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'24" WEST, 22.30 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2682, PAGE 139; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°10'37" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2629, PAGE 289; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°45'03" EAST, 175.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°19'19" WEST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG THE WEST LINE AND SAID EAST RIGHT OF WAY SOUTH 01°41'31" WEST, 175.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 7 CALLS: SOUTH 01°41'31" WEST, 305.34 FEET; THENCE SOUTH 01°39'05" WEST, 141.51 FEET; THENCE SOUTH 01°43'55" WEST, 186.24 FEET; THENCE NORTH 89°46'16" WEST, 5.00 FEET; THENCE SOUTH 01°19'35" WEST, 209.23 FEET; THENCE SOUTH 04°19'12" WEST, 129.10 FEET; THENCE SOUTH 01°19'22" WEST, 104.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 17TH STREET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 43°20'20" EAST, 35.44 FEET; THENCE SOUTH 88°11'57" EAST, 72.90 FEET; THENCE SOUTH 81°04'25" EAST, 103.00 FEET; THENCE SOUTH 83°19'28" EAST, 70.18 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2664, PAGE 204; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°45'07" EAST, 279.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°37'02" EAST, 329.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°45'30" WEST, 279.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2329, PAGE 790; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT AND AFORESAID NORTH RIGHT OF WAY OF 17TH SOUTH 88°34'05" EAST, 212.16 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1787, PAGE 873; THENCE LEAVING SAID NORTH RIGHT OF WAY

AND ALONG THE WEST LINE OF SAID TRACT THE FOLLOWING 3 CALLS: NORTH 01°35'19" EAST, 279.78 FEET; THENCE SOUTH 88°50'11" EAST, 314.96 FEET; THENCE NORTH 01°38'36" EAST, 648.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°16'19" EAST, 195.59 FEET; THENCE ALONG SAID NORTH LINE SOUTH 88°34'03" EAST, 388.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°26'57" WEST, 201.70 FEET; THENCE NORTH 88°41'01" WEST, 5.00 FEET; THENCE SOUTH 00°51'28" WEST, 1533.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 735.93 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°24'23" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THIS DESCRIPTION CONTAINS 384.3 ACRES, MORE OR LESS. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

EXHIBIT B
MAP OF DISTRICT

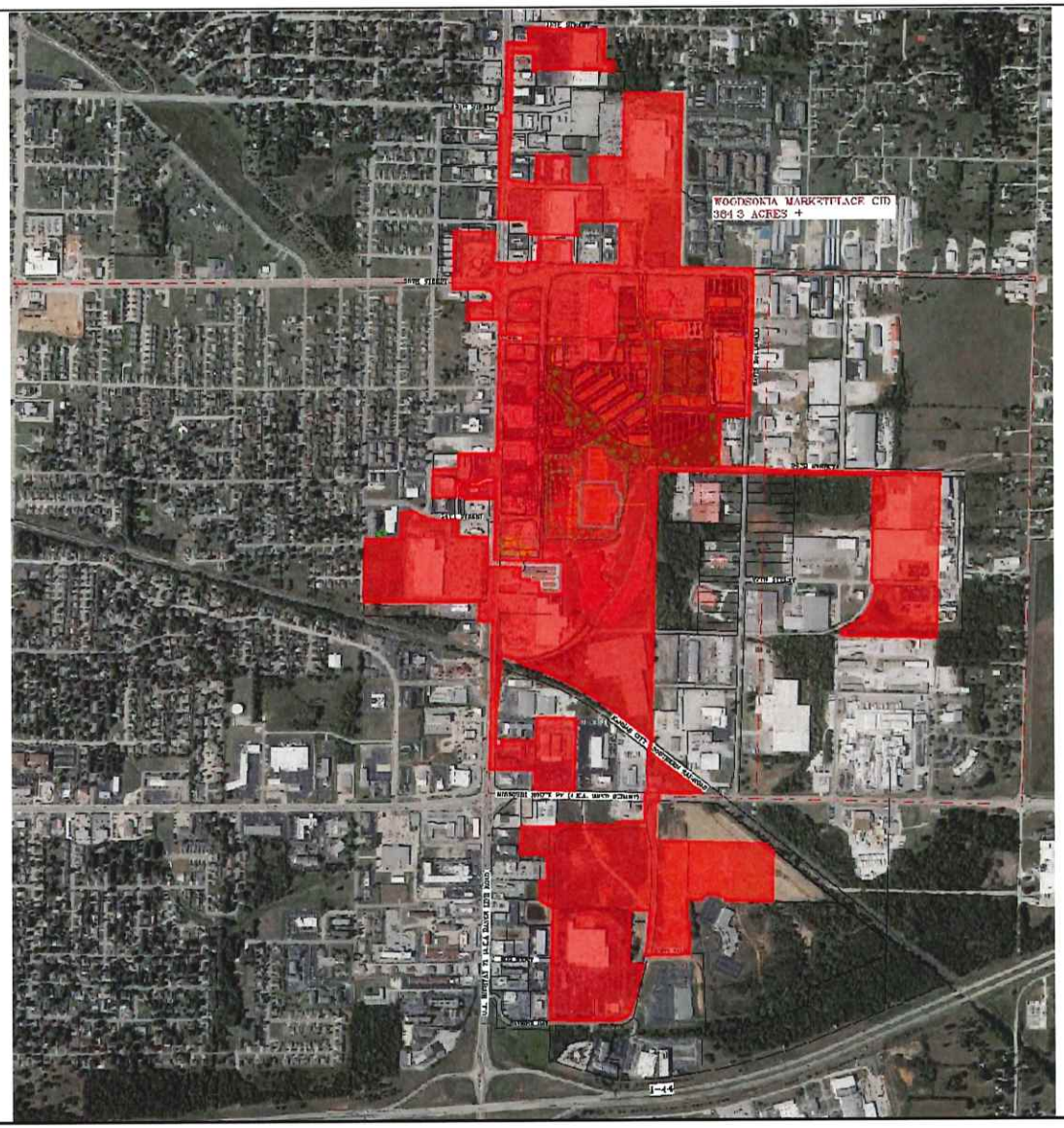
SEE ATTACHED

GRAPHIC SCALE

(IN FEET)

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY



DATE OF PREPARATION: 10/09/2025.

OWN
"Engineering beyond."
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Joplin, MO 64801
417.782.7300
weareown.com
FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE (RT. 1) ABBEY
JOPLIN, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25JO10035
DRAWN BY: ISR
CHECKED BY: RWW
REVIEWED BY:
SUBMITTED: 10/09/2025

DESIGNED: R. WALLACE
LICENSE NO: PLS No. 2018015181

A Licensed Missouri Engineering Corporation
CA#1625

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

SEE ATTACHED

CID Property	Parcel Number	Current Property Assesed Value
4 State Corral, LLC	20401800000027001	$552,200
Acme Land Company	20401800000031000	$284,890
Acme Land Company	20401800000031001	$74,300
Burkat, LLC	20401800000034000	$549,230
Continence Restoration Center, LLC	20401800000013002	$197,690
Fletcher Realty, LLC (Toyota)	20401800000022000	$1,364,590
Fletcher Realty, LLC (Nissan)	20401800000026000	$954,210
Fletcher Realty, LLC (Subaru)	20401800000013003	$831,950
Fletcher Realty, LLC	20401800000012000	$211,520
Fletcher Realty, LLC (pre-owned)	20401800000042001	$472,710
Fletcher Realty, LLC (superstore)	20401800000045002	$993,230
HD Development of Maryland, Inc.	20401800000014003	$1,021,070
HD Development of Maryland, Inc.	20401800000020001	$53,770
HD Development of Maryland, Inc.	20401800000014005	$29,280
Duane D. Hukill & Holly L Hukill Rev Trust/PV Davis LLC	20401800000013004	$29,060
International Paper Company	20401800000014000	$105,150
Jasper Products, L.L.C.	20401800000079004	$2,890,800
Jasper Products, L.L.C.	20401800000078000	$22,360
Jasper Products, L.L.C.	20401800000070001	$139,590
KAP Property Investments, LLC	20401800000013000	$135,190
Pinnacle Bank	20401800000028000	$289,350
Prospect Village LLC	20401800000014008	$270,270
Range Line Investors L.L.C./PV Geneva LLC	20401800000014004	$95,620
Shuber-Mitchell Homes, LLC (2340 Real Property)	19601310013018000	$854,630
Simmons Bank	19601310013015000	$377,450
Sooner Two, LLC	20401800000017003	$222,870
Sooner Two, LLC	20300730004030005	$24,450
Southwest Missouri Development Enterprises, LLC	19601310013009000	$400,350
Southwest Missouri Development Enterprises, LLC	19601310013014000	$256,110
Woodsonia Joplin, LLC	044019000000005019	$4,411,430
3129 Hammons Blvd, LLC	044019000000005007	$226,910
3323 E. 32nd St, LLC	204018000000047000	$108,190
Joplin City	20401800000014006	$0
Menard, Inc.	044019000000005018	$4,397,690
Sam's Real Estate Business Trust	044019000000005002	$2,035,170
Hammad Ali	20300730004033000	$21,660
Wal-Mart Real Estate Business Trust	20300730004034000	$2,017,900
Wal-Mart Store East	20300730004034001	$54,040
Broadmoor at Chelsea Co. L.P.	19601340001001000	$1,374,490
Broadmoor at Chelsea Co. L.P.	19601310014002000	$90,140
Market Parking, Inc.	20300730004017000	$859,180
Warren Davis Properties	20300730004028000	$1,183,050
Gateway Lubes Realty	20401800000030000	$288,030
Rangeline Road (IHOP Building)	20401800000020000	$356,970
JAAG Properties	20401800000028001	$128,820
Wonka Investments	20401800000018000	$316,900
Ridgecrest LRAR	20401800000014007	$713,120
Sutherland Building Material, Inc.	20401800000037000	$645,450
CFA-NC Townridge Square LLC	20401800000021000	$467,390
Ralco Enterprises, Inc.	20401800000017001	$526,430
Majzoub Family Partnership	19101240019010000	$527,620
Majzoub Family Partnership	20401800000017000	$168,790
Majzoub Family Partnership	19101240019010001	$419,690
Larry Fugate Tr	19601310001018000	$334,380
R&A Holdings, LLC	20300730004025000	$450,670
Aldi, Inc.	20300730004031000	$329,430
Total Parcels - 56 Total Owners - 40		**$36,157,430**

EXHIBIT D
FIVE-YEAR PLAN
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

I. **General**. The District will be established to fund those items set forth below in the CID Project Budget, and also fund the initial start-up costs and ongoing operating costs of the District. The District Projects will serve the public purpose of remediating the blighting conditions found to exist within the District.

II. **District Purposes.** The purposes of the District are to:

(1) Provide or cause to be provided for the benefit of the District certain improvements including but not limited to: raising significant portions of the District out of the flood plain; remediate numerous environmental conditions; mass grade much of the District property; and assist with development of the Sports Complex.

(2) Fund the costs, expenditures, and undertakings of the District.

(3) To levy and collect the Sales Tax in order to provide a source of payment for the District improvements.

(4) Such other purposes and activities authorized by the Act and allowed by the Petition.

III. **Estimated Initial Five-Year Budget**. The estimated revenue from the Sales Tax and expenditures for the initial five years of the District are set out on Exhibit D-1:

Notes:

A The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective April 1, 2026, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

B3 For the first year, this includes all legal costs associated with the formation of the District, drafting, filing and prosecuting this Petition, the negotiation of any and all agreements between the District and the City, and engineering, insurance and accounting fees.

* To the extent the actual revenue and costs of improvements vary from this five-year plan and CID Project Budget, the District's budget will be modified by the Board on an annual basis.

EXHIBIT D-1

FIVE-YEAR PLAN

		Year 1	Year 2	Year 3	Year 4	Year 5
		2026	2027	2028	2029	2030
A	Estimated Sales Tax Revenue (1%) *	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
	Sales Tax Revenue Total	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
B	Expenditures					
1	Acquisition	$12,250,000	$0	$0	$0	$0
2	Building Construction and Enhancements	$4,416,667	$4,416,667	$4,416,667	$0	$0
3	Public Improvements (on & offsite)	$7,515,226	$3,757,613	$3,757,613	$0	$0
4	Soft Costs	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$350,000
5	Expenditure Total	$28,181,893	$9,174,280	$9,174,280	$1,000,000	$350,000

Notes: These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes under the CID Act, the CID Cooperative Agreement and TIF Contract.

EXHIBIT E

BLIGHT STUDY

SEE ATTACHED

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

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Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix E.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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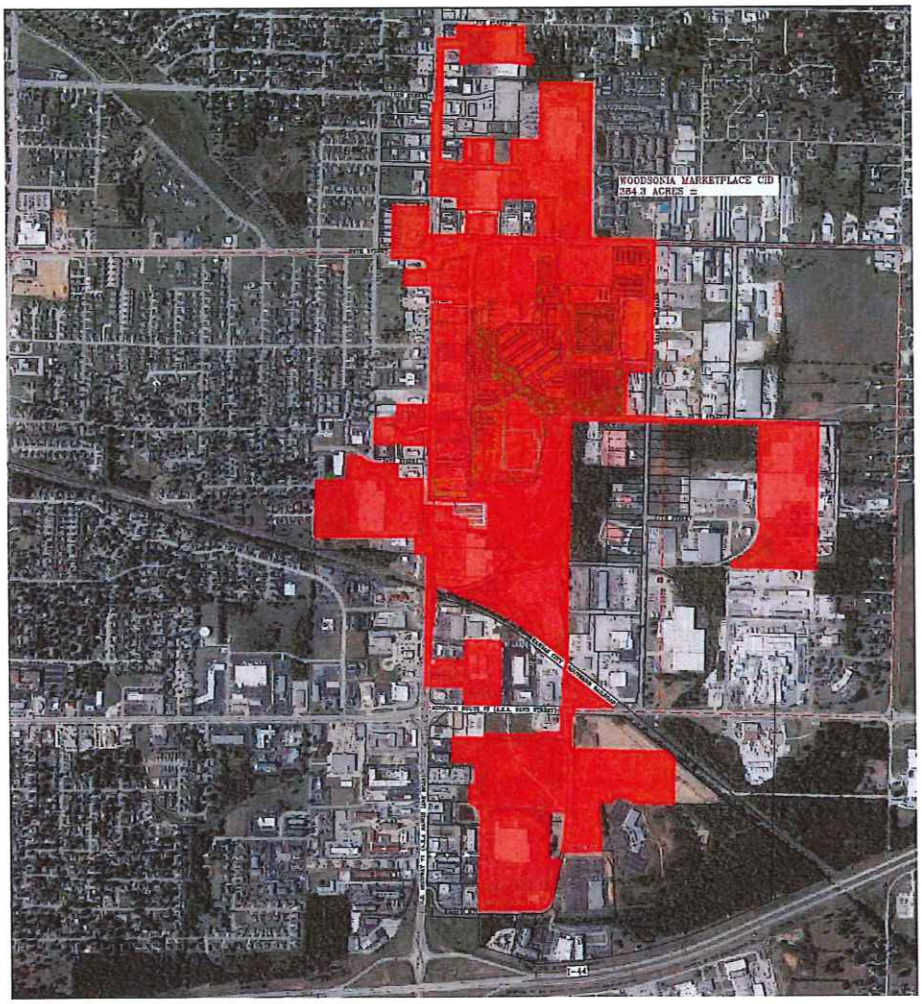
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) **"Blighted Area"**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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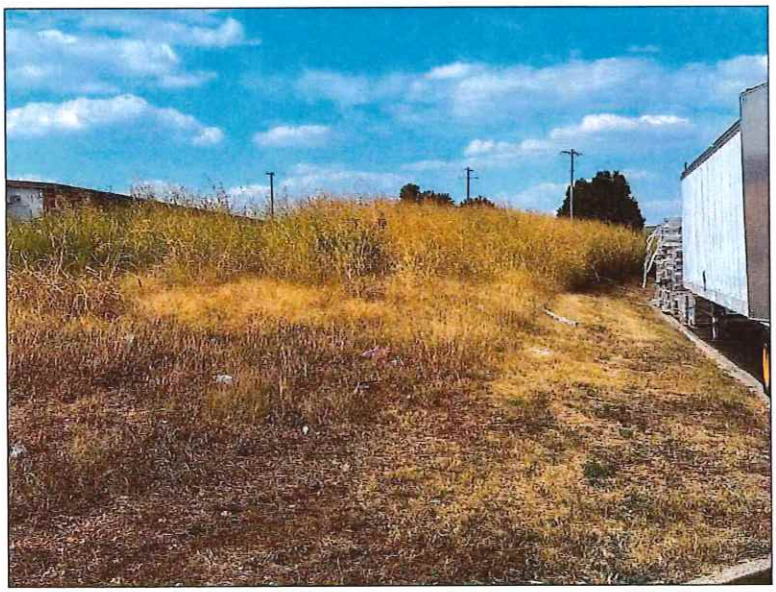
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



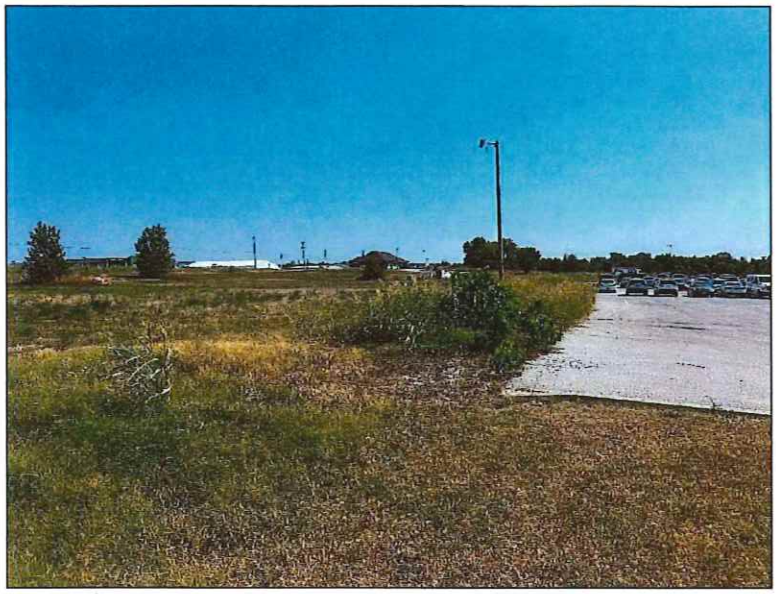
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



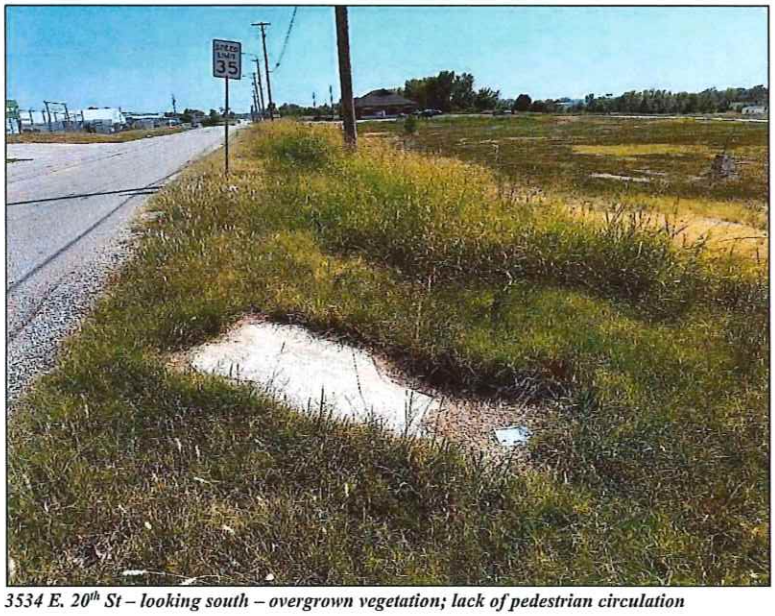
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



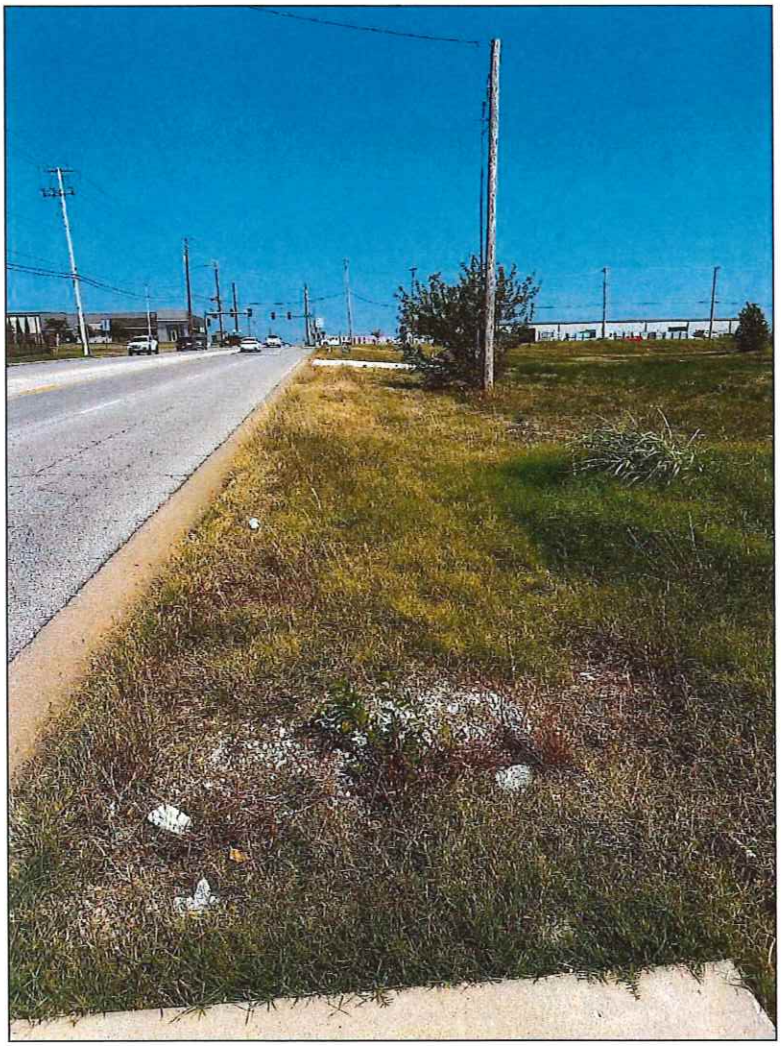
2600 S. Range Line Rd – looking northwest – overgrown vegetation



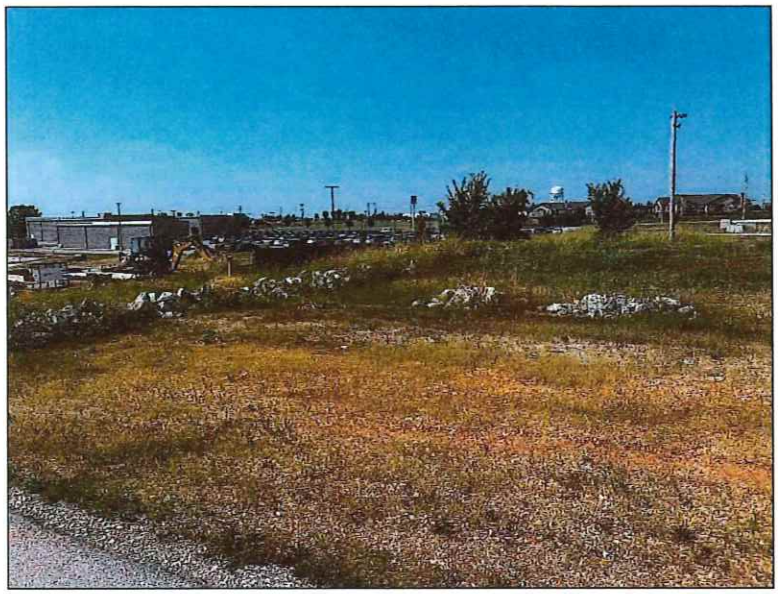
3534 E. 20th St – looking south – overgrown vegetation



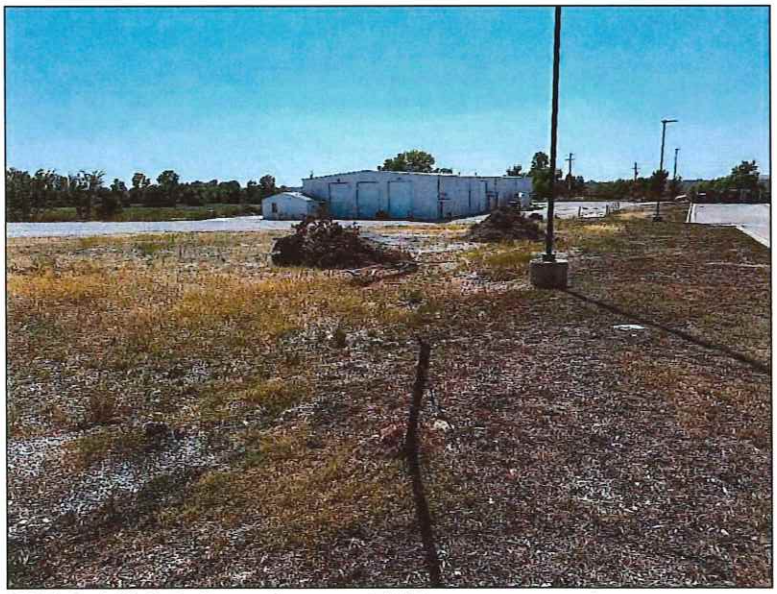
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



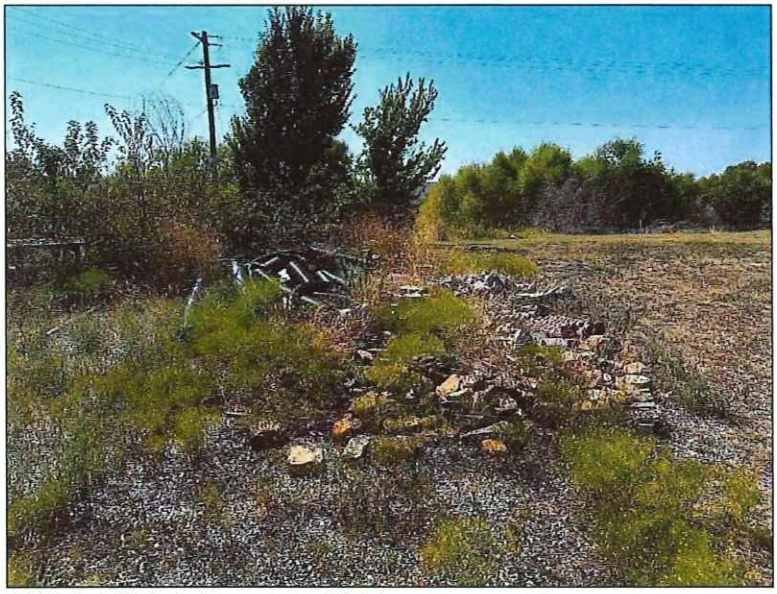
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



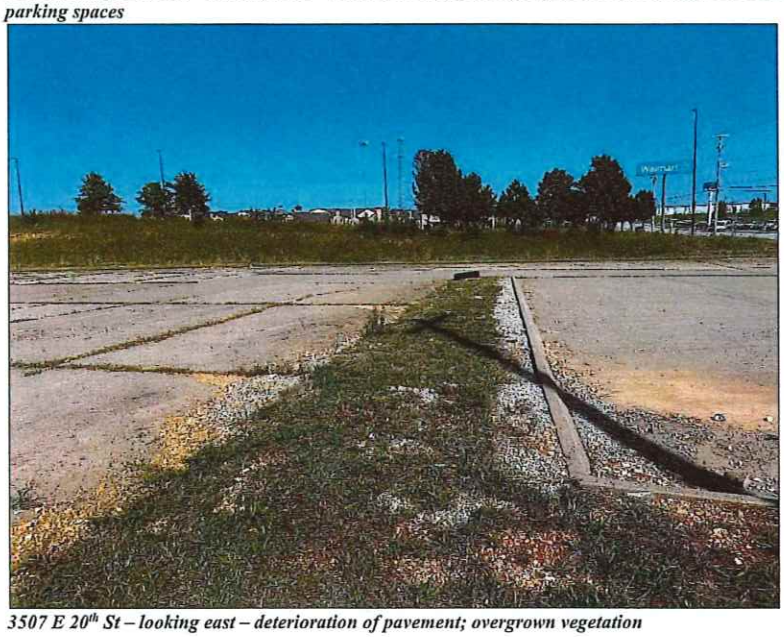
International Paper Co. – looking northwest – contaminated property



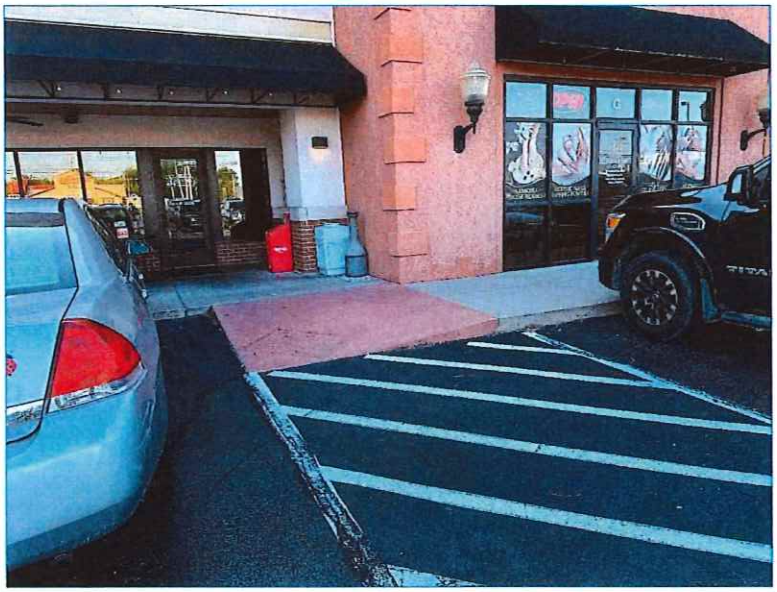
E. 25th St – looking north – stormwater mitigation area, floodway



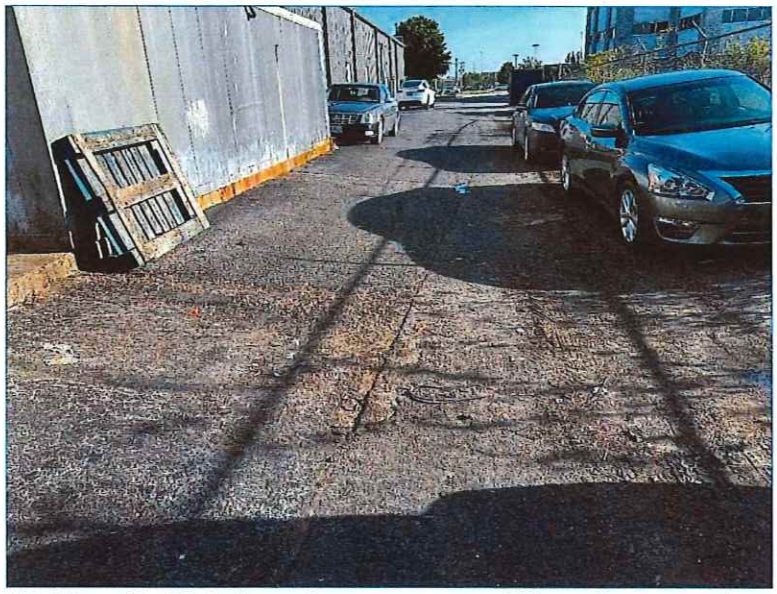
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



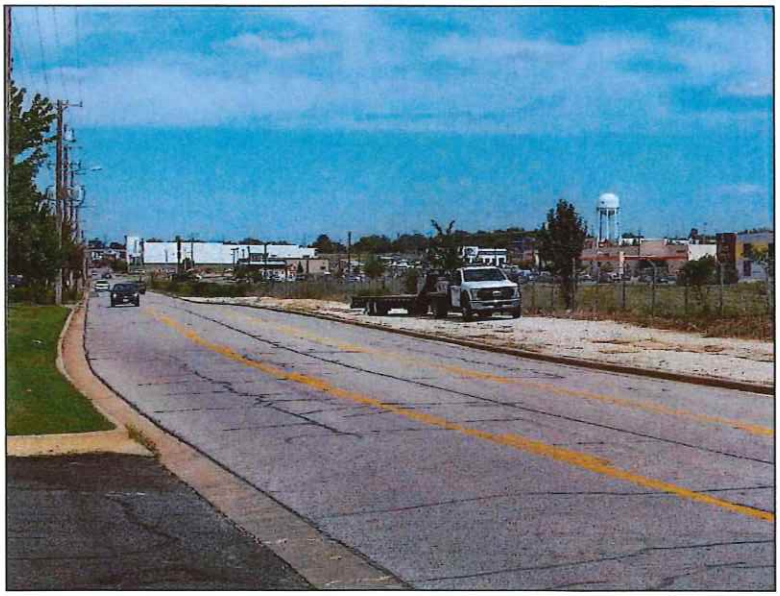
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



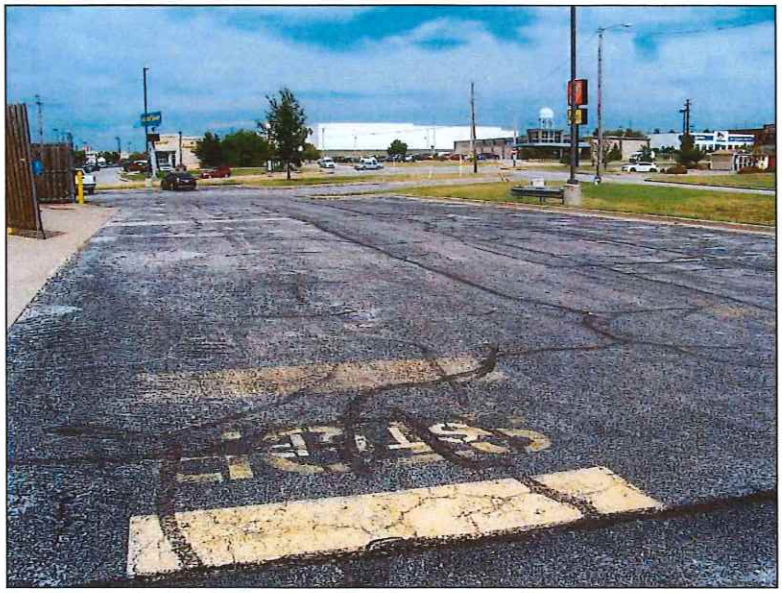
2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



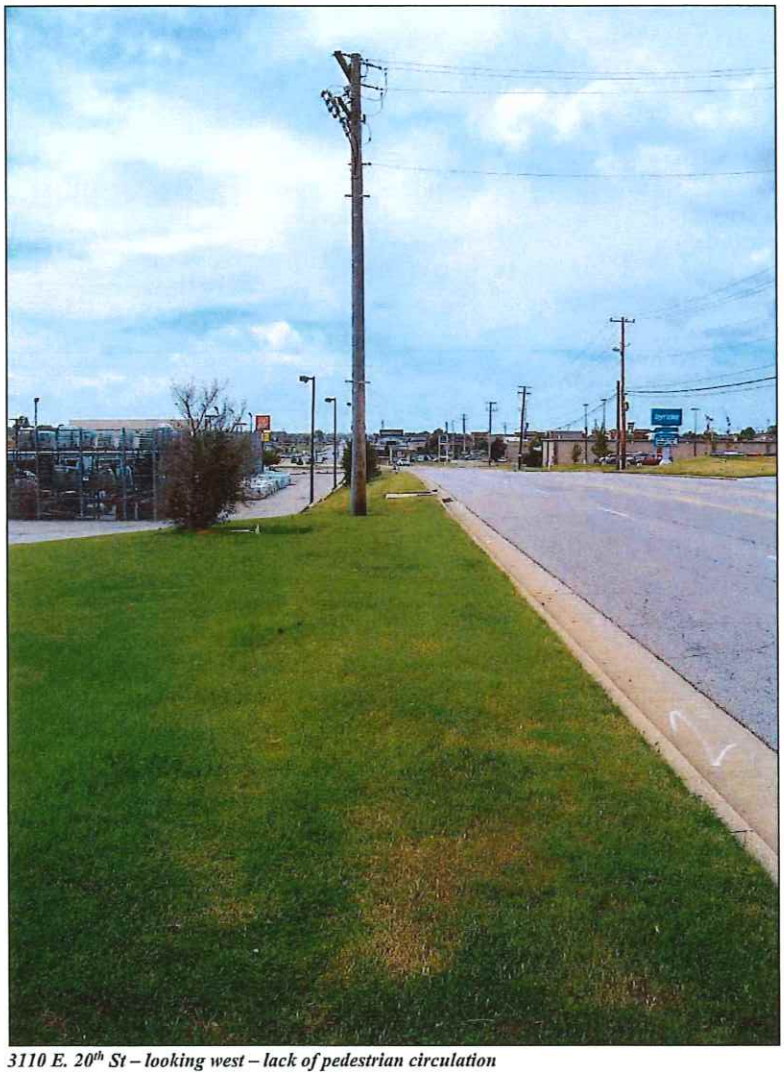
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



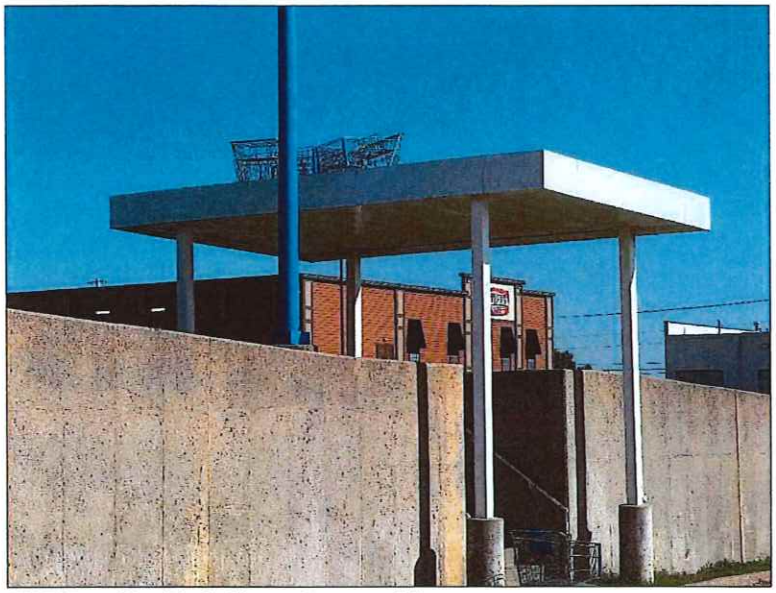
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

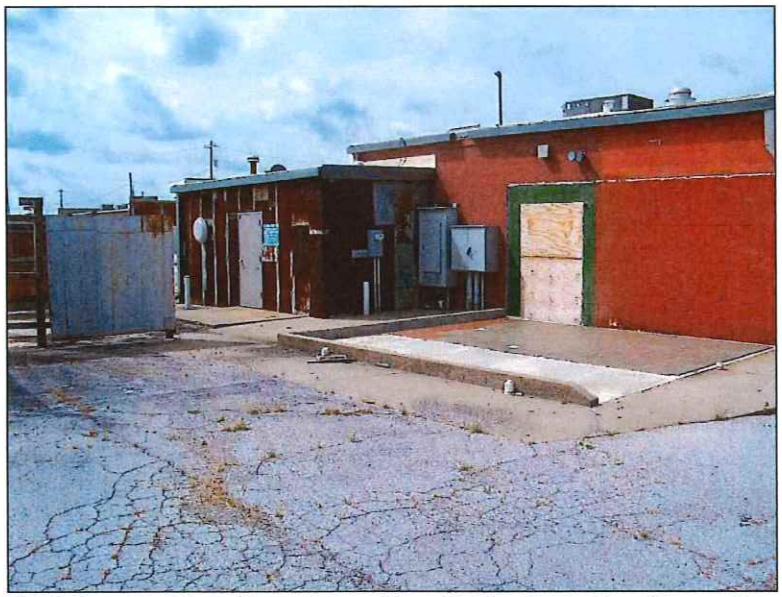
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



3110 E. 20th St – looking west – failure of finishes



2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



1315 S. Range Line Rd – looking north – failure of finishes



2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



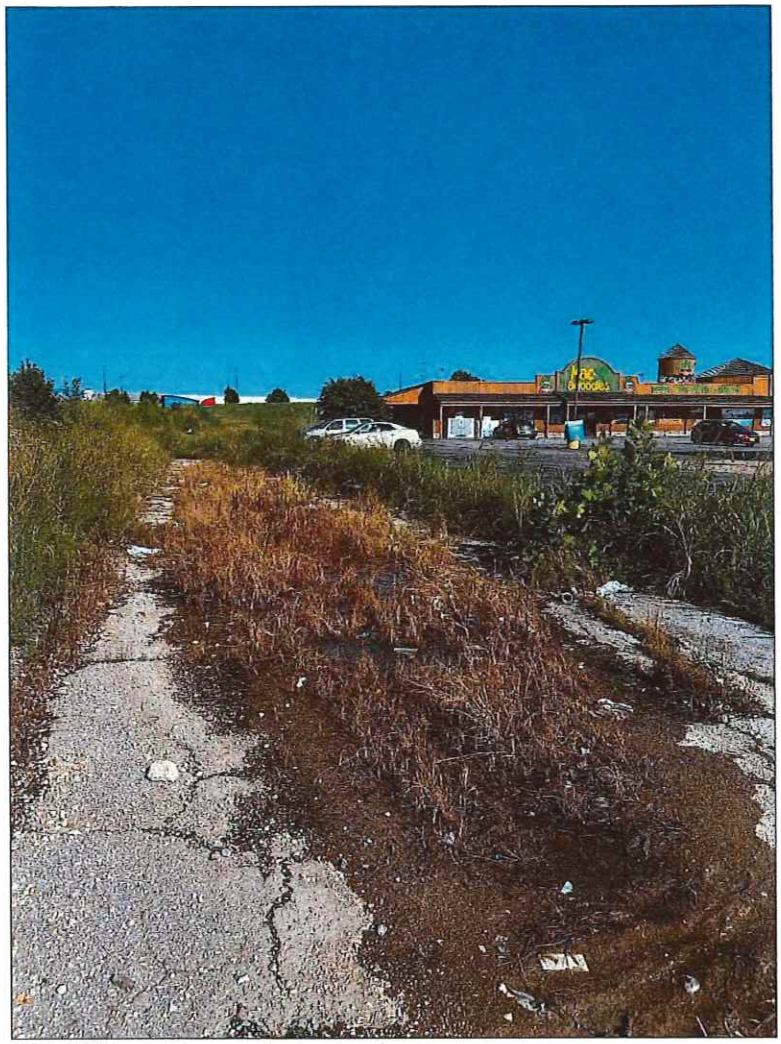
International Paper Co. – looking northwest – deterioration of ancillary building



International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

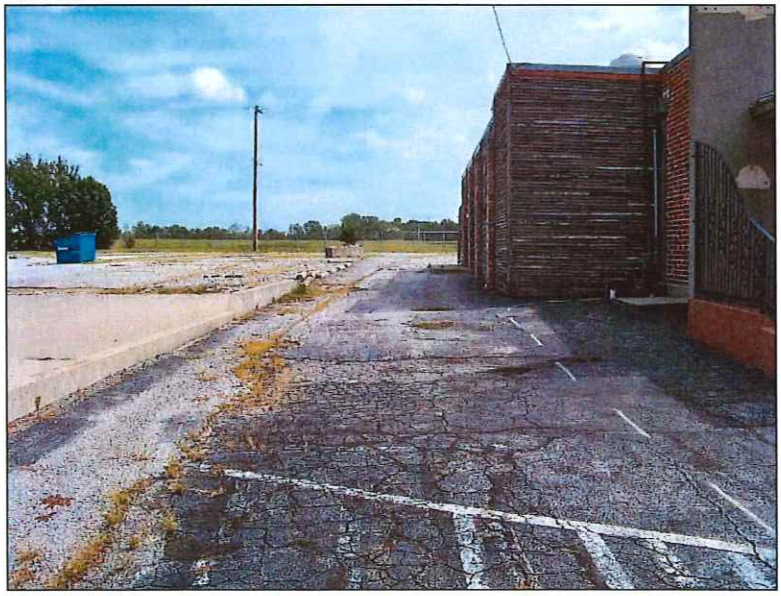


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

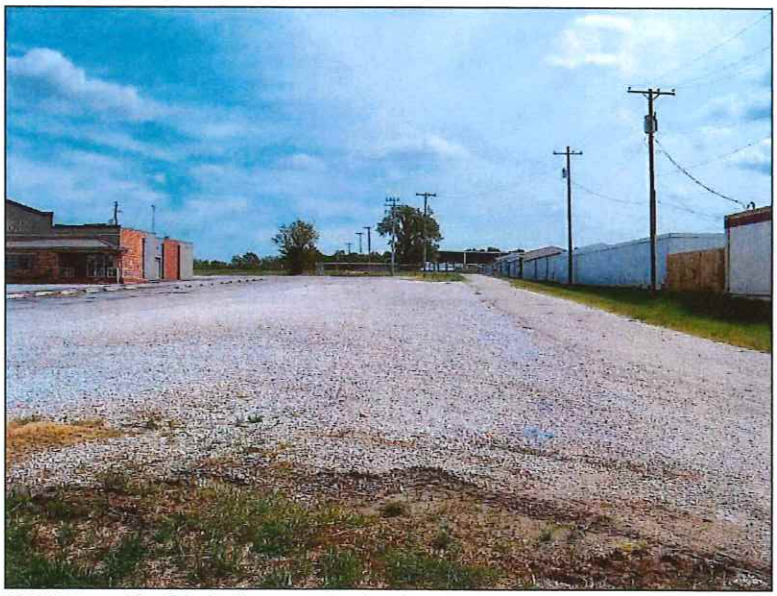




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



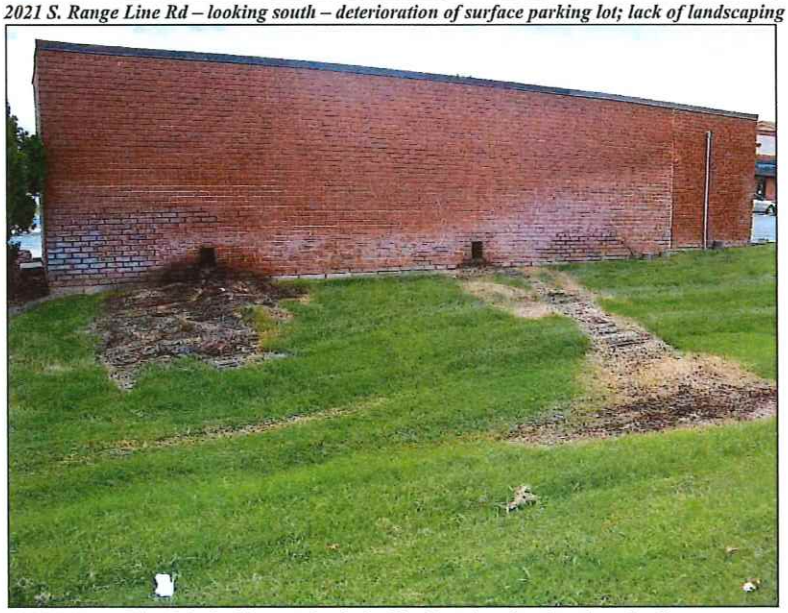
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



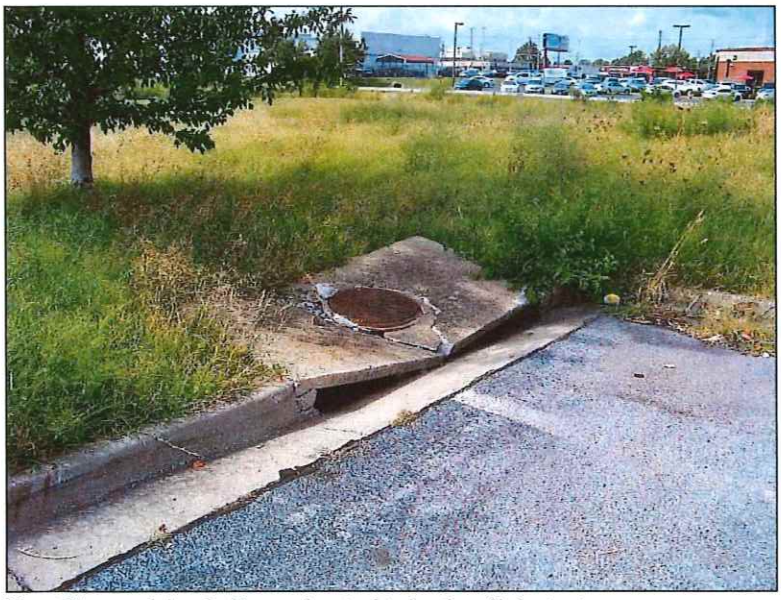
International Paper Co. – looking south – deterioration of fence; overgrown vegetation



2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	**24**	**44.4%**	**179.30**	**51.5%**

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-000-005.002	SAM'S REAL ESTATE BUSINESS TRUST	BEG 1980.08' S & 660.76' E NW COR N 836.18' E 775' S 545' E 13 8.71' S 12° W 490.12' W 401.16' S 5° W 888.46' S 86° W 11.46' W 453.73' TO POB
2		04-4.0-19-000-000-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1980' E 660.78' N 836.18' E 775' S 545' E 1 38.71' SW 350.14' TO POB SW ALG CURVE 445' W 210.02' N 33' N 86 ° W 11.46' N 5° W 88.46
3		04-4.0-19-000-000-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1348008' S 40' W 39.87' TO POB S 2 17.96' E 246.88'N 201.65' TO CURVE R S 39° E 55.49' S 239.59' E 11' ETC
4		04-4.0-19-000-000-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1348.08' S 440.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR RW W 1125.83' N 18.92' N 63° W 103' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 408.6' T O W R/W RANGELINE RD S 118.17' W 296.25' S 349.05' TO N R/W 20TH ST S 85 DEG W 113.30' N TO POB
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.5' W & 50' N SE COR SE N 89 DEG W 73.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 296.25' S 01 DEG W 106.85' S 10 DEG W 136.48' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	FUGATE J LARRY TR	KINDREDS SUB S 175' LOT 1 EX HWY
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.08' S 88 DEG W 317.69' N 150.08' E TO POB
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-6.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.86' E 141.3' TO S R/W 24TH ST S 56 DEG E 30.33' CURV TO LFT CH DIST 205.48' W/BEARING OF S 73 DEG E E ALG S R/W LN
13	2600 RANGELINE	19-6.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 739.5' N & 70' W SE COR NE SE N 02 DEG E 105.17' N 464.62' W TO C/L TEXAS AVE S 571.35' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 20.91' E 614.18' S 79 DEG E 54.76' E 99.91' N 100' W 103.93' N 316' W 75' TO POB
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 327.25' E & 833.21' N SW SEC COR N 280.75' E 326 .98' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	WARREN DAVIS PROPERTIES ⅓ WILLIAM P HARRINGTON	JOP MISC BEG 469.15' N & 60.51' E SW COR SEC N 260.04' N 47 DEG E 71.78' S 87 DEG E 515.45' E 372.57' S 310.74' W 246.73' S 436.69' W 30' N 293.17' W 484.86' S 278.18' S 64 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.26' E SW SEC COR N 28.59' NWLY 7.37' N 132.95' E 200' S 143.18' W 12' S 30' W 195' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/W'S
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 45'N & 506.64' E SW SEC COR N 223.18' E 199' 238.23' W 155' N 72 DEG W 50' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	HAMMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 436.67' E 348' S 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.68' E & 30' N SW SEC COR W 432.01' N 436.67' W 348' N 366.57' W 126.87' N 280.75' E 310.2' N 648.58' E 590.5' S 201.7' W 5' S 727.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 20TH ST & W R/W REX AVE W 153' TO POB W 168' N 40 DEG W 47.62' N 100' E 200' S 135.26' TO POB
22	3534 E 30TH ST	20-4.0-18-000-000-012.000	FLETCHER REALTY LLC	JOP MISC BEG 186.75' W NE COR NW TH S 680' W 448.41' N 680' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 205.6' N 425' E TO POB EX COM NE CPR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONTINENCE RESTORATION CENTER	JOP MISC BEG 2858.38' W & 680' S NE COR S 770' W 225.3' N 750' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01' N 455.23' TO N LN NW 1/4 N 89 DEG E 588.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	IID DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 2 COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48' S 46 DEG E 57.59' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 727.18' N 88 DEG W 122.87' S 01 DEG W 180' N 88 DEG W 300' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 352' S & 70.83' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 105.04' N 12.65' E 36.73' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.09' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 352' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 275' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 552' S NW COR SEC E 335' S 190' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.78' S & 65' E OF NW SEC COR N 54 DEG W 55.21' E 290.63' S 167.65' W 334.93' N 134.52' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 743.78' S & 65' E OF NW SEC COR E 334.97' S 41' W 290.63' S 54 DEG W 55.21' N 74' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNRIDGE SQUARE	JOP MISC BEG 953' S OF N SEC LINE & 400' E OF W SEC LINE W 360' S 242' E 360' N TO BEG EX HWY
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000	FLETCHER REALTY	JOP MISC BEG 1195' S & 40' E NW COR SEC E 360' S 518' W 360' N TO BEG EX HWY
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000	FLETCHER REALTY	JOP MISC BEG 1896' S & 40' E NW COR SEC S 348.34' E 99.40' N 10' E 302.47' N 155' NW 114.87' N 86.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001	4 STATE CORRAL	JOP MISC BEG 2061.08' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 260.13' W 362.9' N 250.25' TO BEG
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 420' S 23.16' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 420' S 23.16' TO POB S 136.84' S 57 DEG W 36.05' W 105' N 18' S 72 DEG E 18.72' N 144' E 118.28' TO POB
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 380' N 125' NW 28.28' W 307' SW 32.60' TO POB
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.2' S 201.10 W 116.72' N 63' W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 212' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 280.53' N TO POB
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	BURKAT	JOP MISC BEG 373.3' & 62.35' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.26' S 110.53' W 326.95' N 83 DEG W 63.86' N 03 DEG W 100.15' N
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 88.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001	FLETCHER REALTY	JOP MISC BEG 250' N & 62.56' E FR SW COR SW1/4 SEC 18 N 245' E 60' N 41.99' E 338.78' S 291' W TO POB
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	FLETCHER REALTY	JOP MISC BEG 458.8' E & 40' N SW COR SEC N 723.35' E 398' S 723.35' W 398' TO POB
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 770.9' E & 40' N SE COR SW SW W 869.7' N 666.1' TO KCS R/W SE 1086.4' TO BEG EX W 320' EX COM SW COR SEC 18 S 88 DEG E 817.94' TH CONT S 89 DEG E 772.43' N 40'
54	3877 E 27TH ST	20-4.0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC BEG 3268.44' & 897.55' W OF SE SEC CORR S 1615' W 947.49' N 60.24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 506.52' E 616.97' N 60' W 654.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value 2021	2022	2023	2024	2025	Taxes 2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		**36**	**40**	**14**	**90**	**347.99**	**24**
	Acreage of Parcels Exhibiting Condition		**222.77**	**258.13**	**136.88**			**179.30**
	Percentage of Study Area Exhibiting Condition		**64.0%**	**74.2%**	**39.3%**			**51.5%**

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Planimetric base map information shown on all FIRM3 panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

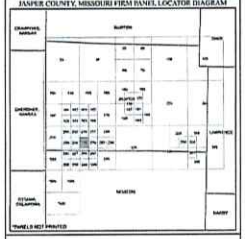
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

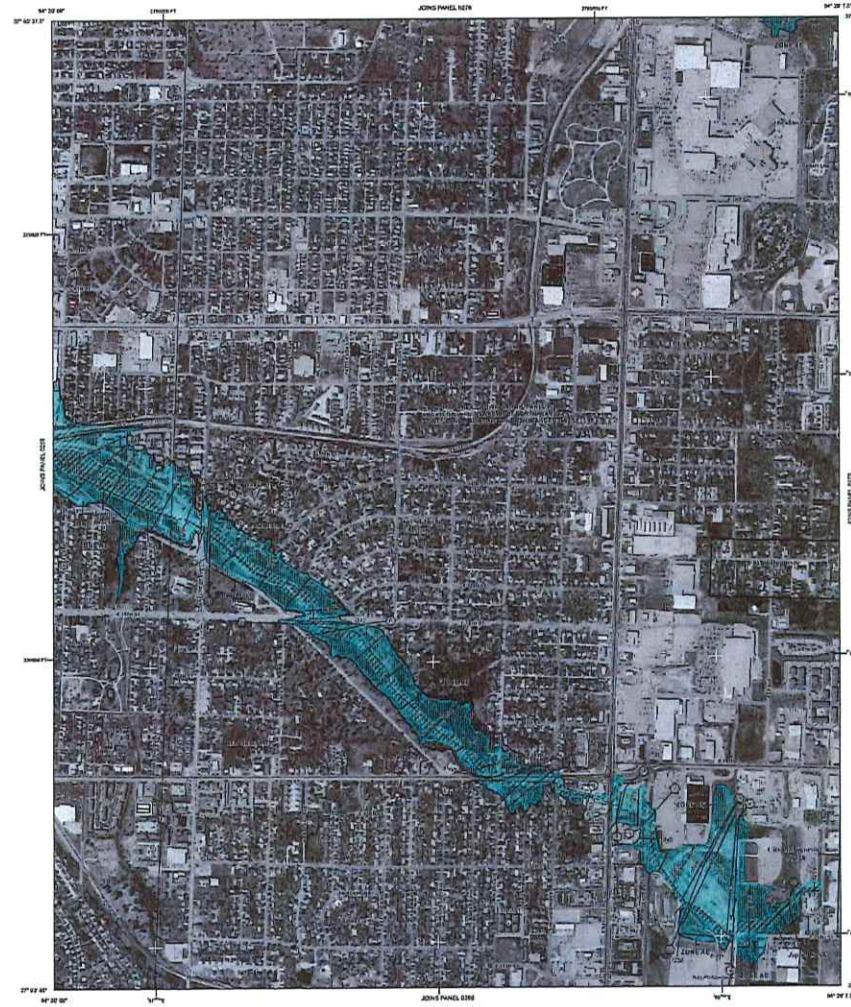
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://www.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be obtained or ordered directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include zones A, AE, AH, AO, A1-A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- International, State, or County boundary
- Corporate, Governmental Jurisdiction, or Urban Growth Boundary
- Area Not Included in Study
- Military Reservation, Native American Lands boundary
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet* * Referenced to the North American Vertical Datum of 1988
- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000 mE — 1000-meter Universal Transverse Mercator grid values, zone 15
- 6500000 FT — 5000-foot grid ticks: Missouri State Plane coordinate system, west zone (FIPSZONE 2403), Transverse Mercator projection
- DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — Base Map
- Manhattan, Gabriel, Platte, Pendleton, or Storm Street
- Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 16, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 2, 2012 - to update corporate limits, to change Special Flood Hazard Areas, to reflect updated topographic information, to incorporate previously issued Letters of Map Revision, and to change flooding.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI
AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DUENWEG, CITY OF	290178	0278	E
JOPLIN, CITY OF	290149	0278	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278E
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)
General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

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Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

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Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix B.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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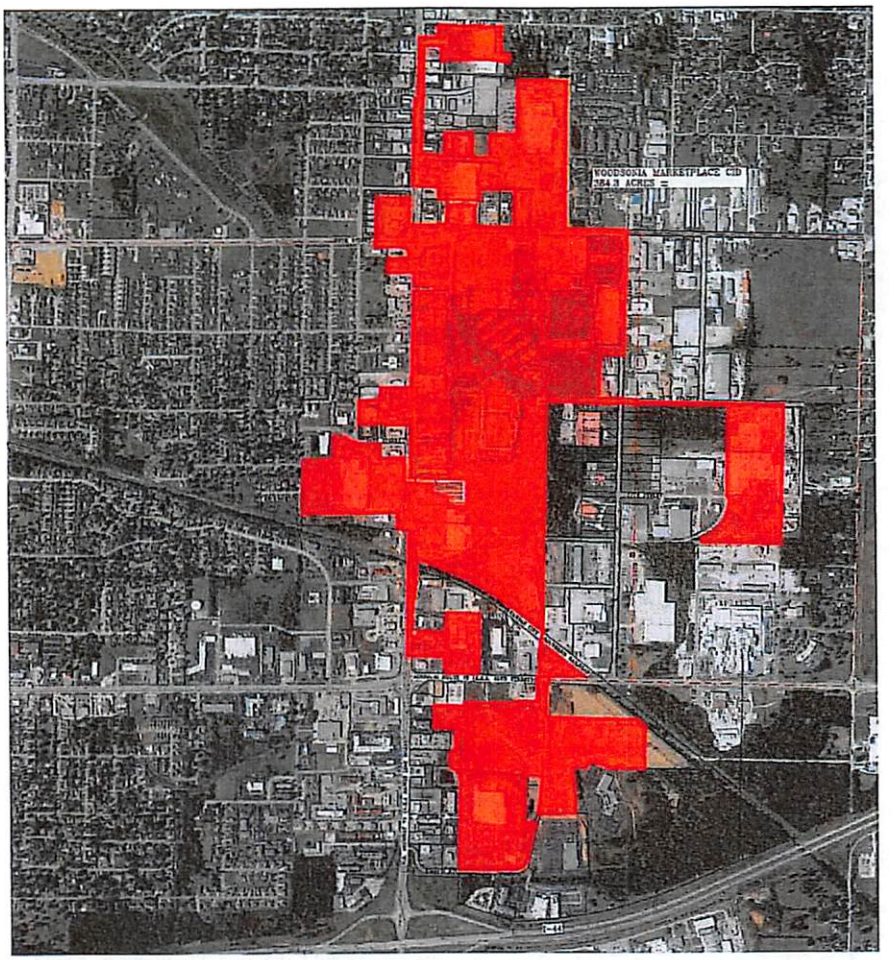
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements.*

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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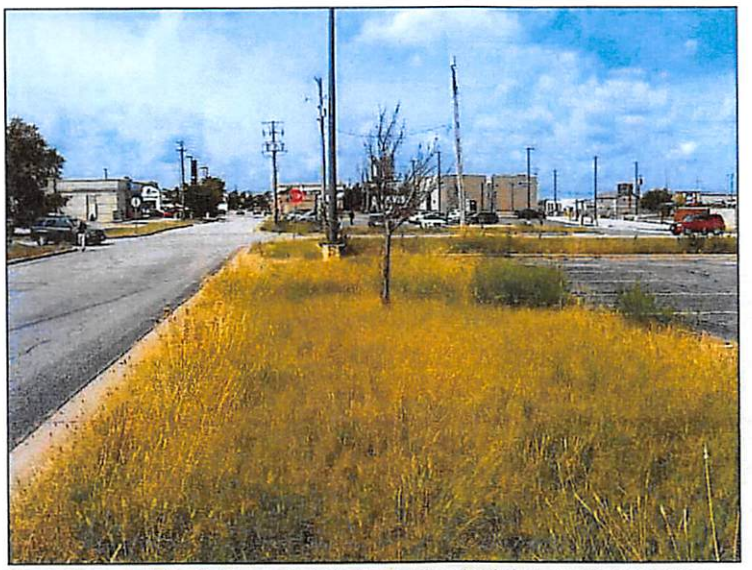
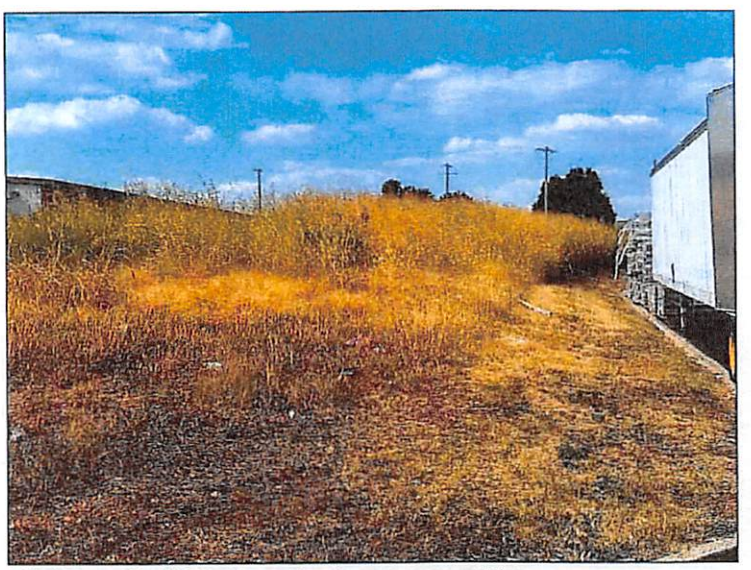
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



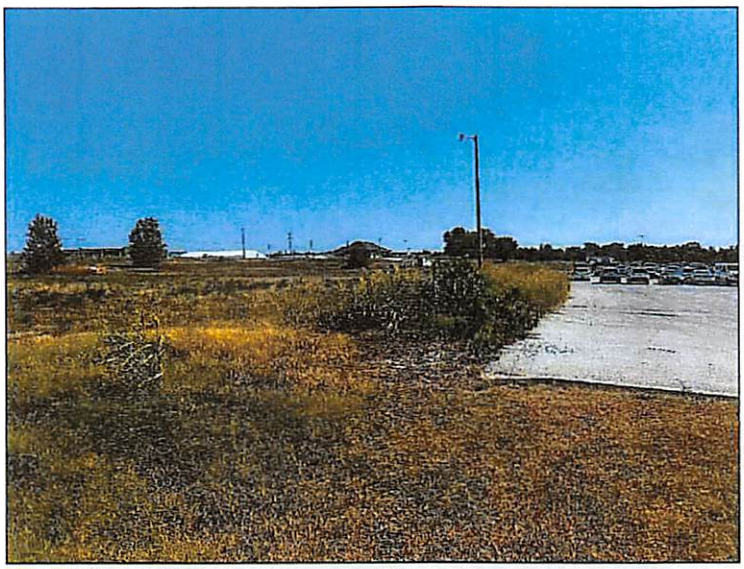
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



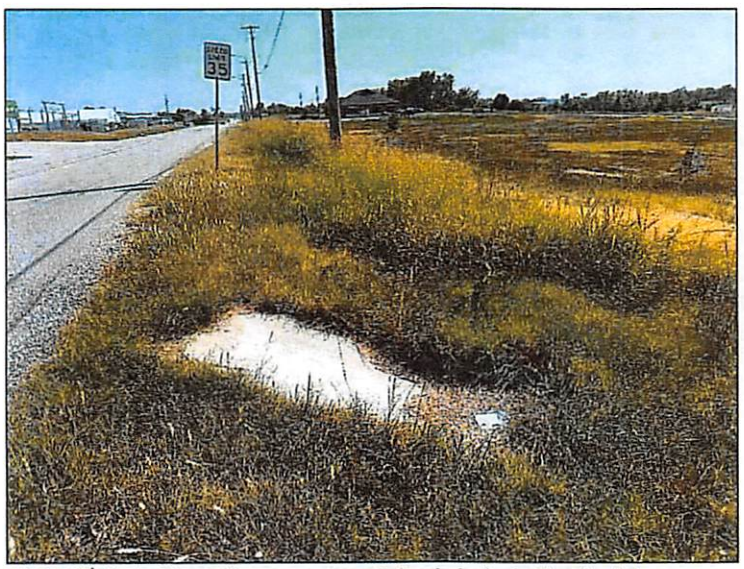
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



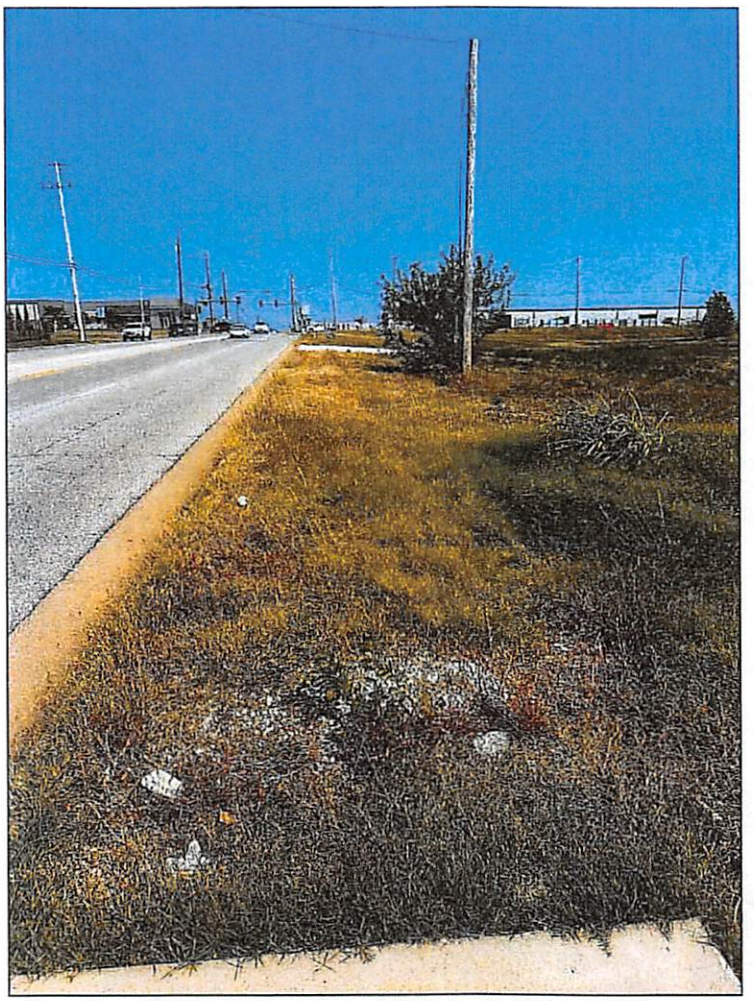
2600 S. Range Line Rd – looking northwest – overgrown vegetation



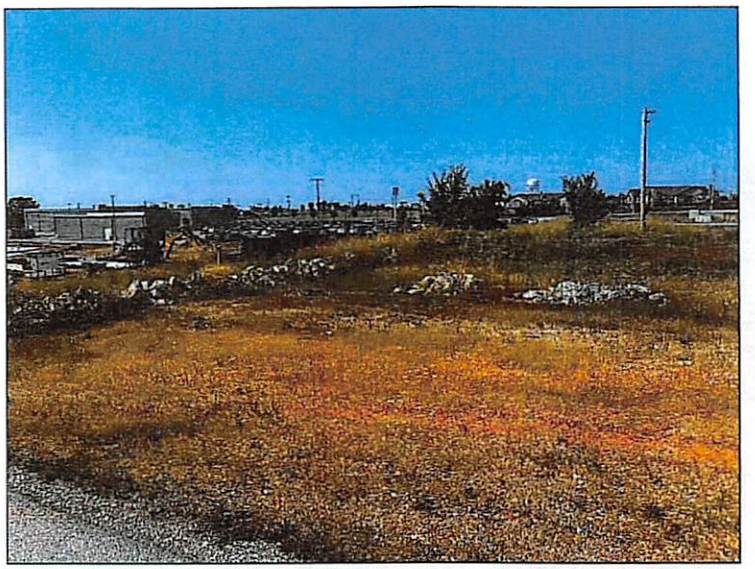
3534 E. 20th St – looking south – overgrown vegetation



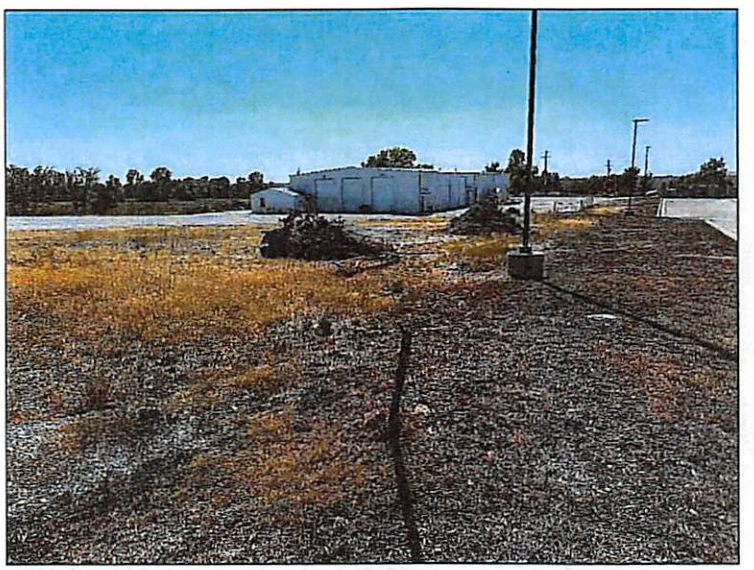
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



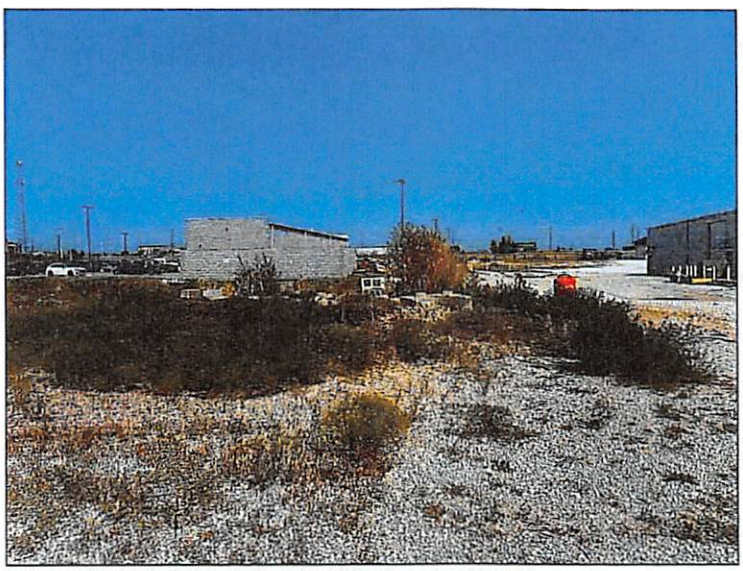
3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



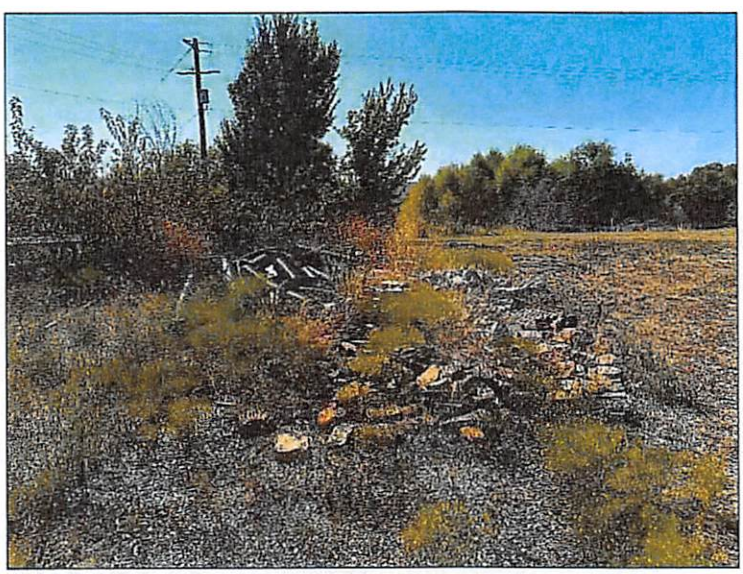
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



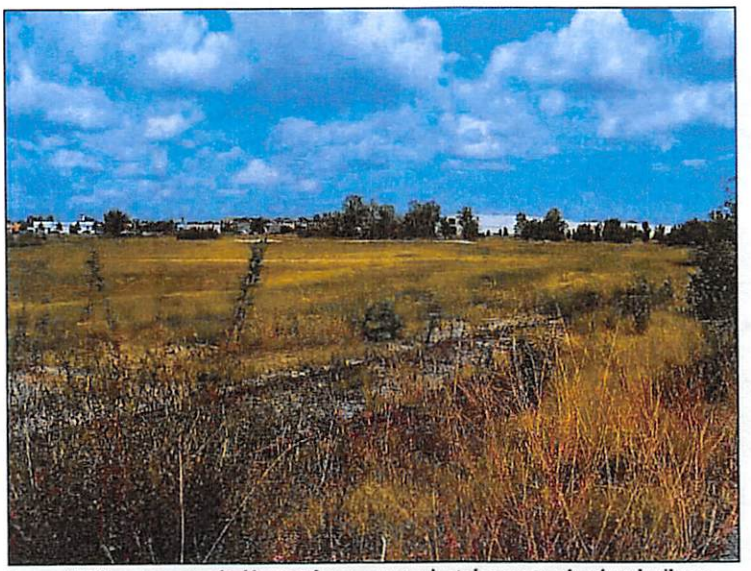
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



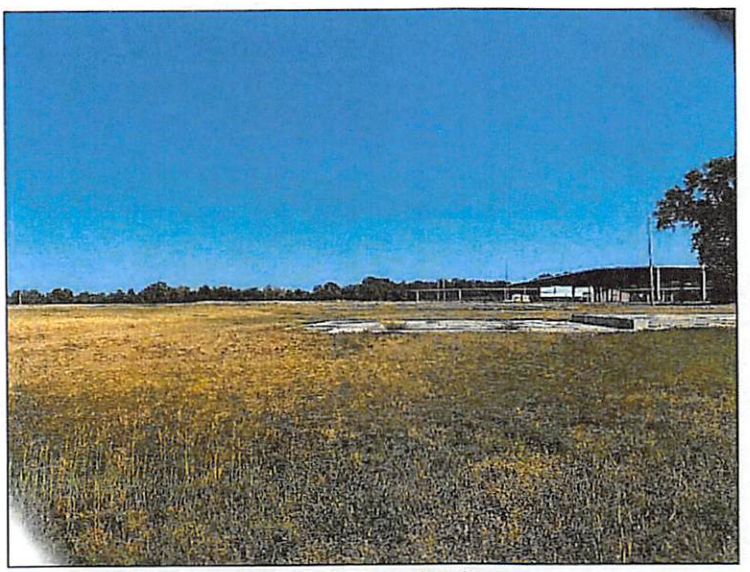
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



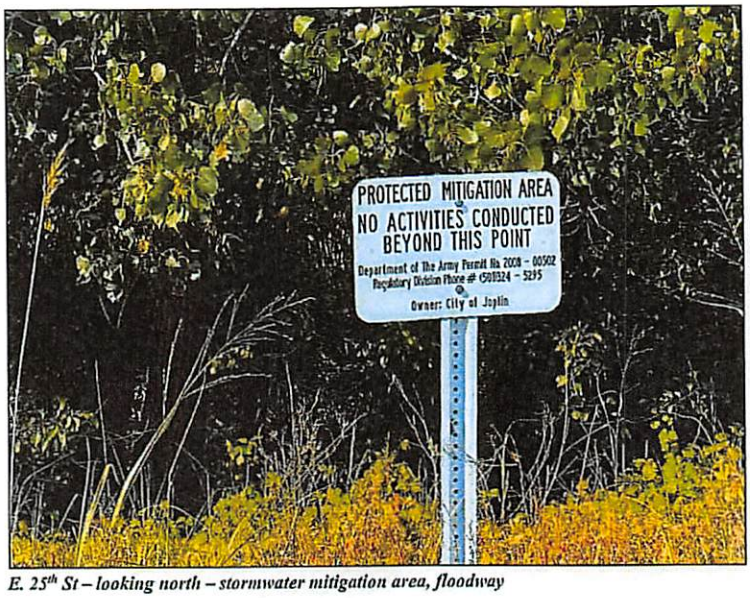
1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



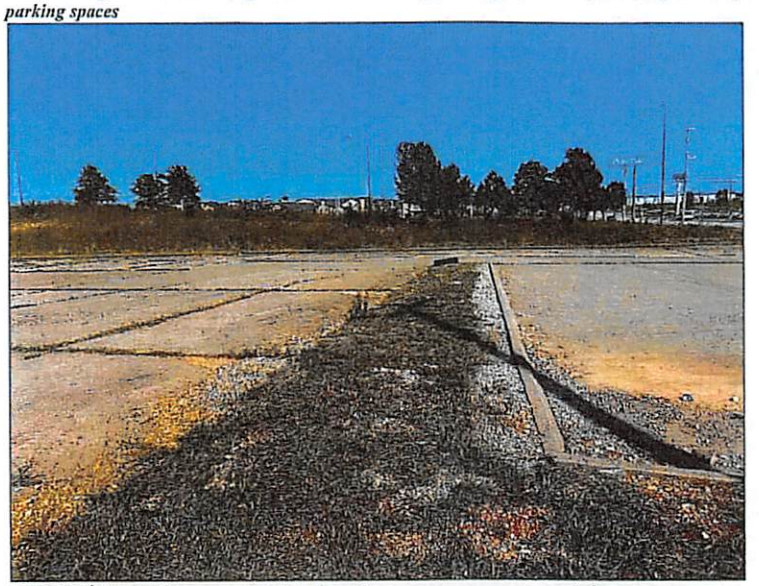
International Paper Co. – looking northwest – contaminated property



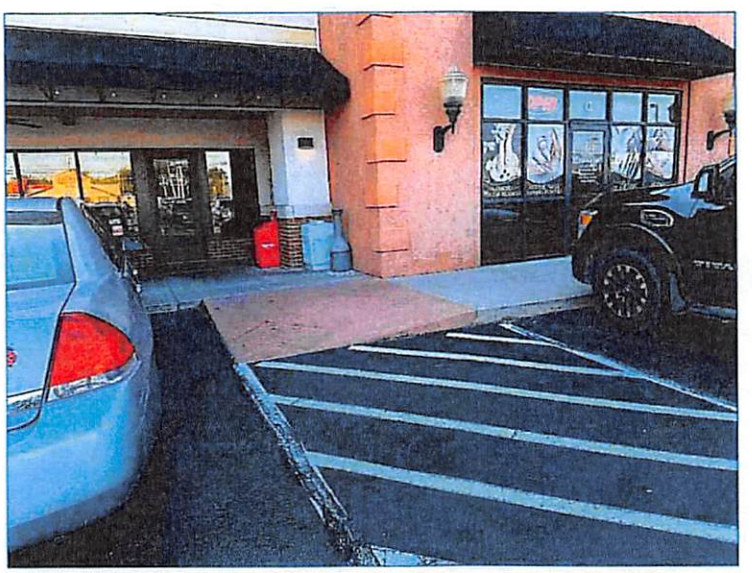
E. 25th St – looking north – stormwater mitigation area, floodway



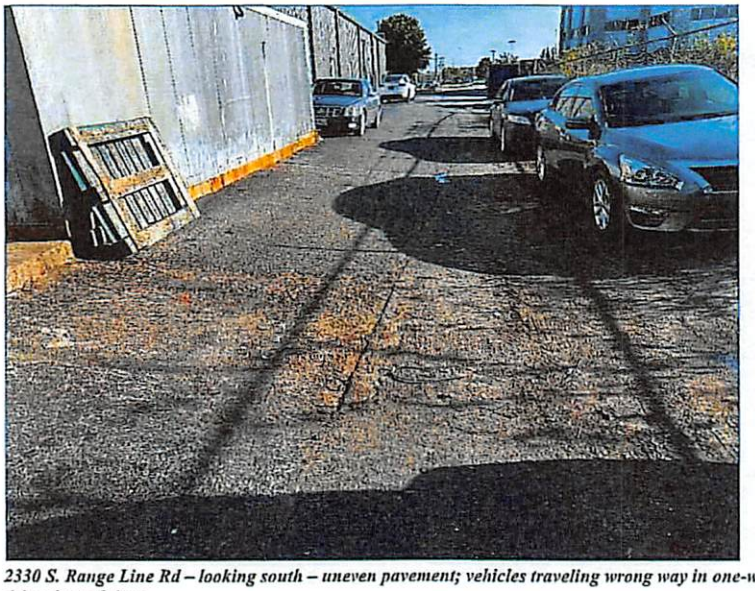
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



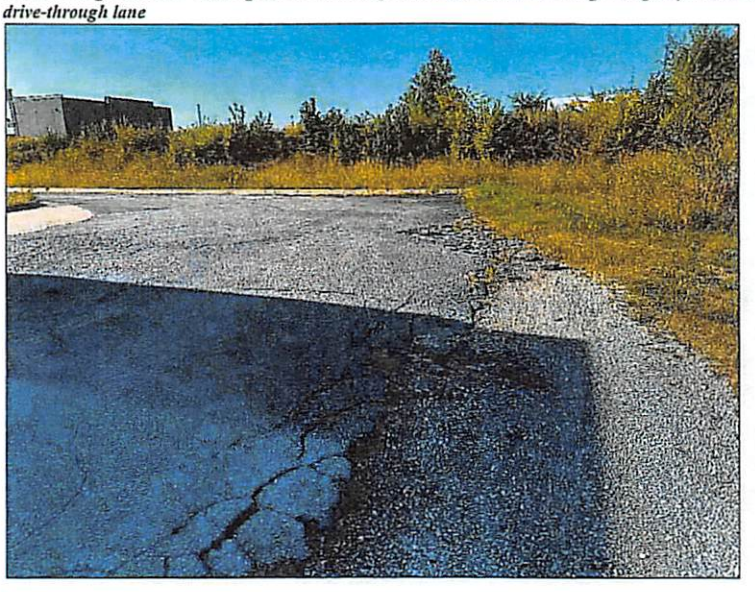
3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



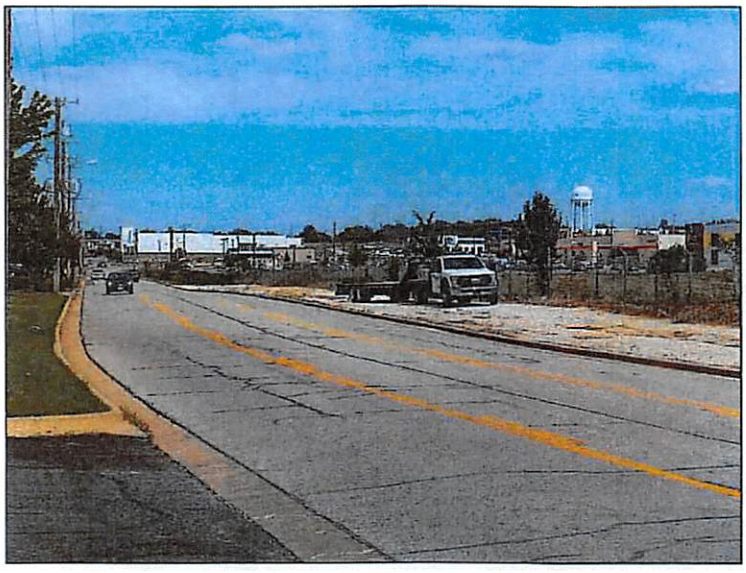
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



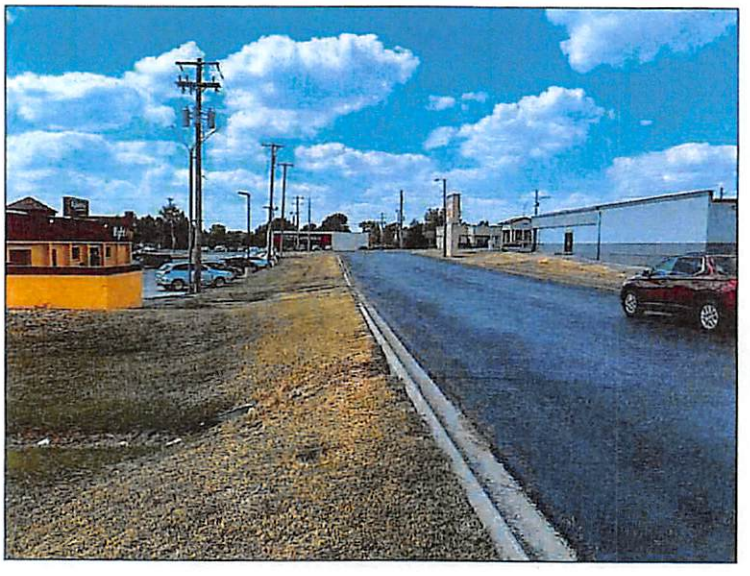
2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



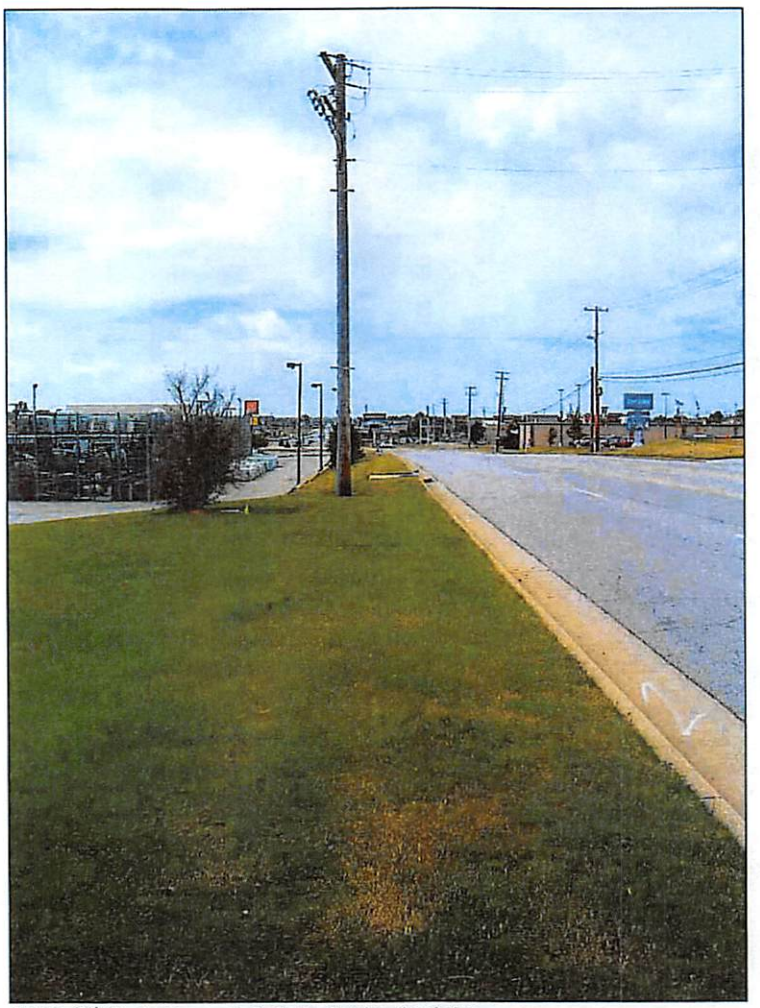
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



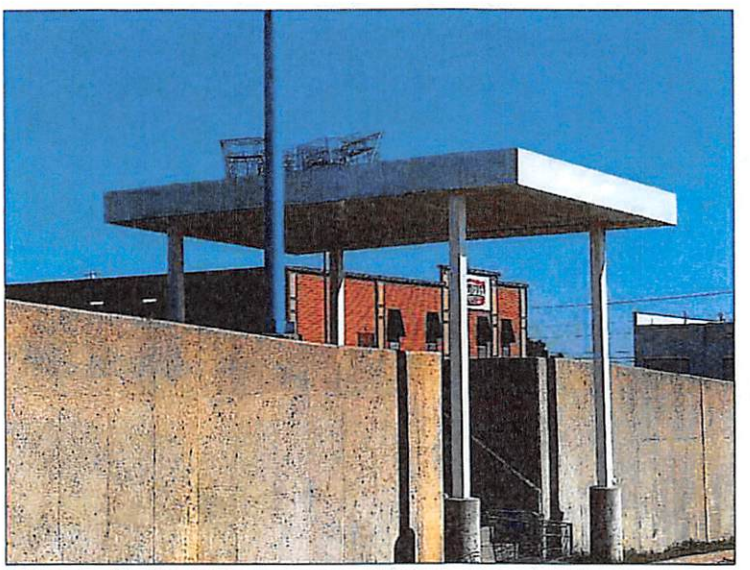
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



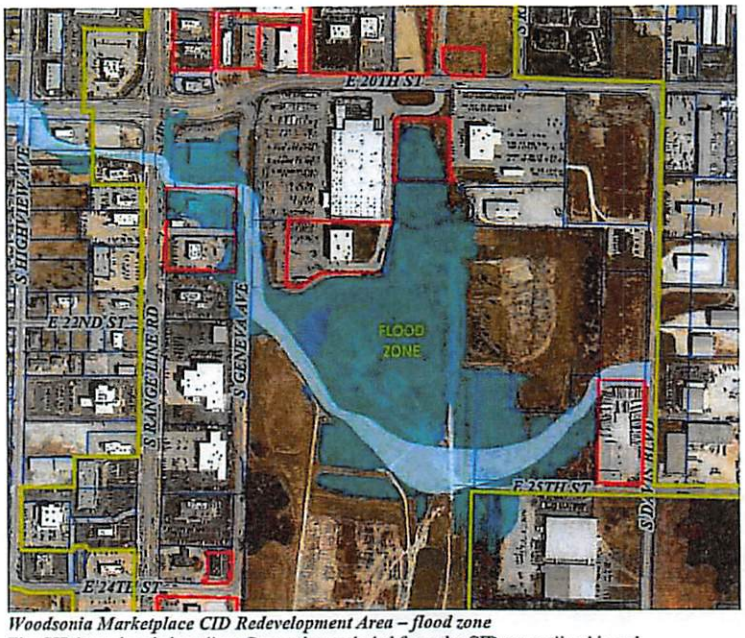
3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

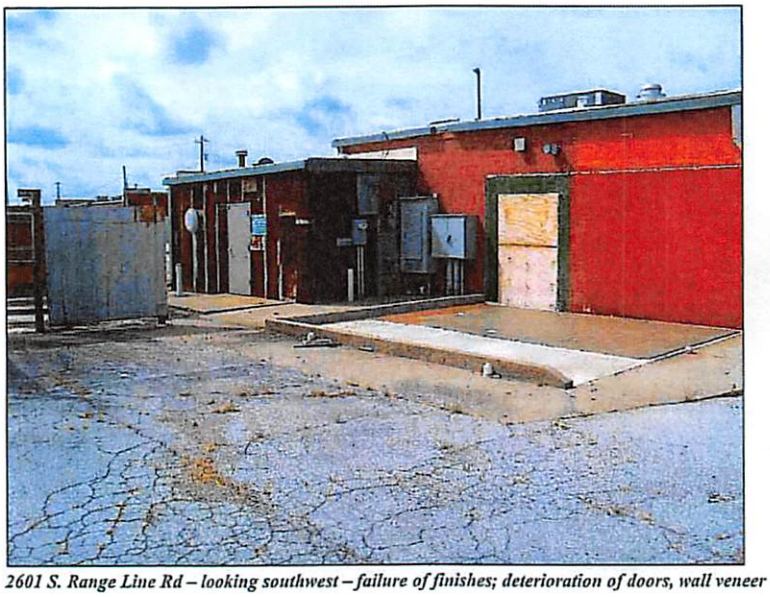
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



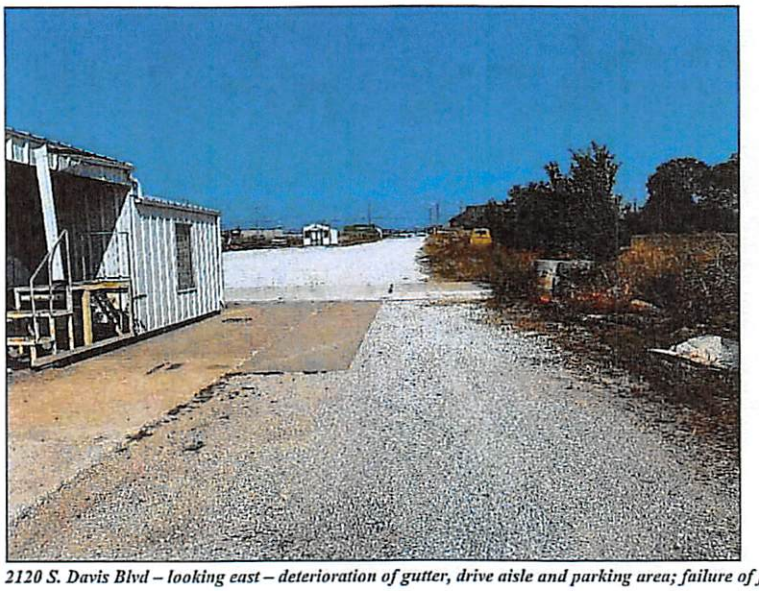
3110 E. 20th St – looking west – failure of finishes



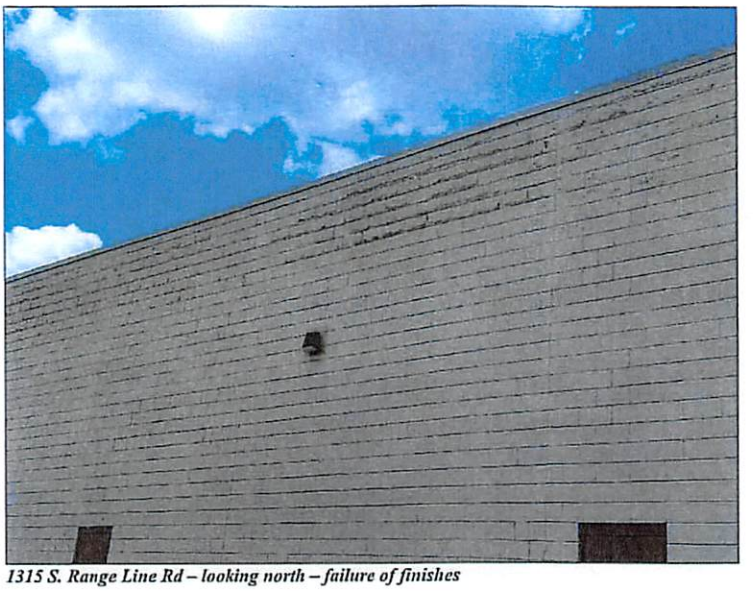
2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



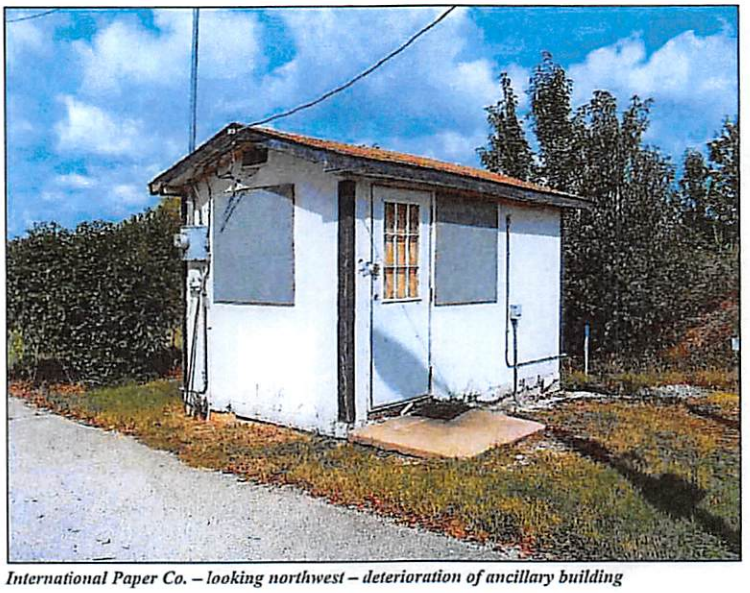
1315 S. Range Line Rd – looking north – failure of finishes



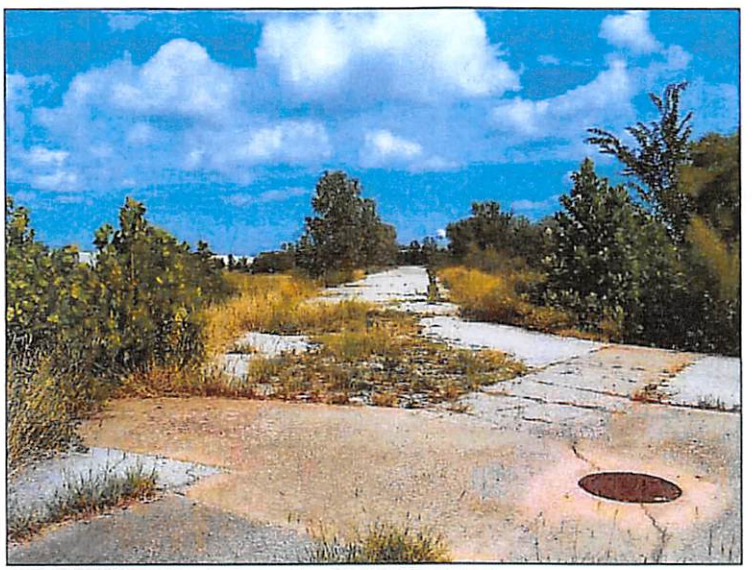
2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



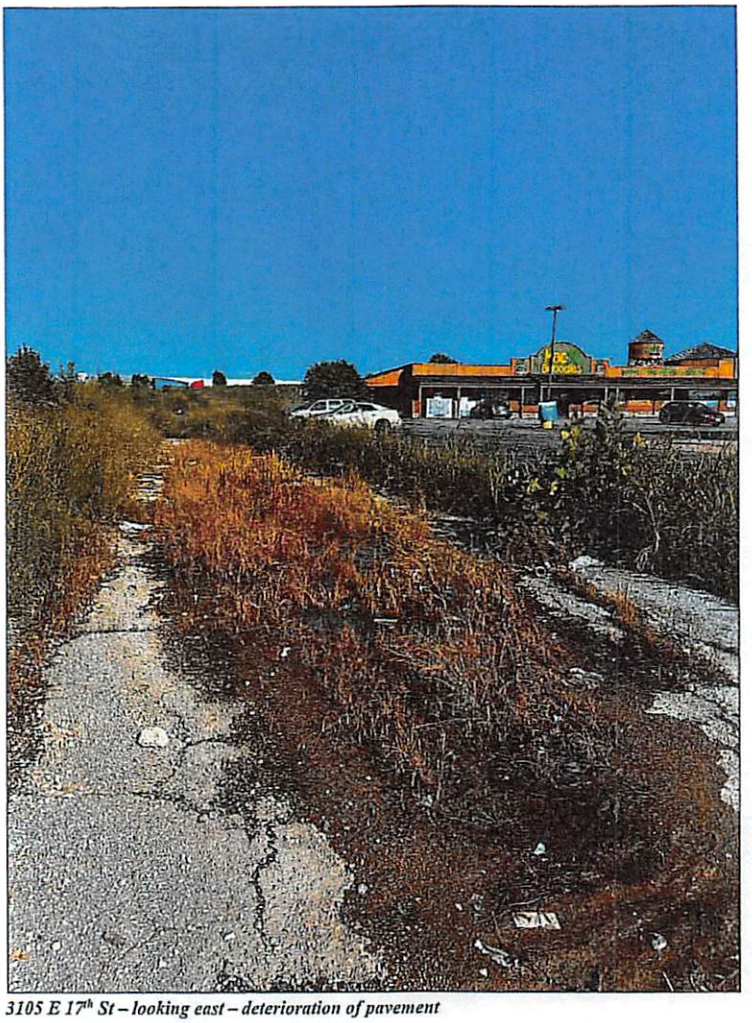
International Paper Co. – looking northwest – deterioration of ancillary building



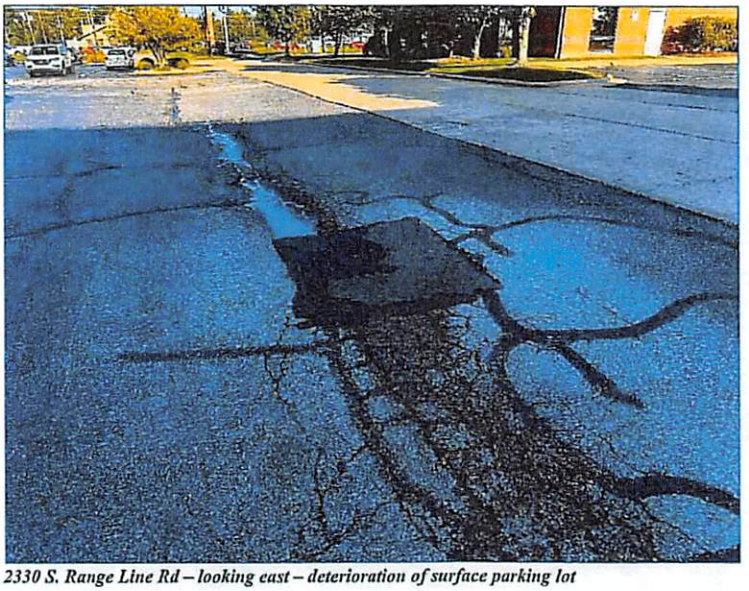
International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

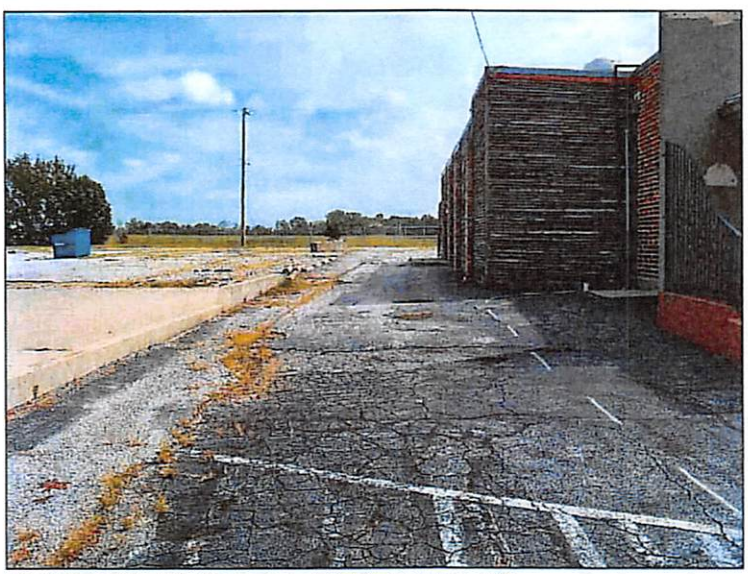


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

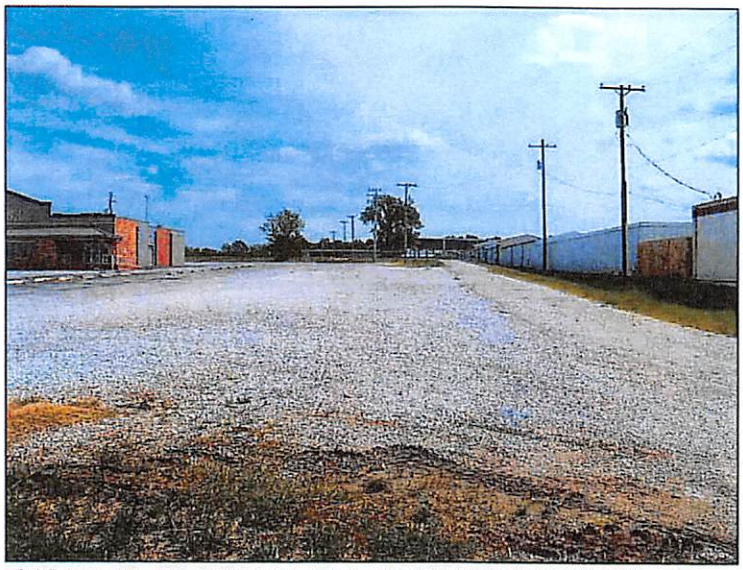




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



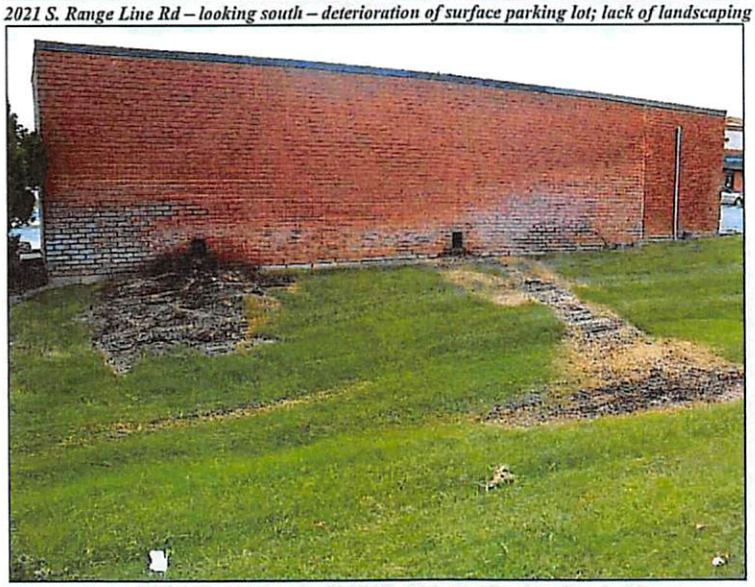
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



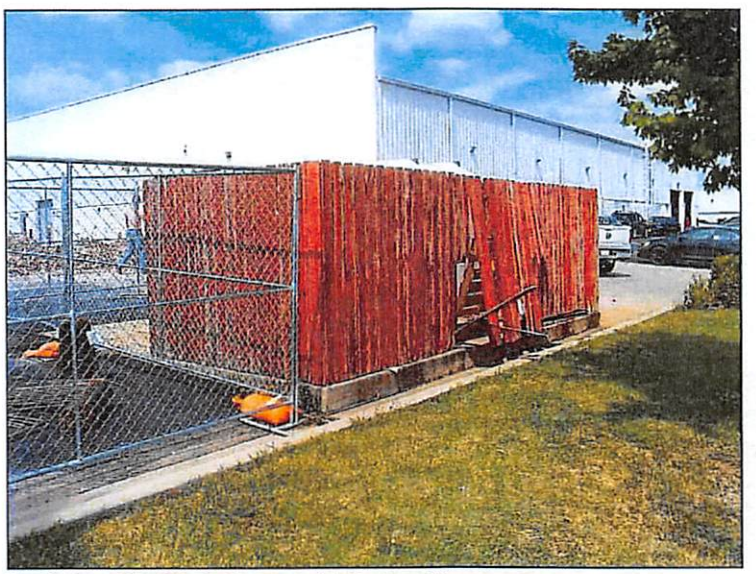
2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



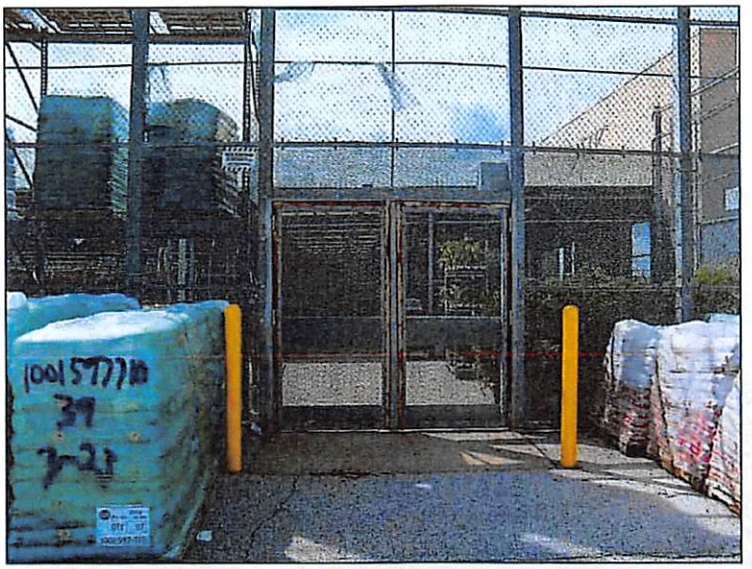
2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



International Paper Co. – looking south – deterioration of fence; overgrown vegetation



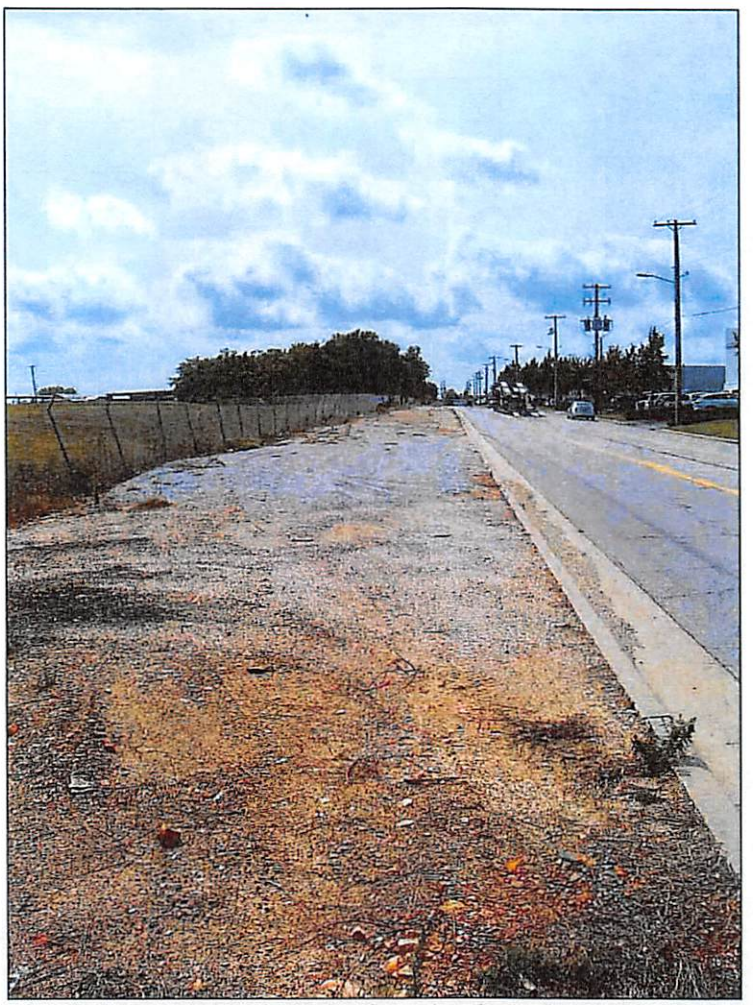
2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	24	44.4%	179.30	51.5%

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-020-005.000	SAMS REAL ESTATE BUSINESS TRUST	BEG 1938.05' S & 660.30' E NW COR N 836.18' E 775' S 545' E 13 E.71' S 12° W 490.12' W 401.18' S 5° W 232.46' S 86° W 11.48' W 453.75' TO POB
2		04-4.0-19-000-020-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1937' E 660.30' N 836.18' E 775' S 545' E 1 38.71' SW 138.14' TO POB SW ALG CURVE 445' W 210.02' N 33° N 86 ° W 11.48' N 5° W 25.46
3		04-4.0-19-000-020-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1343.05' S 49' W 35.85' TO POB S 2 17.56' E 246.45 FM 281.65' TO CURVE R S 39° E 55.49' S 229.39' E 11' ETC
4		04-4.0-19-000-020-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1343.05' S 445.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR R/W W 1125.83' N 18.57' N 63° W 143' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-13-040-019-018.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 488.9' TO W R/W RANGELINE RD S 111.17' W 296.25' S 349 05" TO N R/W 20TH ST S 85 DEG W 113.39' N TO POB
6	1930 S RANGE LINE RD	19-1.0-13-040-019-018.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.3' W & 50' N SE COR SE N 89 DEG W 72.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 294.25' S 01 DEG W 166.15' S 10 DEG W 136.45' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-4.0-13-010-001-018.000	FUGATE J LARRY TR	KINDRENS SUB S 179' LOT 1 EX HWY
8	2330 S RANGE LINE STR A-F	19-4.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.03' S 88 DEG W 317.69' N 150.85' E TO POB
9	2330 S RANGE LINE RD STE O-H	19-4.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-4.0-13-010-013-013.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2450 S RANGE LINE RD	19-4.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-4.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.89' E 141.5' TO S R/W 34TH ST S 34 DEG E 30.13' CURV TO LFT CH DIST 105.48' W/BEARING OF S 72 DEG E E ALG S R/W LN
13	2603 RANGELINE	19-4.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 139.5' N & 30' W SE COR NE SE N 63 DEG E 165.17' N 444.62' W TO CL TEXAS AVE S 571.33' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 28.98' E 614.15' S 79 DEG E 54.76' E 99.91' N 100' W 183.95' N 216' W 75' TO POB
15	3165 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 337.2' E & 833.2' N SW SEC COR N 210.75' E 326.38' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-029.000	WARREN DAVIS PROPERTIES % WILLIAM P HARRINGTON	JOP MISC BEG 460.2' N & 60.5' E SW COR SEC N 260.04' N 43 DEG E 71.75' S 47 DEG E 515.45' E 172.5' S 310.2' W 246.72' S 436.69' W 39' N 293.17' W 454.69' S 278.15' S 84 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.28' E SW SEC COR N 28.50' NWLY 7.37' N 132.95' E 200' S 142.18' W 12' S 20' W 149' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/WS
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 429' N & 508.64' E SW SEC COR N 233.18' E 199' 238.23' W 135' N 21 DEG W 59' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	MAHMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 434.67' E 348' E 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3724 E 15TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.48' E & 30' N SW SEC COR W 432.06' N 436.67' W 348' N 344.57' W 126.8' N 230.78' E 310.7' N 648.15' E 590.5' S 281.7' W P S 772.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 36TH ST & W R/W REX AVE W 135' TO POB W 169' N 48 DEG W 47.42' N 100' E 200' S 125.26' TO POB
22	2534 E 20TH ST	20-4.0-18-000-000-013.000	FLETCHER REALTY LLC	JOP MISC BEG 114.75' W NE COR NW TH S 680' W 442.41' N 660' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 203.6' N 425' E TO POB EX COM NE CFR NW 1/4 S 89 DEG W 635.13' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONFIDENCE RESTORATION CENTER	JOP MISC BEG 2458.35' W & 630' S NE COR S 770' W 225.3' N 770' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.37' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 503.12' S 89 DEG W 541.30' N 45 DEG W 64.08' N 455.22' TO N L'N NW 1/4 N 89 DEG E 518.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.002	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 212.45'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 3 COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 217.45' S 46 DEG E 57.5' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 777.12' N 88 DEG W 132.87' S 01 DEG W 180' N 88 DEG W 100' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 332' E & 70.85' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 165.04' N 12.45' E 36.79' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.25' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 333' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 225' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 333' S NW COR SEC E 335' S 150' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.71' S & 65' E OF NW SEC COR N 54 DEG W 53.21' E 250.65' S 167.45' W 334.93' N 134.5' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 343.71' S & 65' E OF NW SEC COR E 334.93' S 41' W 250.65' S 54 DEG W 55.21' N 24' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNSUDOR SQUARE	JOP MISC BEG 933' S OF N SEC LINE & 405' E OF W SEC LINE W 340' S 215' E 360' N TO BEG EX HWY
41	2259 S RANGE LINE RD	20-4.0-18-000-000-023.000	FLETCHER REALTY	JOP MISC BEG 1197' S & 45' E NW COR SEC E 360' S 515' W 360' N TO BEG EX HWY
42	2457 S RANGE LINE RD	20-4.0-18-000-000-024.000	FLETCHER REALTY	JOP MISC BEG 1596' S & 45' E NW COR SEC S 343.34' E 99.45' N 10' E 332.47' N 115' NW 114.85' N 84.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	3415 S RANGE LINE RD	20-4-0-18-000-000-027.001	4 STATE CORRAL	JOP MISC DEG 2051.68' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 202.8 1' W 362.9' N 250.29' TO BEG
44	3433 S RANGE LINE RD	20-4-0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 450' S 23.18' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	3431 D RANGE LINE RD	20-4-0-18-000-000-029.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 450' S 23.18' TO POB S 134.36' S 37 DEG W 26.05' W 102' N 18' S 72 DEG E 18.72' N 144' E 111.28' TO POB
46	2525 S RANGE LINE RD	20-4-0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 350' N 125' NW 28.28' W 350' SW 32.68' TO POB
47	2601 S RANGE LINE RD	20-4-0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.3' S 201.10 W 116.72' N 63° W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4-0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 2128' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 292.53' N TO POB
49	2705 S RANGE LINE RD	20-4-0-18-000-000-034.000	BURKAT	JOP MISC DEG 373.3' & 62.3.5' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.28' S 110.52' W 324.95' N 83 DEG W 63.86' N 01 DEG W 100.15' N
50	2603 S RANGE LINE RD	20-4-0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 83.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4-0-18-000-000-043.001	FLETCHER REALTY	JOP MISC BEG 350' N & 62.50' E FR SW COR SW1/4 SEC 18 N 249' E 467' N 41.09' E 314.75' S 295' W TO POB
52	3111 E 32ND RD	20-4-0-18-000-000-045.003	FLETCHER REALTY	JOP MISC DEG 418.8' E & 45' N SW COR SEC N 723.35' E 295' S 723.35' W 295' TO POB
53	3323 E 32ND ST	20-4-0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 730.9' E & 45' N SE COR SW SW W 869.7' N 466.1' TO RCS R/W SE 1036.4' TO BEG EX W 330' EX COM SW COR SEC 18 S 88 DEG E 817.54' TH CONT S E9 DEG E 772.43' N 45'
54	3377 E 27TH ST	20-4-0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC DEG 3288.44' & 897.25' W OF SE SEC COR S 1615' W 943.46' N 26 24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 505.52' E 616.97' N 60' W 454.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value					Taxes	
		2021	2022	2023	2024	2025	2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		36	49	14	90	347.99	24
	Acreage of Parcels Exhibiting Condition		222.77	258.13	136.88			179.30
	Percentage of Study Area Exhibiting Condition		64.0%	74.2%	39.3%			51.5%

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83 (1992) (other). Ellipsoid is GRS80. Differences in datum, ellipsoid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on all FIRM panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplains delineated from those of previous FIRMs for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on this map. Also the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline digitized from the DFIRM.

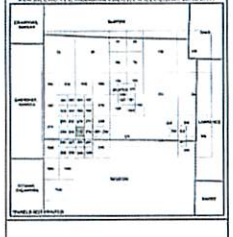
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

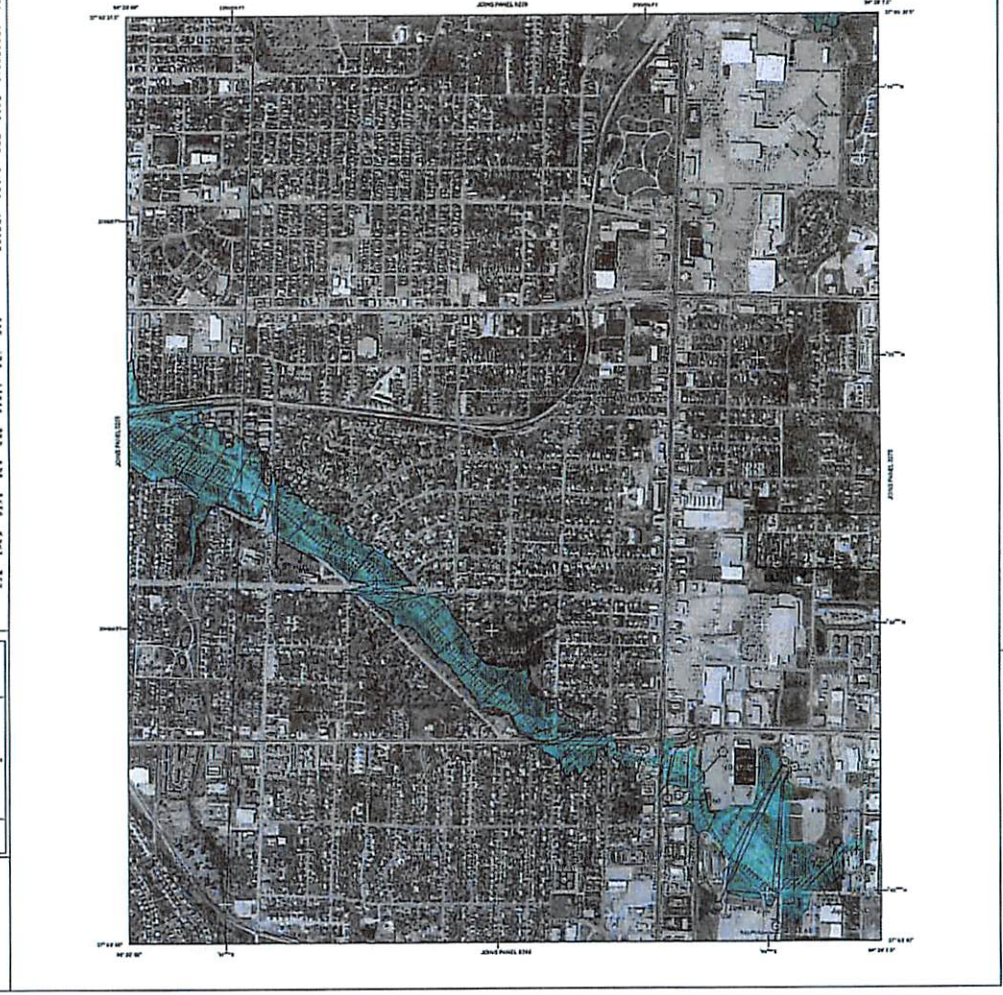
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the Base Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally the result of actions on Coastal Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Limits of Moderate Wave Action (LiMWA)
- Jurisdiction boundary
- Limit of study
- Coastal transect
- Coastal transect baseline
- Profile baseline
- Hydrographic feature
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- 513 — Cross section line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD83)
- 4276000 mN — 1000-meter Universal Transverse Mercator grid values, zone 15
- 1968000 FT — State Plane coordinate system (Missouri West, FIPSZONE 2403) grid values, Transverse Mercator projection
- 5000 m Ω — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M5513 — Bench Mark
- Rockford, Calvert, Flume, Fernbank, or Shoal Creek — Road or Railroad Name

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

November 2, 2012 – to update corporate limits, to change Special Flood Hazard Areas, to reflect incorporation of new topographic information, to incorporate previously issued Letters of Map Revision, and to change flood risk.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278C

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM ON MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JASPER, CITY OF	290628	0278	C
JOPLIN, CITY OF	290644	0278	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278C
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & W8 Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

Businesses Within Woodsonia Marketplace CID

Academy Sports
Aldi
Aspen Dental
Boba & Pho
Chick Fil A
El Vallarta
FedEx Office
Firehouse Subs
Fletcher Hyundai
Fletcher Nissan
Fletcher Pre-Owned
Fletcher Subaru
Fletcher Superstore
Fletcher Toyota
Golden Corral
Great Clips
Hobby Lobby
Home Depot
HuHot Mongolians Grill
IHOP
Little Caesars
LongHorn Steakhouse
Lowe's
Lucy's Mexican Restaurant
Macadoodles
McAlister's Deli
Menards
Panera
Planet Fitness
Relax Magic
Rise Up
Roberts Integrative Dentistry
Royal Nail Spa
Salon Store
Sam's
Smoke & Vape
Sutherlands
Tiffany Nail Studio
T-Mobile

U Break Iphone
Valvoline
Vape N' Smoke
VIP Nails
Walgreens
Walmart
Whataburger

GRID

GRAPHIC SCALE

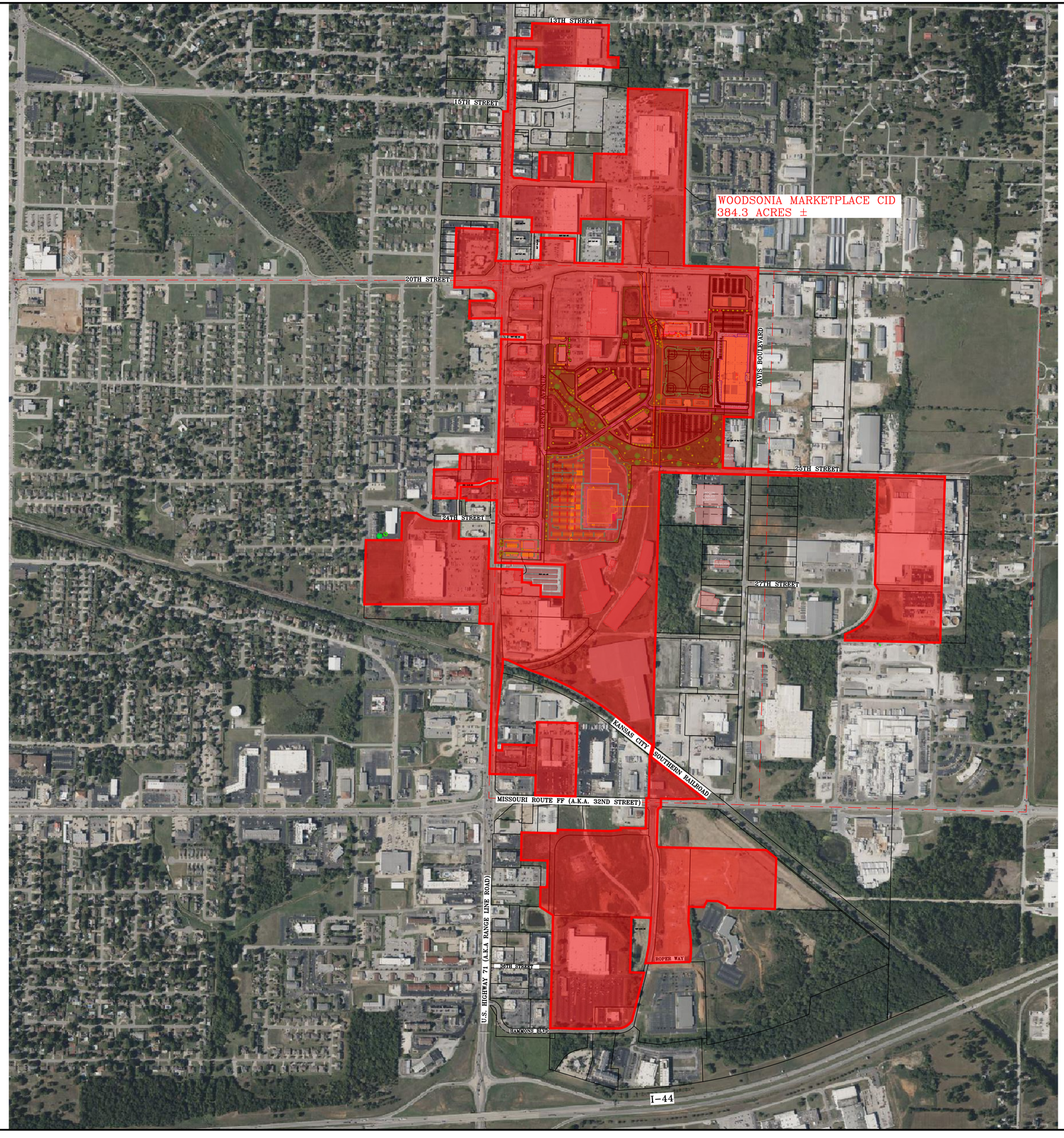
500 0 250 500

(IN FEET)
1 inch = 500 ft.

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY

DATE OF PREPARATION: 10/09/2025.



OWN
Engineering beyond.™

811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com

FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23JO10065
DRAWN BY: TSR
CHECK BY: RWW
FIELD BY:
ISSUED DATE: 10/09/2025

ISSUED BY: R. WALLACE
LICENSE NO: PLS No. 2019015191

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

COUNCIL BILL NO. 2025-542 **ORDINANCE NO.**

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

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

WHEREAS, on October 15, 2025, property owners within the proposed community improvement district, collectively owning more than fifty percent (50%) by assessed value of the real property and fifty percent (50%) per capita of all owners of real property within the proposed community improvement district filed with the City Clerk a petition for the establishment of a community improvement district pursuant to the CID Act (the "Petition"), entitled the Woodsonia Marketplace Community Improvement District (the "District"), said Petition recites the following facts:

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

(b) The name for the proposed District;

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

(d) A five-year plan stating a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred;

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

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

(g) That the Petitioners are seeking a determination that the proposed district, or any legally described portion thereof, is a blighted area;

(h) The proposed length of time for the existence of the District;

(i) The proposed method of financing for the District projects and services by implementation of a District Sales Tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, at a rate not to exceed one percent

(1%), upon an affirmative vote of the qualified voters of the District and in accordance with the CID Act;

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

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

(l) The limitations, if any, on the borrowing capacity of the District, the limitations, if any, on the revenue generated by the District, and any other limitations on the powers of the District; and

(m) Requesting that the District be established; and

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

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

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

WHEREAS, on November 3, 2025, the City Council held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak; and

WHEREAS, the City Council having considered the evidence and testimony given at the public hearing, desires to approve the Petition and establish the District make such other findings as necessary.

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

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

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

Section 3. The District is hereby approved and shall be established within the City as a political subdivision of the State of Missouri, as provided in the Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The District includes the contiguous tracts of real estate as described and shown in the attached Petition.

Section 4. As set forth in the Petition, the District shall be governed by a board of directors consisting of five (5) members, appointed by the Mayor with the consent of the City Council in accordance with Section 67.1451.5 of the CID Act. The initial Board of Directors and their terms are as follows:

Bill Coleman	4 years
Darieus Adams	4 years
Phil Stinnett	2 years
Rob Mallory	2 years
Melodee Colbert Kean	2 years

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

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

Section 7. The District will continue to exist and function until the earlier of: (1) until all of the obligations (and accrued interest), as defined in the CID Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of this Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the CID Act.

Section 8. Pursuant to Section 67.1401.2(3)(b) RSMo, the City Council hereby finds, determines, and declares that the area described in the Petition is a blighted area based on information included in and testimony related to the blight study submitted and presented at the public hearing on November 3, 2025. The City Council further finds and determines that the use of District revenues related to the construction of the improvements and services described in the Petition are reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose.

Section 9. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development (the "Department") the report specified in Section 67.1421.6 of the CID Act, substantially in the form provided by the Department.

Section 10. The City Manager, City Clerk and any other appropriate City officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.

Section 11. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event

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

Section 12. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

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

day of _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Petition for the Creation of the Woodsonia Marketplace Community Improvement District

[see attached]

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-544 – Approving a budget amendment for FY 2026

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-544 Ordinance; Schedule "A" Budget Amendment

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill amends the adopted 2025-2026 Budget of the City of Joplin.

BACKGROUND
In compliance with Charter regulations and accounting principles, the proposed adjustment is required to ensure that department expenditures do not exceed approved budget appropriations.

A police squad vehicle was totaled by an outside party, which requires a budget amendment to replace the vehicle and required equipment. The outside party's insurance will be reimbursing the City $25,000.00 and the City's liability insurance fund will be reimbursing the remaining cost of $67,325.00. Therefore, general fund revenue is being amended by $92,325.00, while the police department budget is being amended by the same $92,325.00. At the same time, the general liability insurance fund is being amended by $67,325.00 for this claim.

The purpose of the budget amendment is to recognize changes that have occurred since the annual budget was adopted. This budget amendment increases revenue by $92,325.00 and expenditures by $159,650.00.

FUNDING SOURCE
This item is not applicable for budget amendments.

RECOMMENDATION
Staff recommends approval of this council bill on first reading.

SCHEDULE A

CITY OF JOPLIN
BUDGET AMENDMENT
2025-2026 ADOPTED BUDGET
3-Nov-25

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
001	General Fund					
	General Fund	001-0000-450-0604	Insurance Settlement	$	92,325	
	Police Patrol	001-5502-510-8210	Motor Vehicles			57,095
	Police Patrol	001-5502-510-8220	Operating Equipment			35,230
	Total General Fund			$	92,325	92,325
515	General Liability Insurance Fund					
	Liability Insurance	515-7501-500-5305	Judgments and Claims	$		67,325
	Total General Liability Insurance Fund			$	-	67,325
	Grand Total			$	92,325	159,650

COUNCIL BILL NO. 2025-544 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2025-143 on October 20, 2025, which estimated revenues and appropriated funds for the fiscal year 2025-2026; and,

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

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

Section 1. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing revenue by the total amount of Ninety-Two Thousand Three Hundred Twenty-Five Dollars and No Cents ($92,325.00) and by increasing appropriations by the total amount of One Hundred Fifty-Nine Thousand Six Hundred Fifty Dollars and No Cents ($159,650.00) for the purposes and amounts as shown in Schedule "A" attached hereto.

Section 2. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 3. That this Ordinance shall become effective on November 18, 2025.

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

of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-545 – Approving updates to the Education Assistance Program Section of the Employee Handbook

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-545 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Human Resources Director: Michelle Ducre; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill updates the Education Assistance Program in the Employee Handbook.

BACKGROUND
In 2023, the City Council adopted a new Employee Handbook. The revision of the entire Employee Handbook was an extensive and collaborative project that spanned many months. The collaboration on this project included management team, employees and representatives from the union groups led by Human Resources with Segal, as the consultant.

It was discussed when the policy was adopted that some changes would likely need to be made after it was put in place and used. Some revisions are needed to the policy to further clarify and match how the process actually works. City Council reviewed the proposed changes to the Education Assistance Program section of the Employee Handbook during the fiscal year 2026 budget work sessions and this item incorporates those proposed updates.

The revised Education Assistance Program will be effective on December 1, 2025.

FUNDING SOURCE
This item does not change the budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-545 ORDINANCE NO.

AN ORDINANCE repealing the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) and enacting in lieu thereof a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City Council reviewed the Education Assistance Program language during the fiscal year 2026 budget work sessions; and,

WHEREAS, the Council of the City of Joplin desires to update the Education Assistance Program language to increase fees to meet the reasonable expenditures of this function.

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

Section 1. That the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) be repealed and a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin be enacted in lieu thereof to read as follows:

"Employee Handbook

Education Assistance Program

Purpose

The City of Joplin is committed to the career development of our employees to enhance the ability for advancement opportunities in the organization. Through this program, the City offers educational assistance to regular full-time employees pursuing studies through accredited institutions for higher learning and/or trade schools. An annual pool of funds for this program is adopted in the budget and approved by the City Council. The course(s) or degree being sought must relate directly to the employee's career development within the City of Joplin. Participation in this program shall be solely on the employee's own time.

Eligibility

To be eligible for education assistance, employees must:

- Have completed one year of service at the City of Joplin;
- Be actively working at the City during the school/course semester;
- Perform satisfactorily in their job role (performance evaluation score of 3.0 or higher);

- Provide a completed and approved application signed by the Department Head;
- Achieve a passing grade (pass in a pass/fail program or grade C or higher);

Eligibility for reimbursement will cease for any classes/courses that are not completed by the employee's last date of employment with the City.

Covered Expenses

The City will reimburse tuition in an amount not to exceed the current in-state undergraduate tuition fees charged by Missouri Southern State University. Based on available funding, education assistance per eligible employee may not exceed $5,000 annually. Covered expenses include:

- Tuition and up to 50% of the cost of books
- All required courses and electives for a degree program directly related to the employee's career development

Master's classes will not be considered for reimbursement unless (1) there are available budget dollars after reimbursement for any undergraduate applications and (2) it is required for the career development of that employee.

Ineligible Expenses

College, graduate school and post graduate degree preparation courses and fees related to college entrance (ex. SAT, ACT, GRE, MCAT, LSAT…) are not covered under this policy. Industry training, professional development and continuing education classes are not covered under this policy, but instead fall within departmental budgets.

Application Procedures

Eligible employees who wish to apply for education assistance are required to:

1. Complete the education assistance form and meet with their supervisor and/or Department Head to obtain written approval from the Department Head prior to enrolling in courses.
2. Employees must provide a copy of the course description from the school, the degree being sought for elective classes (if applicable), the cost of tuition and books, and the proposed start and completion date.
3. Any classes starting and ending between August 1 and December 31 are considered Fall classes. Any classes starting and ending between January 1 and May 31 are considered Spring classes. Any classes starting and ending between June 1 to July 31 are considered Summer classes.

4. Late applications will not be accepted. Applications are due as follows:
    - Fall classes by July 1
    - Spring classes by December 1
    - Summer classes by May 1

The Department Head must sign the form to indicate approval, then send it with supporting documents to Human Resources prior to the start of the class/course.

Reimbursement Procedures (grade C or above or Pass prorated up to the maximum of $5,000 annually)

Employees approved for education assistance will be notified, in writing, by Human Resources. To receive reimbursement, the employee must provide the following to Human Resources:

- An official transcript of successful course completion (pass, or grade C or higher); and
- Proof of payment for tuition and books (Note: The City will only reimburse expenses not covered by other educational benefits, such as grants, scholarships, military education assistance)

*Should an employee **not** receive a passing grade of C or higher, or pass in pass/fail coursework, they will **not** be eligible for reimbursement under this program.*

All employees that complete these requirements will be placed in a pool for reimbursement on a pro-rata basis of the total amount being requested to the total amount of education assistance budget available. This will ensure that all employees eligible for this benefit will receive some reimbursement up to the maximum allowable annual allotment.

Once the applications are submitted, the Finance Department will calculate the maximum eligible amount of reimbursement for each employee for that semester, which will be included in the approval notification from Human Resources. The approval notification will be sent by July 20 for Fall classes, by December 20 for Spring classes and by May 20 for summer classes. The maximum eligible amount may increase if any approved employees do not complete the reimbursement procedure requirements. However, the maximum eligible amount will not decrease.

Tuition Repayment

An employee who receives education assistance must complete at least two (2) years of service with the City after satisfactory completion of the last course taken. Employees who leave employment within 2 years of course completion must repay the City of Joplin on a pro-rata basis based on one-twenty-fourth per month. The employee must meet with finance to develop a written and signed repayment agreement."

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized to adopt and implement the revised Rules and Regulations for and on behalf of the City of Joplin.

Section 3. That this ordinance shall become effective on December 1, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM

Resolution No. 2025-013 A RESOLUTION honoring Betty Robinson-Gray and Thelma Meeks for their years of dedicated service by naming the splash park and ice ribbon facility at Ewert Park, **"The Robinson-Gray & Meeks Family Splash Park & Ice Ribbon Center".**

MEETING DATE

November 17, 2025

REVIEWED BY:

Peter Edwards, City Attorney; Nick Edwards, City Manager.

SUMMARY:

This Resolution names the splash park and ice ribbon facility located in Ewert Park at 7th Street and Murphy Blvd, **"The Robinson-Gray & Meeks Family Splash Park & Ice Ribbon Center".**

BACKGROUND:

Betty Robinson-Gray and Thelma Meeks were amazing figures in the Joplin community. Both were passionate educators who dedicated their careers to shaping young minds. They continued being inspirational by working at Ewert Park in the summer months. Thelma Meeks ran concessions, community activities, and Ewert Pool from the 1930's through the 1960's and Betty Robinson-Gray, many who called her "Miss RG", ran the operations of Ewert Pool from the 1970's into the 1990's. Not only was she the General Manager, but she was also an American Red Cross Instructor who trained all the lifeguards, as well as running the swim lessons for all the children that attended Ewert Pool. These two women have left a long-lasting legacy for all those they have touched, making each person better, stronger, and happier.

Staff have collaborated closely with the East Town resident's community group through the planning and design process of the project, and they have been excellent partners. They have come together to make this request and recommendation of the City.

RECOMMENDATION:

Staff recommends this Resolution be approved.

ATTACHMENTS:

Resolution No. 2025-013

PCE:hn

RESOLUTION NO. 2025-013

A RESOLUTION honoring Betty Robinson-Gray and Thelma Meeks for their years of dedicated service by naming the splash park and ice ribbon facility at Ewert Park, **"The Robinson-Gray & Meeks Family Splash Park & Ice Ribbon Center".**

WHEREAS, Thelma Meeks graduated from Tuskegee Institute, where she was a student of Dr. George Washington Carver and attended on a scholarship from Paul Ewert and graduated top of her class. After completing her studies, returned to Joplin and taught at the historic Lincoln School until 1954; and,

WHEREAS, Thelma Meeks earned her master's in education from Kansas State Teachers College (now Pittsburg State University) and worked as a consultant for the Joplin Regional Center. She retired from Washington School, where she taught 4th grade; and,

WHEREAS, Thelma Meeks passion in shaping young minds lead her to working in Ewert Park, running concessions, providing community events for young people, and operating Ewert Pool from the 1930's through 1960's; and,

WHEREAS, Betty Robinson-Gray graduated from Missouri Southern State College in 1973 with a bachelor's degree in Secondary Education; and,

WHEREAS, Betty Robinson-Gray was an educator for thirty-nine years at Joplin Hight School. She taught Psychology, World History, Advanced World History, Parenting, and Understanding Law. She assisted with the Respect Club and the Constitution Team at the high school. During her teaching career she was the recipient of two Golden Apple Awards; and,

WHEREAS, Betty Robinson-Gray, better known as "Miss RG", operated Ewert Pool from 1970's through the 1990's. She was a certified American Red Cross Lifeguard Instructor, which allowed her to train and certify all the lifeguards at Ewert Pool and teach the children who attended the pool in swim lessons. Miss RG wanted everyone to always make themselves better, stronger, and happier; and she believed that knowledge was the key to all open doors; and,

WHEREAS, the City Council of Joplin, Missouri desires to honor Betty Robinson-Gray and Thelma Meeks for his distinguished service, outstanding leadership, and valuable contributions during their public service career.

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

Section 1. That the Joplin City Council at its November 17, 2025, meeting, hereby honors Betty Robinson-Gray and Thelma Meeks by naming the splash park and ice ribbon facility located in Ewert Park at 7th Street and Murphy Blvd, the **"Robinson-Gray & Meeks Family Splash Park & Ice Ribbon Center".**

Section 2. That this Resolution shall be in full force and effect from and after the date of its passage and approval.

APPROVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI this the 17th day of November 2025, by a vote of

_____ Keenan T. Cortez, Sr., Mayor ATTEST:

_____

Holly Nagy, City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Resolution 2025-014 – Accepting the outstanding and valid encumbrances for fiscal year 2025

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
Resolution 2025-014; Exhibit "A" Summary of Rolled Encumbrances

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Resolution accepts the outstanding and valid encumbrances for fiscal year 2025, increasing the original adopted fiscal year 2026 budget.

BACKGROUND
The annual budget adoption ordinance for the City allows outstanding and valid encumbrances at the end of one fiscal year to be rolled to the next fiscal year. This increases the adopted budget for the new fiscal year, while also recording the rolled encumbrance, which has no bottom-line effect on the total amount. The budget for the new fiscal year is adopted prior to the end of the current fiscal year. Therefore, while the budget adoption ordinance includes language authorizing the rolled encumbrances, the funds and amounts are not known at the time the ordinance is presented to City Council.

For transparency purposes, this resolution is presented to show the funds and amounts of the outstanding and valid encumbrances rolled to fiscal year 2026. The total amount of rolled encumbrances across all funds is $50,744,631. Exhibit "A" summarizes the encumbrances by account number, along with the total for each impacted fund. These rolled encumbrances include many large purchases and contracts currently underway, such as:

- City Hall Elevator
- Replacement Fire Trucks
- ARPA Construction Projects – Stormwater, 20th Street, Sewer, Tin Cup and the Bike Park
- Paving and Microsealing Projects
- 15th Street Project
- Various Wastewater Construction Projects

If a rolled encumbrance is closed or cancelled without using it, the budget is decreased accordingly to ensure the fiscal year 2026 budget is not increased without the matching encumbrance.

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this resolution.

RESOLUTION NO. 2025-014

A RESOLUTION accepting the outstanding and valid encumbrances shown on the books and records of the City at the close of business on October 31, 2025.

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 City adopted the fiscal year 2026 budget on October 20, 2025, by Ordinance No. 2025-143; and,

WHEREAS, the budget adoption ordinance increases each appropriated budget where an outstanding and valid encumbrance against the 2024-2025 appropriated budget is shown on the books and records of the City at the close of business on October 31, 2025; and,

WHEREAS, the amount of the increase to the FY 2025-2026 appropriated budget shall be equal to the amount of the outstanding and valid encumbrances; and,

WHEREAS, the City wishes to accept the list of outstanding and valid encumbrances.

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

Section 1. That the fiscal year 2025 Rolled Encumbrances as shown in Exhibit "A" attached hereto is hereby accepted and shall increase each appropriated fiscal year 2026 budget amount as set forth by Ordinance No. 2025-143 on October 20, 2025 adopting the fiscal year 2026 budget.

Section 2. That this Resolution shall be in full force and effect from and after the date of its passage and approval.

APPROVED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this 17th day of November 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

CITY OF JOPLIN
FY 2025 YEAR-END ENCUMBRANCES ROLLED TO FY 2026
EXHIBIT "A"

PO Number	Vendor Name	PO Date	Purchase Requisition Requisitioner	Account No	Proj	PO Amount	PO Liquidated	PO Balance
452608	BAKER TILLY US LLP	03/18/2025	PEKAREK, KAYLA	001-0501-500.50-10		$132,500.00	$77,000.00	$55,500.00
456554	AMAZON.COM	10/24/2025	DOUGLAS, DREW	001-0622-500.20-50		$1,209.00	$0.00	$1,209.00
455859	CRAVEN MEDIA	09/18/2025	DOUGLAS, DREW	001-0622-500.50-10		$14,875.00	$0.00	$14,875.00
454995	AMERICAN RAMP COMPANY	08/01/2025	DOUGLAS, DREW	001-0622-500.70-15		$14,900.00	$7,450.00	$7,450.00
453728	SHI INTERNATIONAL CORP	05/16/2025	MORRIS, MARK	001-0622-500.83-15		$53,420.00	$29,788.75	$23,631.25
456071	UNIFORMS 4 ALL INC	09/30/2025	NEWHOUSE, KIM	001-1522-570.20-10		$225.20	$0.00	$225.20
456360	SUPERION, LLC	10/14/2025	WHISTLER, AJ	001-2003-500.83-15		$20,000.00	$0.00	$20,000.00
456361	BRIGHT CONSULTING SERVICE	10/14/2025	WHISTLER, AJ	001-2003-500.83-15		$40,000.00	$0.00	$40,000.00
455694	GOVCONNECTION INC.	09/08/2025	MORRIS, MARK	001-2501-500.21-05		$696.00	$0.00	$696.00
455947	GRANICUS INC	09/23/2025	MORRIS, MARK	001-2501-500.28-35		$6,588.33	$5,292.50	$1,295.83
456286	CXTEC	10/10/2025	MORRIS, MARK	001-2501-500.28-35		$1,529.54	$0.00	$1,529.54
454964	ENVIRONMENTAL SYSTEM RESEARCH	07/30/2025	MORRIS, MARK	001-2501-500.50-10		$22,690.00	$0.00	$22,690.00
454964	ENVIRONMENTAL SYSTEM RESEARCH	07/30/2025	MORRIS, MARK	001-2501-500.52-20		$27,206.00	$0.00	$27,206.00
452526	CONVERGE TECHNOLOGY SOLUTIONS	03/13/2025	MORRIS, MARK	001-2501-500.52-65		$9,900.00	$1,012.50	$8,887.50
456012	SUPERION, LLC	09/25/2025	MORRIS, MARK	001-2501-500.52-65		$4,840.00	$2,500.00	$2,340.00
454549	TOTAL ELECTRONICS CONTRACTING	07/07/2025	MORRIS, MARK	001-2501-500.82-20		$50,000.00	$10,762.02	$39,237.98
451783	SUPERION, LLC	01/31/2025	MORRIS, MARK	001-2501-500.83-15		$61,287.30	$31,926.75	$29,360.55
456331	ABUNDANT SHINE, LLC	10/14/2025	TENNIS, JEFF	001-4502-520.20-15		$3,360.00	$0.00	$3,360.00
456330	ABUNDANT SHINE, LLC	10/14/2025	TENNIS, JEFF	001-4504-520.20-15		$5,040.00	$0.00	$5,040.00
456537	SIGN DESIGNS	10/24/2025	TENNIS, JEFF	001-4504-520.41-20		$75.00	$0.00	$75.00
454816	SUNRISE ELEVATOR, INC.	07/24/2025	TENNIS, JEFF	001-4504-520.80-10		$636,348.00	$259,860.00	$376,488.00
455980	FIRST RESPONDER OUTFITTERS, IN	09/24/2025	HOWARD, SHELBY	001-5502-510.20-10		$906.00	$112.00	$794.00
456162	FIRST RESPONDER OUTFITTERS, IN	10/03/2025	HOWARD, SHELBY	001-5502-510.20-50		$2,048.00	$0.00	$2,048.00
456417	FIRST RESPONDER OUTFITTERS, IN	10/16/2025	HOWARD, SHELBY	001-5502-510.20-50		$486.00	$0.00	$486.00
455422	ABM SUPPLY	08/25/2025	DAVIS, BRETT	001-5502-510.27-50		$4,433.25	$0.00	$4,433.25
456541	AMAZON.COM	10/24/2025	DAVIS, BRETT	001-5502-510.27-50		$300.00	$0.00	$300.00
456004	SIRCHIE ACQUISITION COMPANY, L	09/25/2025	ANDERSON, CAROL	001-5503-510.26-05		$1,020.40	$612.97	$407.43
456487	AMAZON.COM	10/21/2025	NIMMO, ANDY	001-6002-510.21-30		$439.10	$0.00	$439.10
453322	FIRE DEX GW, LLC	04/28/2025	KELLEY, LEIGH/HUBER, SCOTT	001-6002-510.28-25		$2,000.00	$0.00	$2,000.00
455450	1ST DUE EMERGENCY RESPONSE SOL	08/26/2025	NIMMO, ANDY	001-6002-510.28-25		$43,320.00	$0.00	$43,320.00
456354	ZOLL MEDICAL CORPORATION	10/14/2025	LUNOW, DUSTIN	001-6002-510.41-25		$4,227.10	$1,764.64	$2,462.46
441296	MACQUEEN EMERGENCY GROUP	01/11/2024	NIMMO, ANDY	001-6002-510.82-10		$2,540,722.00	$0.00	$2,540,722.00
456247	GEAR GRID CORP	10/08/2025	CANNON, MARK	001-6002-510.82-20		$247.00	$0.00	$247.00
451490	FRANK FLETCHER FORD	01/15/2025	OSBORNE, NAKIA	001-6540-560.82-10		$71,006.20	$0.00	$71,006.20

CITY OF JOPLIN
FY 2025 YEAR-END ENCUMBRANCES ROLLED TO FY 2026
EXHIBIT "A"

	General Fund Sub-Total					**$3,777,928.42**	**$428,166.13**	**$3,349,762.29**
456379	FIRST RESPONDER OUTFITTERS, IN	10/15/2025	HOWARD, SHELBY	101-5575-510.20-10		$583.00	$0.00	$583.00
456157	FIRST RESPONDER OUTFITTERS, IN	10/03/2025	HOWARD, SHELBY	101-5575-510.20-50		$5,249.50	$0.00	$5,249.50
456607	SFS ARCHITECTURE, INC	10/24/2025	PEKAREK, KAYLA	101-6022-510.50-10		$53,200.00	$2,050.00	$51,150.00
456487	AMAZON.COM	10/21/2025	NIMMO, ANDY	101-6075-510.21-30		$439.10	$0.00	$439.10
455450	1ST DUE EMERGENCY RESPONSE SOL	08/26/2025	NIMMO, ANDY	101-6075-510.28-25		$18,050.00	$0.00	$18,050.00
	Public Safety Sales Tax Fund Sub-Total					**$77,521.60**	**$2,050.00**	**$75,471.60**
455783	NATIONAL SALES CO.	09/11/2025	OSBORNE, NAKIA	115-6514-560.80-10		$9,274.00	$0.00	$9,274.00
455399	AB CREATIVE, INC.	08/22/2025	OSBORNE, NAKIA	115-6516-560.80-10		$54,973.00	$0.00	$54,973.00
456580	ABERNATHY ROOFING & CONSTRUCTI	10/24/2025	OSBORNE, NAKIA	115-6530-560.80-10		$33,061.60	$0.00	$33,061.60
	Parks Fund Sub-Total					**$97,308.60**	**$0.00**	**$97,308.60**
456601	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.41-40	TS0601	$3,759.50	$0.00	$3,759.50
456602	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.50-10	TS0601	$4,219.20	$0.00	$4,219.20
456017	OLSSON ASSOCIATES	09/26/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS1	$797.50	$0.00	$797.50
456567	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS1	$155,556.62	$0.00	$155,556.62
451245	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS2	$1,807,138.70	$556,253.50	$1,250,885.20
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS2	$56,179.49	$0.00	$56,179.49
456568	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS2	$104,627.30	$0.00	$104,627.30
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS3	$22,471.79	$22,269.33	$202.46
451246	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS4	$772,830.00	$115,363.25	$657,466.75
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS4	$56,179.49	$0.00	$56,179.49
456569	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS4	$39,523.59	$0.00	$39,523.59
451246	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS5	$1,323,747.00	$470,726.90	$853,020.10
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS5	$67,415.38	$19,666.98	$47,748.40
451245	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS6	$1,155,235.00	$986,237.00	$168,998.00
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS6	$44,943.59	$26,891.55	$18,052.04
456444	D & E PLUMBING & HEATING, INC	10/17/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS6	$5,805.00	$0.00	$5,805.00
451245	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS7	$1,262,816.50	$0.00	$1,262,816.50
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS7	$78,651.28	$0.00	$78,651.28
454078	LIBERTY UTILITIES	06/06/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS7	$83,954.01	$0.00	$83,954.01
455996	LIBERTY UTILITIES	09/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS7	$113,288.77	$56,644.38	$56,644.39

CITY OF JOPLIN
FY 2025 YEAR-END ENCUMBRANCES ROLLED TO FY 2026
EXHIBIT "A"

456570	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS7	$14,367.05	$0.00	$14,367.05
451245	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS8	$3,297,443.00	$132,829.00	$3,164,614.00
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS8	$67,415.38	$0.00	$67,415.38
456571	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS8	$144,203.42	$0.00	$144,203.42
451246	D & E PLUMBING & HEATING, INC	01/03/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS9	$491,984.00	$0.00	$491,984.00
451402	OLSSON ASSOCIATES	01/13/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS9	$44,943.59	$0.00	$44,943.59
452954	LIBERTY UTILITIES	04/04/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS9	$25,067.45	$0.00	$25,067.45
456572	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	GFARS9	$69,873.52	$0.00	$69,873.52
456579	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0601	$6,883.50	$0.00	$6,883.50
453746	ALLGEIER, MARTIN & ASSOCIATES	05/19/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0801	$150,000.00	$69,706.50	$80,293.50
454148	JEFF ASBELL EXCAVATING AND	06/10/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0801	$78,646.22	$63,642.17	$15,004.05
451666	OLSSON ASSOCIATES	01/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0809	$147,500.00	$146,690.00	$810.00
451667	OLSSON ASSOCIATES	01/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0809	$602,500.00	$439,119.86	$163,380.14
455357	ALLGEIER, MARTIN & ASSOCIATES	08/19/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0811	$175,000.00	$165,350.96	$9,649.04
456578	OWN, INC	10/24/2025	PEKAREK, KAYLA	130-4555-530.86-65	TS0811	$142,327.14	$6,344.19	$135,982.95
456609	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-6550-560.85-05	TS0510	$41,973.52	$0.00	$41,973.52
456031	CROSSLAND CONSTRUCTION CO	09/26/2025	OSBORNE, NAKIA	130-6550-560.85-05	TS0709	$1,713,549.16	$899,197.54	$814,351.62
451150	HARTMAN & COMPANY INC	12/27/2024	PEKAREK, KAYLA	130-6550-560.85-05	TS0711	$1,632,717.50	$1,454,616.73	$178,100.77
455115	OWN, INC	08/07/2025	PEKAREK, KAYLA	130-6550-560.85-05	TS0711	$5,000.00	$3,501.40	$1,498.60
456610	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-6550-560.85-05	TS0711	$29,910.41	$0.00	$29,910.41
456611	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	130-6550-560.85-05	TS0711	$15,044.50	$0.00	$15,044.50
456039	MILLER FENCE	09/29/2025	OSBORNE, NAKIA	130-6550-560.85-05	TS0717	$18,047.50	$0.00	$18,047.50
456292	STERN-WILLIAMS CO., INC	10/10/2025	OSBORNE, NAKIA	130-6550-560.85-05	TS0717	$5,864.00	$0.00	$5,864.00
451151	ELEMENTS CONSTRUCTION CONCEPTS	12/27/2024	PEKAREK, KAYLA	130-6550-560.85-05	TS0723	$1,665,698.00	$1,192,003.00	$473,695.00
	Parks & Stormwater Sales Tax Fund Sub-Total					**$18,144,255.97**	**$7,226,211.64**	**$10,918,044.33**
455680	CENTRAL SALT, LLC	09/08/2025	SCRIBNER, ALLI	140-4520-530.25-30		$85,812.00	$83,038.10	$2,773.90
455163	MICROSURFACING CONTRACTORS, LL	08/11/2025	PEKAREK, KAYLA	140-4520-530.25-45		$1,213,154.04	$1,128,566.94	$84,587.10
455656	SPRINGFIELD STRIPING & SEALING	09/04/2025	PEKAREK, KAYLA	140-4520-530.25-45		$120,986.18	$0.00	$120,986.18
456591	MICROSURFACING CONTRACTORS, LL	10/24/2025	PEKAREK, KAYLA	140-4520-530.25-45		$35,671.28	$0.00	$35,671.28
452359	S & H FARM SUPPLY, INC.	03/05/2025	SCRIBNER, ALLI	140-4520-530.82-15		$126,224.00	$0.00	$126,224.00
452490	TIGER MOWERS, LLC	03/11/2025	SCRIBNER, ALLI	140-4520-530.82-15		$98,051.00	$0.00	$98,051.00
456512	TOTAL ELECTRONICS CONTRACTING	10/23/2025	SCRIBNER, ALLI	140-4520-530.82-20		$2,827.00	$0.00	$2,827.00
456242	TURN KEY MOBILE INC	10/08/2025	CHASE, MICHAEL	140-4520-530.83-10		$1,138.00	$0.00	$1,138.00
452964	BLEVINS ASPHALT COMPANY	04/08/2025	PEKAREK, KAYLA	140-4520-530.86-50	IS2502	$3,407,467.78	$1,936,393.49	$1,471,074.29

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456519	SPROULS CONSTRUCTION	10/23/2025	PEKAREK, KAYLA	140-4522-530.86-31		$91,560.26	$0.00	$91,560.26
456520	SPROULS CONSTRUCTION	10/23/2025	PEKAREK, KAYLA	140-4522-530.86-31		$53,760.00	$0.00	$53,760.00
456612	SPROULS CONSTRUCTION	10/25/2025	PEKAREK, KAYLA	140-4522-530.86-31		$107,762.59	$0.00	$107,762.59
455635	MOBOTREX, INC.	09/04/2025	STEELE, KURTIS	140-4531-530.25-15		$2,832.00	$0.00	$2,832.00
454604	UNITED ACCESS, LLC	07/08/2025	THOMPSON, GINA	140-5002-530.82-10	GSTP01	$55,502.00	$11,100.00	$44,402.00
	TST Fund Sub-Total					**$5,402,748.13**	**$3,159,098.53**	**$2,243,649.60**
456612	SPROULS CONSTRUCTION	10/25/2025	PEKAREK, KAYLA	145-4522-520.86-31		$222,580.00	$0.00	$222,580.00
456608	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	145-4522-520.86-31	TC0516	$4,580.79	$0.00	$4,580.79
452964	BLEVINS ASPHALT COMPANY	04/08/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0604	$75,000.00	$0.00	$75,000.00
451153	OWN, INC	12/27/2024	PEKAREK, KAYLA	145-4565-520.86-50	TC0606	$14,500.00	$5,927.80	$8,572.20
456590	SPROULS CONSTRUCTION	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0606	$30,375.00	$0.00	$30,375.00
456596	D & E PLUMBING & HEATING, INC	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0606	$394,262.45	$0.00	$394,262.45
456595	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0608	$62,397.38	$0.00	$62,397.38
451152	EMERY SAPP & SONS, INC	12/27/2024	PEKAREK, KAYLA	145-4565-520.86-50	TC0612	$6,878,241.50	$2,409,311.09	$4,468,930.41
452813	OWN, INC	03/31/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0612	$104,497.95	$15,446.95	$89,051.00
456597	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0612	$77,000.00	$0.00	$77,000.00
456598	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0612	$752,047.24	$0.00	$752,047.24
452964	BLEVINS ASPHALT COMPANY	04/08/2025	PEKAREK, KAYLA	145-4565-520.86-50	TC0701	$835,000.00	$0.00	$835,000.00
451152	EMERY SAPP & SONS, INC	12/27/2024	PEKAREK, KAYLA	145-4565-520.86-50	TC0718	$3,000,000.00	$0.00	$3,000,000.00
456599	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-55	TC0610	$197,615.87	$0.00	$197,615.87
451785	OLSSON ASSOCIATES	01/31/2025	PEKAREK, KAYLA	145-4565-520.86-55	TC0705	$568,250.00	$170,594.73	$397,655.27
454400	OLSSON ASSOCIATES	06/26/2025	PEKAREK, KAYLA	145-4565-520.86-60	TC0516	$14,430.00	$8,680.68	$5,749.32
456574	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	145-4565-520.86-60	TC0516	$4,121.48	$0.00	$4,121.48
456612	SPROULS CONSTRUCTION	10/25/2025	PEKAREK, KAYLA	145-4565-520.86-60	TC0516	$155,683.04	$141,998.88	$13,684.16
451666	OLSSON ASSOCIATES	01/24/2025	PEKAREK, KAYLA	145-4565-520.86-65	TC0713	$80,164.00	$10,557.14	$69,606.86
455112	OLSSON ASSOCIATES	08/07/2025	PEKAREK, KAYLA	145-4565-520.86-65	TC0713	$98,000.00	$0.00	$98,000.00
	Capital Improvement Sales Tax Fund Sub-Total					**$13,568,746.70**	**$2,762,517.27**	**$10,806,229.43**
451155	JOPLIN INDUSTRIAL ELECTRIC INC	12/27/2024	PEKAREK, KAYLA	175-8680-500.82-20	GFARJ1	$299,044.00	$197,383.40	$101,660.60
456576	JOPLIN INDUSTRIAL ELECTRIC INC	10/24/2025	PEKAREK, KAYLA	175-8680-500.82-20	GFARJ1	$14,952.20	$0.00	$14,952.20
456577	SATTERLEE PLUMBING HEATING & A	10/24/2025	PEKAREK, KAYLA	175-8680-500.82-20	GFARJ1	$45,837.54	$0.00	$45,837.54
455624	OWN, INC	09/04/2025	PEKAREK, KAYLA	175-8680-500.86-10	GFARJ1	$4,000.00	$1,330.25	$2,669.75
456332	GOINS ENTERPRISES INC	10/14/2025	PEKAREK, KAYLA	175-8680-500.86-10	GFARJ1	$152,517.00	$0.00	$152,517.00

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	ARPA Fund Sub-Total					**$516,350.74**	**$198,713.65**	**$317,637.09**
452354	TRANSPRO CONSULTING	03/04/2025	PEKAREK, KAYLA	305-4550-530.50-10	GFAOPP	$304,859.52	$279,454.56	$25,404.96
452599	BURNS & MCDONNELL	03/18/2025	PEKAREK, KAYLA	305-4550-530.50-10	GFREO1	$256,000.00	$187,300.00	$68,700.00
456263	AFFIRM AGENCY	10/08/2025	ROBYN, TONY	305-4550-530.50-10	GFREO1	$1,535,000.00	$5,231.25	$1,529,768.75
455621	OLSSON ASSOCIATES	09/04/2025	PEKAREK, KAYLA	305-4550-530.86-35	GFCD24	$14,000.00	$0.00	$14,000.00
451784	D & E PLUMBING & HEATING, INC	01/31/2025	PEKAREK, KAYLA	305-4550-530.86-50	TIF015	$1,523,486.15	$1,438,591.15	$84,895.00
456575	OWN, INC	10/24/2025	PEKAREK, KAYLA	305-4550-530.86-50	TIF015	$7,762.08	$0.00	$7,762.08
456600	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	305-4550-530.87-20	IS2304	$436,537.72	$12,896.90	$423,640.82
	Infrastructure Fund Sub-Total					**$4,124,126.25**	**$1,969,954.64**	**$2,154,171.61**
452237	THE WILSON GROUP, INC	02/25/2025	ZAHNER, ALLISON	405-5004-520.41-20		$4,929.74	$0.00	$4,929.74
456592	MHC KENWORTH	10/24/2025	SHORT, CRISTY	405-5004-520.42-05		$54,163.77	$0.00	$54,163.77
456605	SKYWEST AIRLINES	10/24/2025	SHORT, CRISTY	405-5004-520.70-66		$76,500.00	$16,295.59	$60,204.41
456521	AIRPORT LIGHTING COMPANY	10/23/2025	SHORT, CRISTY	405-5004-520.80-15		$2,084.88	$0.00	$2,084.88
456522	LAYNE ELECTRIC COMPANY	10/23/2025	SHORT, CRISTY	405-5004-520.80-15		$2,400.00	$0.00	$2,400.00
456573	AIRPORT LIGHTING COMPANY	10/24/2025	SHORT, CRISTY	405-5004-520.80-15		$14,301.61	$0.00	$14,301.61
456585	CRAWFORD, MURPHY & TILLY INC.	10/24/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA49	$5,419.50	$0.00	$5,419.50
456586	CRAWFORD, MURPHY & TILLY INC.	10/24/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA50	$101,645.00	$8,000.00	$93,645.00
454869	CRAWFORD, MURPHY & TILLY INC.	07/29/2025	ZAHNER, ALLISON	405-5004-520.88-10	GFFA51	$97,810.88	$83,702.77	$14,108.11
456606	CRAWFORD, MURPHY & TILLY INC.	10/24/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA51	$65,157.36	$0.00	$65,157.36
452364	CRAWFORD, MURPHY & TILLY INC.	03/05/2025	ZAHNER, ALLISON	405-5004-520.88-10	GFFA54	$417,762.83	$265,464.04	$152,298.79
456587	WOLEN, LLC	10/24/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA56	$6,570.00	$0.00	$6,570.00
456588	CRAWFORD, MURPHY & TILLY INC.	10/24/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA56	$123,181.41	$0.00	$123,181.41
455464	CRAWFORD, MURPHY & TILLY INC.	08/27/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA57	$626,297.29	$212,543.93	$413,753.36
455666	EMERY SAPP & SONS, INC	09/05/2025	SHORT, CRISTY	405-5004-520.88-10	GFFA57	$9,973,775.78	$6,871,594.33	$3,102,181.45
	Airport Fund Sub-Total					**$11,572,000.05**	**$7,457,600.66**	**$4,114,399.39**
456341	WESTECH ENGINEERING, INC	10/14/2025	BRODIE, C L	415-4541-540.20-30		$47,360.00	$0.00	$47,360.00
452232	FABICK CAT	02/25/2025	DANNER, JEREMIAH	415-4541-540.41-05		$3,760.77	$0.00	$3,760.77
453000	HAYNES EQUIPMENT CO. INC.	04/09/2025	DANNER, JEREMIAH	415-4541-540.41-05		$2,811.00	$0.00	$2,811.00
453351	USA BLUEBOOK	04/30/2025	DANNER, JEREMIAH	415-4541-540.41-05		$1,593.14	$0.00	$1,593.14
455264	ENERGY CONSERVATION SUPPLY	08/14/2025	DANNER, JEREMIAH	415-4541-540.41-05		$5,190.00	$0.00	$5,190.00

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454030	G & G CONSTRUCTION INC.	06/04/2025	PEKAREK, KAYLA	415-4541-540.80-15		$2,950,500.00	$540,075.00	$2,410,425.00
454031	ALLGEIER, MARTIN & ASSOCIATES	06/04/2025	PEKAREK, KAYLA	415-4541-540.80-15		$360,000.00	$72,667.30	$287,332.70
454032	ALLGEIER, MARTIN & ASSOCIATES	06/04/2025	PEKAREK, KAYLA	415-4541-540.80-15		$110,000.00	$51,401.58	$58,598.42
454409	BRENTWOOD INDUSTRIES, INC	06/27/2025	PEKAREK, KAYLA	415-4541-540.80-15		$2,211,963.00	$1,122,718.50	$1,089,244.50
456035	BRENTWOOD INDUSTRIES, INC	09/29/2025	PEKAREK, KAYLA	415-4541-540.80-15		$2,211,963.00	$1,105,981.50	$1,105,981.50
456259	G & G CONSTRUCTION INC.	10/08/2025	PEKAREK, KAYLA	415-4541-540.80-15		$2,694,201.14	$0.00	$2,694,201.14
456326	G & G CONSTRUCTION INC.	10/13/2025	PEKAREK, KAYLA	415-4541-540.80-15		$1,707,200.00	$0.00	$1,707,200.00
456443	JOPLIN INDUSTRIAL ELECTRIC INC	10/17/2025	PEKAREK, KAYLA	415-4541-540.80-15		$26,220.00	$0.00	$26,220.00
456545	JOPLIN INDUSTRIAL ELECTRIC INC	10/24/2025	PEKAREK, KAYLA	415-4541-540.80-15		$24,492.46	$0.00	$24,492.46
456546	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4541-540.80-15		$130,884.27	$0.00	$130,884.27
456547	G & G CONSTRUCTION INC.	10/24/2025	PEKAREK, KAYLA	415-4541-540.80-15		$256,553.20	$0.00	$256,553.20
456548	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4541-540.80-15		$779.85	$0.00	$779.85
456549	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4541-540.80-15		$218,859.40	$0.00	$218,859.40
456552	JOPLIN INDUSTRIAL ELECTRIC INC	10/24/2025	PEKAREK, KAYLA	415-4541-540.80-15		$24,492.46	$0.00	$24,492.46
456312	TRI STATE TRUCK CENTER	10/13/2025	BRODIE, C L	415-4541-540.82-10		$157,405.00	$0.00	$157,405.00
456313	OVERHEAD DOOR COMPANY OF JOPLI	10/13/2025	SCRIBNER, ALLI	415-4542-540.20-50		$2,092.00	$0.00	$2,092.00
456368	BARCO MUNICIPAL PRODUCTS	10/15/2025	SCRIBNER, ALLI	415-4542-540.20-50		$1,475.00	$0.00	$1,475.00
456369	BARCO MUNICIPAL PRODUCTS	10/15/2025	SCRIBNER, ALLI	415-4542-540.20-50		$840.00	$0.00	$840.00
456280	CHARLES D. JONES	10/09/2025	SCRIBNER, ALLI	415-4542-540.41-05		$2,889.00	$0.00	$2,889.00
456334	JOPLIN LOCK AND KEY, LLC	10/14/2025	SCRIBNER, ALLI	415-4542-540.41-05		$300.00	$0.00	$300.00
456463	ARMOR EQUIPMENT	10/21/2025	SCRIBNER, ALLI	415-4542-540.82-20		$5,000.00	$0.00	$5,000.00
456581	BURNS & MCDONNELL	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW2025	$3,123.39	$0.00	$3,123.39
456583	ACE PIPE CLEANING, INC.	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW2025	$60,697.52	$0.00	$60,697.52
456544	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW2503	$61,150.00	$0.00	$61,150.00
456582	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW2503	$17,019.73	$0.00	$17,019.73
453142	ACE PIPE CLEANING, INC.	04/16/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW9901	$750,000.00	$288,752.60	$461,247.40
453143	ALLGEIER, MARTIN & ASSOCIATES	04/16/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW9901	$237,000.00	$86,392.74	$150,607.26
453747	BURNS & MCDONNELL	05/20/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW9901	$14,890.00	$3,264.50	$11,625.50
453796	ALLGEIER, MARTIN & ASSOCIATES	05/22/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW9901	$79,500.00	$0.00	$79,500.00
454766	ACE PIPE CLEANING, INC.	07/22/2025	PEKAREK, KAYLA	415-4542-540.86-75	IW9901	$750,000.00	$251,551.27	$498,448.73
451786	ROSETTA CONSTRUCTION LLC	01/31/2025	PEKAREK, KAYLA	415-4542-540.86-80		$629,178.90	$357,026.09	$272,152.81
453797	BURNS & MCDONNELL	05/22/2025	PEKAREK, KAYLA	415-4542-540.86-80		$27,700.00	$3,367.40	$24,332.60
455107	ROSETTA CONSTRUCTION LLC	08/07/2025	PEKAREK, KAYLA	415-4542-540.86-80		$32,725.00	$11,600.89	$21,124.11
455125	GOINS ENTERPRISES INC	08/07/2025	PEKAREK, KAYLA	415-4542-540.86-80		$47,921.00	$0.00	$47,921.00
455126	ROSETTA CONSTRUCTION LLC	08/07/2025	PEKAREK, KAYLA	415-4542-540.86-80		$11,473.93	$0.00	$11,473.93
456555	OLSSON ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$9,876.20	$0.00	$9,876.20

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456556	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$443,709.88	$0.00	$443,709.88
456557	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$10,460.00	$0.00	$10,460.00
456558	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$4,200.79	$0.00	$4,200.79
456559	ROSETTA CONSTRUCTION LLC	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$871,059.88	$0.00	$871,059.88
456560	GOINS ENTERPRISES INC	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$73,352.88	$0.00	$73,352.88
456561	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$49,322.52	$0.00	$49,322.52
456562	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$139,653.05	$0.00	$139,653.05
456563	D & E PLUMBING & HEATING, INC	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$6,900.00	$0.00	$6,900.00
456565	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80		$119,965.86	$0.00	$119,965.86
451786	ROSETTA CONSTRUCTION LLC	01/31/2025	PEKAREK, KAYLA	415-4542-540.86-80	GFARSW	$1,358,748.10	$966,996.28	$391,751.82
452368	MUNICIPAL PIPE TOOL COMPANY LL	03/05/2025	PEKAREK, KAYLA	415-4542-540.86-80	GFARSW	$2,463,077.15	$1,033,935.37	$1,429,141.78
455127	ROSETTA CONSTRUCTION LLC	08/07/2025	PEKAREK, KAYLA	415-4542-540.86-80	GFARSW	$92,693.50	$0.00	$92,693.50
456564	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80	GFARSW	$96,864.76	$0.00	$96,864.76
452580	OLSSON ASSOCIATES	03/17/2025	PEKAREK, KAYLA	415-4542-540.86-80	IW0302	$260,000.00	$98,630.62	$161,369.38
456550	ROSETTA CONSTRUCTION LLC	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80	IW2508	$234,517.26	$0.00	$234,517.26
456551	ROSETTA CONSTRUCTION LLC	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80	IW2508	$475,506.50	$0.00	$475,506.50
456553	ALLGEIER, MARTIN & ASSOCIATES	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80	IW2508	$10,546.73	$0.00	$10,546.73
456584	BURNS & MCDONNELL	10/24/2025	PEKAREK, KAYLA	415-4542-540.86-80	IW2508	$3,295.86	$0.00	$3,295.86
	Sewer Fund Sub-Total					**$22,604,955.08**	**$5,994,361.64**	**$16,610,593.44**
456322	HEADSET WORLD	10/13/2025	KONARKSI, CHERYL	520-8502-510.27-45		$299.76	$0.00	$299.76
452003	MOTOROLA SOLUTIONS, INC.	02/10/2025	KONARSKI, CHERYL	520-8502-510.82-30		$114,128.00	$57,064.00	$57,064.00
	Emergency Communications Fund Sub-Total					**$114,427.76**	**$57,064.00**	**$57,363.76**
				GRAND TOTAL		**$80,000,369.30**	**$29,255,738.16**	**$50,744,631.14**

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2025- 356, Building Regulations

MEETING DATE
November 17, 2025

REVIEWED BY
Building Regulations-Bryan Wicklund, Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards

SUMMARY
This council bill approves the contract by and between the City of Joplin and Prime Contracting Inc. to remove the structures, and any remaining debris and leave the foundation and footings intact located at 2617 S Pearl Ave.

BACKGROUND
The above listed address was "tagged" as a dangerous building on September 30, 2024. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On October 17, 2025, an advertisement for bids was published in the Joplin Globe with bids being received on November 3, 2025, for the removal of structures and debris with all foundations and footing to remain intact. At that time bids were received as follows.

B & D YardBuilders	$ 3,524.00
Big Johns	$ 6,101.00
Kesters Dirtworks	$ 8,200.00
Prime Contracting Inc.	$3,445.00
Freeman Landworx	$6,948.00

A Special Tax Bill will be issued after the demolition is completed. The Special Tax Bill acts as a lien against the property until it is paid, with the owner having five years to pay off the assessment. The bill also is a personal debt of the owner.

FUNDING SOURCE
These payments are included in the FY 2025-26 budget of the Revolving Fund.

RECOMMENDATION
City Staff recommend that the demolition removal contract be awarded to Prime Contracting Inc. for $ 3,445.00 and that it be approved on an emergency basis within the meaning of section 2.12 (1) for the immediate preservation of public health and welfare.

ATTACHMENTS
Council Bill No. 2025- 356, Photograph of Property, Bid Tabulation

CLOSING DATE:	3-Nov-25	DEPT:	Planning & Community Development
STARTING TIME	10:10 AM		
CLOSING TIME:	10:20 AM	BID OPENED BY:	Shelli Dollison / Jo Anne Mergenthaler
Demolition of All Structures		LOCATION:	2617 S Pearl Ave

COMPANY	BIDS
B & D Yardbuilders	$3,524.00
Big John's Heavy Equipment	$6,101.00
Kester Dirtworks	$8,200.00
Prime Contracting Inc	**$3,445.00**
Freeman Landworx	$6,948.00





COUNCIL BILL NO. 2025-356 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Prime Contracting Inc. for the demolition of the structure(s) and clearing of a lot located at 2617 S. Pearl Ave); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

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

Section 1. That the contract with and Prime Contracting Inc. in the amount of THREE THOUSAND FOUR HUNDRED FOURTY FIVE DOLLARS ($3,445.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 2617 S. Pearl Ave.

Section 2. The contractor will be paid in case for the portion of the work performed by him and this amount will be appropriated from the Revolving Public Improvement Fund and will be evidenced by a special tax bill made and levied against 2617 S. Pearl Ave.

ALL OF HE SOUTH 10FEET OF LOT NUMBERED TWO HUNDRED EIGHTY -SEVEN (287) AND ALL OF LOT NUMBERED TWOHUNDRED EIGHTY- EIGHT 92880 IN D.W. LUKE'S SOUTHEREN HEIGHTS SUBDIVISION IN THE CITY OF JOPLIN, MISSOURI ACCOURDING TO THE RECORDED PLAT THEREOF.

Section 3. That the City of Joplin declares that this ordinance is an emergency pursuant to Section 2.12(1) of the Home Rule Charter in that it is an ordinance for the immediate preservation of public peace, property, health, safety, or morals. Specifically, this ordinance approves the award of a contract to a demolition contractor for the demolition and removal of a structure determined to be dangerous by the Joplin Building Board, and because this structure has been deemed dangerous and a nuisance, its immediate removal is required to preserve public safety and health. The City Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-014 – AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the offense of criminal mischief; and establishing a time for this ordinance to become effective.

MEETING DATE
November 17, 2025

ATTACHMENTS
Council Bill No. 2025-013

REVIEWED BY
City Attorney Peter Edwards; Chief of Police Richard Pearson; and City Manager Nicholas Edwards.

SUMMARY
This council bill imposes a penalty punishable by section 1-5 of Chapter 82, for any person unlawfully occupying a residential structure that is property of another.

BACKGROUND
This ordinance adopts Revised Statute of Missouri 569.200, effective August 28, 2024, and modeled after Florida's "anti-squatter" law. The ordinance recognizes that vacant structure fires accounted 61% of fires in the city in 2023 and 44% of fires in 2024. This ordinance is designed to address the unlawful occupation effectively with the goal of improving health and safety in the community.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends this Council Bill be approved on First Reading.

COUNCIL BILL NO. 2025-014 ORDINANCE NO.

AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the offense of criminal mischief; and establishing a time for this ordinance to become effective.

WHEREAS, it is the desire of the City Council to amend the criminal code to address the issue of illegal occupancy of vacant properties in our community; and

WHEREAS, vacant structures accounted for 61% of fires in 2023 and 44% of fires in 2024 within the City of Joplin; and

WHEREAS, the illegal occupancy of vacant properties poses a danger to the health, life, safety and welfare of citizens; and

WHEREAS, it is in the best interest of the community to prohibit the illegal occupancy of properties in the City of Joplin; and

WHEREAS, this ordinance adopts Revised Statute of Missouri 569.200, effective August 28, 2024, and by adoption of this ordinance the City can provide for better enforcement.

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

Section 1. That Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, enact the following section:

"Sec. 82-214. Criminal mischief prohibited.

(a) A person commits the offense of criminal mischief if he or she unlawfully detains, occupies, or trespasses upon a residential dwelling that is property of another.

(b) "Property of another" shall mean any property in which the person does not have a possessory interest.

(c) Penalty. A violation of this section is punishable under Section 1-5."

Section 2. That this ordinance shall be in full force and effect twenty days (20) after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-015 approving a Labor Agreement by and between the City of Joplin and the Fraternal Order of Police Lodge #27.

MEETING DATE:
November 17, 2025

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

SUMMARY:
This Council Bill approves a Labor Agreement between the City of Joplin and the Fraternal Order of Police Lodge #27.

BACKGROUND:
The Fraternal Order of Police Lodge #27 (hereinafter FOP) has long represented police officers, corporals and sergeants of the City of Joplin, Missouri (hereinafter "City") regarding terms and conditions of employment, historically through a process known as "meet and confer". In 2022, the FOP and City entered into their first Labor Agreement.

In 2025, in anticipation of the Prop B tax renewal in 2026, the parties opened up collective bargaining negotiations. The main component of negotiations centered on compensation increases. The compensation piece of the Labor Agreement, specifically the new pay plan and slotting of employees is contingent on this Council placing the Prop B renewal, a tax solely for pubic safety, including the police and fire departments, on the ballot in 2026, ahead of the sunsetting of the current Prop B tax, estimated in early 2027. In the event that the tax renewal does not pass, the agreement may be reopened for further negotiations on compensation issues. The Labor Agreement was taken to the FOP membership and they voted in favor of adopting the Agreement. The City desires to approve the attached Labor Agreement, which shall expire on December 31, 2031.

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

ATTACHMENTS:
Council Bill No. 2025-015 with Agreement

PCE:vew

CITY OF JOPLIN, MISSOURI
and
FRATERNAL ORDER OF POLICE LODGE #27
LABOR AGREEMENT

ARTICLE I. Preamble

Section 1.01 Parties
This Agreement has been developed by the Fraternal Order of Police, Southwest Missouri Regional Lodge #27, Joplin Police Officer's Association, herein called the "Lodge," and the City of Joplin, Missouri, herein called the "City."

Section 1.02 Conflicts
In the event that any provision of this Agreement conflicts with any of the City's Personnel Policies, or with any General Orders of the City's Police Department (hereinafter, the "Department,"), the provisions of this Agreement shall be controlling. The parties recognize that the City's Personnel Policies, and the Department's policies and procedures will address topics not covered in this Agreement and will provide further details about matters that are addressed in this Agreement. To the extent the provisions of the City's Personnel Policies, and the Department's policies and procedures do not conflict with the provisions of this Agreement, the policies and procedures shall be enforceable.

ARTICLE II. Recognition

Section 2.01 Bargaining Units
The City recognizes the Lodge as the exclusive bargaining representative of all full-time sworn Police Officers below the rank of Captain.

Section 2.02 Added Classification
In the event any new sworn job classification is added to the Department with a rank below that of Captain, the City will bargain with the Lodge regarding whether the new job classification should be included in the bargaining unit. If the position is added to the bargaining unit, the City will further bargain with the Lodge regarding the duties and wage scale for the classification.

Section 2.03 Non-Discrimination
The Parties acknowledge and agree that there shall be no discrimination against or harassment of any employee by either party due to the employee's race, gender, color, national origin, religion, age, disability, sexual orientation, military service status, Lodge membership status or lawful Lodge activities, genetic information, marital status, political affiliation, political activity consistent with state law, or membership in any other category or classification that is protected by law.

ARTICLE III. Management Rights

Section 3.01 Management Right
Except as otherwise expressly provided in this Agreement, the City retains the right to manage the Department, both directly and as delegated to the Police Chief, including but not limited to the right to:

(a) Determine the mission of the City and the Department;
(b) Direct the working forces;
(c) Hire, classify, assign, promote, and transfer employees;
(d) Suspend, demote, discipline, and discharge employees for just cause;
(e) Relieve employees from duty because of lack of work or other legitimate reasons;
(f) Change existing methods, operations, facilities, equipment and type or number of personnel;
(g) Promulgate, make, change, and/or revoke reasonable personnel rules, regulations, policies, and work and safety rules, consistent with this Agreement and applicable law, after discussion with the Lodge as provided herein;
(h) Assign work to bargaining unit and/or civilian support personnel;
(i) Maintain and/or take steps to enhance the efficiency of the operation of the Department; and
(j) Take whatever actions may be reasonably necessary to carry out the mission of the City and the Department.

Section 3.02 Rights & Responsibilities
The foregoing powers, rights, authority, and responsibilities, and the adoption of policies, rules, regulations and practices in furtherance thereof shall be exercised in good faith and in conformity with this Agreement by the City's selected management personnel. Failure of the City and/or Department to exercise any of the Management Rights enumerated above does not diminish the future ability to exercise such Management Rights.

Section 3.03 Operation of Law
Nothing in this Agreement shall be interpreted or construed in a way that would prevent the City and/or the Department from complying with any duty or obligation placed upon the City and/or Department by operation of law.

ARTICLE IV. Lodge Rights

Section 4.01 Lodge Officials
The Lodge shall have the right to appoint or elect whatever officers, stewards, or other officials it wishes to elect. If Lodge representatives change at any time, the Lodge shall provide the Department with a list of employees who shall serve as official Lodge representatives.

Section 4.02 Lodge Business
Lodge officers may perform Lodge business while on duty, with permission from their direct supervisor, so long as Lodge business does not interfere in any way with performance of the employee's regular job duties, or with the work of any other on-duty personnel. All Lodge business performed by off-duty personnel shall be performed at the employee's own discretion and on his or her own time in unpaid status.

Section 4.03 Orientation
The City agrees that all new full-time personnel hired to fill represented positions shall, while on duty and during their in-house academy process, be given a presentation from the Lodge. During the presentation, up to two (2) representative(s) of the Lodge will provide copies of this Agreement, explain the Lodge's function as the exclusive bargaining representative of the employees in the bargaining unit, will provide other information regarding the Lodge and membership therein, and will offer membership in the Lodge to each new full-time employee. The Lodge shall be allowed reasonable time to finish its presentation, but the presentation will not exceed thirty minutes.

Section 4.04 Use of Internal Mail
The Lodge shall be permitted to use the City's e-mail and hard copy internal mail distribution systems for Lodge business, so long as the Lodge's use does not create a burden on the City's electronic and/or physical systems, and so long as such mail use does not hinder on-duty personnel in the performance of their duties. The Lodge and its members acknowledge that all City mail, whether electronic or physical, is subject to potential monitoring, and may also be subject to public disclosure under the State's sunshine law. Any use of City's communications in this section shall not be political, defamatory or criticism of city officials and city policies.

Section 4.05 Dues Deduction
Employees may voluntarily join the FOP and have payroll deductions of dues consistent with payroll deduction practices of the city. Employees may withdraw authorization for dues deductions at any point in time upon written notification to the City. The City will provide the FOP Treasurer with a list of employees who have made the payroll deduction upon request.

Section 4.06 Confidentiality
Bargaining unit personnel shall have the right to consult with a Lodge representative on a confidential basis regarding performance and disciplinary matters.

Section 4.07 Indemnification
The Lodge shall defend, indemnify and hold harmless the City in the event that a City employee should file a claim against the City for unauthorized dues deduction or release of information, and such deduction or release was pursuant to information, or a request for information, provided by the Lodge to the City.

ARTICLE V. Past Practices

Section 5.01 Changes to Conditions of Employment
The parties acknowledge that practices concerning wages, hours, and terms and conditions of employment exist that have not been formalized as written policies. If management desires to make a change with regard to any such practice, those proposed changes will be provided to the union in advance and the union may request a meeting to discuss such changes provided the request is made no later than 10 days after notice is provided.

ARTICLE VI. Job Descriptions and Specialty Positions

Section 6.01 Job Descriptions
The Department shall maintain job descriptions for all positions within the bargaining units. Job descriptions shall specify the qualifications for promotion into each classification.

ARTICLE VII. Hours of Work

Section 7.01 Hours
The normal shift duration is eight (8), ten (10) or twelve (12) depending upon the assignment.

Section 7.02 Shift Bidding Procedure for Patrol
For each year of this agreement, members assigned to the Patrol Bureau will complete a seniority-based bidding process bi-annually, shift bidding preference only arises once the Chief determines the number of classifications needed and the special skills needed as identified in a per-bid shift notice," wherein:

(a) Employees shall receive notice of impending shift change and a minimum of fourteen (14) days' notice before shift bid preferences from officers are due, along with the effective date of the new shift rotations, which become effective no sooner than thirty (30) days after the deadline for shift preferences.
(b) Bid positions will then be assigned by seniority based upon the officer's listed preferences. If none of the officer's preferences are available, he or she shall be assigned at the discretion of the Patrol Captain.
(c) The Bureau Commanders or their designees will announce the shift assignments.
(d) Members who fail to provide a timely shift bid request will be placed on a shift at the discretion of the Chief or his or her designee.

Section 7.03 Shift Bidding Procedure for Investigations
Members assigned to the Investigations Bureau will complete a seniority-based bidding process annually for evening, holiday, and weekend shifts. Bidding preference only arises once the Chief determines the number of classifications needed and the special skills needed as identified in a per-bid notice wherein:

(a) Employees shall receive notice of impending shift change and a minimum of fourteen (14) days' notice before shift bid preferences from officers are due, along with the effective date of the new shift rotations, which become effective no sooner than thirty (30) days after the deadline for shift preferences.
(b) Direct supervisors will forward the requests with recommendations to the Bureau Commander or their designees for review.
(c) The Bureau Commander or their designee will announce the shift assignments after the thirty (30) day notice.
(d) Members who fail to provide a timely shift bid request will be placed on a shift at the discretion of the Chief or his/her designee.

Section 7.04 Shift Transfers and Reassignments
Employees may submit written requests to be transferred to any open position on a different shift, through their Chain of Command. Employees may also submit written requests to permanently trade shifts, so long as both employees are in agreement with the trade. When, in the judgment of the Chief or his or her designee, such reassignments or transfers will not be unduly disruptive to the operations of the Department, such reassignments or transfers may be approved.

The Chief shall have the authority to reassign any employee or employees to another shift, unit, section, or squad, for legitimate operational reasons. Any potential involuntary reassignment and the specific reasons therefore shall be provided to the Lodge and the employee(s) involved. When a reassignment may cause bumping of an employee, the Department shall initially seek volunteers and shall honor seniority as much as reasonably possible. For any involuntary reassignment, thirty (30) days' notice must be given to the employee, unless the Chief determines that the staffing is needed due to the operational needs of the department.

Section 7.05 Meal Breaks
All employees shall receive a thirty (30) minute paid meal break. All employees shall receive two (2) fifteen (15) minute rest breaks per shift worked. All breaks shall be subject to interruption or cancellation due to work demands.

Section 7.06 Duty Trade
Employees assigned to the same position shall be eligible to trade shifts between themselves, for their own convenience, subject to approval from management. All such trades shall be purely voluntary between the employees involved, and each employee shall be paid as if he or she had worked on his or her original schedule.

ARTICLE VIII. Temporary Duty Assignments

Section 8.01 Duty Related Injury
When an employee is injured in the line of duty, the City shall make every effort to provide temporary light-duty or work-hardening assignments to him or her, consistent with any restrictions the employee's doctor has identified consistent with the employee's current work schedule.

Section 8.02 Non-Duty Related Medical Condition
When an employee is unable to perform his or her regular work assignment due to a non-work-related injury or non-communicable illness, the City may offer temporary light-duty or work-hardening assignments to him or her, to the extent productive work is available. Such light duty shall not extend beyond 60 days from the commencement of the assignment, without approval of the Police Chief and Human Resources.

Section 8.03 Shall Not Be Unreasonably Denied
Requests for medically necessary temporary light-duty and subsequent requests for extension shall not be unreasonably denied when light-duty opportunities exist within the Department.

ARTICLE IX. Wages

Section 9.01 Wages
The City and FOP adopt the following Pay Plan attached hereto as Exhibit "C".

Employees shall receive a 2% COLA effective November 1, 2025, in addition to their 3% step increase, with a satisfactory evaluation, for that fiscal year.

Employees shall receive a 2% COLA effective November 1, 2026, in addition to their 3% step increase, with a satisfactory evaluation, for that fiscal year.

Employees shall receive a 23.03% COLA raise effective no more than thirty (30) days after the Police and Fireman's Pension Plan reaches one hundred twenty percent (120%) funded, as set forth below.

Beginning November 1 of the next fiscal year, for the term of the contract, eligible Employees shall receive a three percent (3%) step increase, plus any COLA increase that is granted to general employees in any fiscal year on the same effective date.

The Pay Plan is conditioned on this Agreement being approved by the City Council and the renewal of the half-cent sales tax, which is the primary source to fund the wage increases and Pay Plan. The effective date for implementation of the Pay Plan, once the condition is met, is thirty (30) days following the Police and Fireman's Pension Plan reaching one hundred twenty percent (120%) funded, which is to be determined by an Actuarial Report.

Section 9.02 COLA
In the event a COLA is granted to general employees by the City Council in any fiscal year, the employees shall also be granted an equal COLA benefit/increase effective on the same date as general employees.

Section 9.03 Longevity Pay
Beginning with an employee's five (5) year anniversary with the department, they shall receive additional pay equal to 1% of their annual base salary. The percentage will go up by 1% every five (5) year period pursuant to Longevity Pay as set forth in the Employee Handbook.

Section 9.04 Promotions
Employees who are promoted will receive the appropriate wage increases as set out below:

(a) Police Officer to Corporal– 10% or bottom of Corporal scale, whichever is greater.
(b) Corporal to Sergeant – 10% or bottom of Sergeant scale, whichever is greater.
(c) Wage increases due to promotions will become effective on the date of the promotion.

Section 9.05 Specialty Pay

(a) Employees assigned to the SWAT Team shall receive a stipend of $150.00 per month.

(b) Field Training Officers (FTOs) shall receive one and one-half hours of pay or compensatory time for each day they are assigned a trainee.

(c) On-Call Pay. All employees who fill daily on-call duty shall receive one and one-half hours of pay or compensatory time for each day on-call.

Section 9.06 Kennel Time

An employee who serves as a K9 officer and who has a dog with the employee shall be credited with one hour of pay during on duty hours and one hour of pay for time on days when the employee is not scheduled to work for the purpose of K9 servicing.

Section 9.07 K-9 Upkeep

The City shall be responsible for providing all food and medical treatment for City canines. The City shall also provide a kennel at the home of each K-9 Officer.

Section 9.08 Call Back Pay

Any employee who, without at least 24-hours' notice, is called to work and reports for work during unscheduled off duty hours as an unscheduled emergency recall will receive compensation for the greater of three (3) hours or actual hours worked, at one and one-half times the employee's regular hourly rate of pay. If this time is immediately after (held over) the employee's normal shift, the minimum three (3) hours shall not apply.

Section 9.09 Witness Pay

Employees who are required to attend court as a result of the performance of their assigned duties during non-work hours shall be compensated at one and one-half times the employee's regular hourly rate of pay for all consecutive time spent in court, with a guaranteed minimum paid time of two (2) hours. The City does not pay travel time to the Joplin Municipal courthouse. However, employees shall be compensated for time spent traveling from the Department to any other courthouse when they are appearing or testifying in conjunction with their official police duties.

Section 9.10 Educational Assistance

The City will reimburse employees for tuition costs for college-level classes related to or leading to a degree in criminal justice, emergency service, business administration, accounting, public administration, or other similar degree programs in accordance with the City's Tuition Reimbursement Policy. The City shall reimburse members for in class or on-line courses.

Section 9.11 Cell Phone Stipend

Detectives, Detective Corporals and Sergeants shall be paid a cell phone stipend pursuant to City policy.

Section 9.12 Vehicles

Employees shall be assigned a take-home vehicle after successfully completing field training and at least one-year of employment, pursuant to the Department and City Policy as long as sufficient resources are available.

Section 9.13 Anniversary Date

Anniversary date shall be as set forth in the Employee Handbook.

ARTICLE X. Overtime and Compensatory Time

Section 10.01 Two-Week Work Period / OT
Employees shall be scheduled for a two-week work period and shall receive overtime for all time worked over eighty (80) hours in the work period.

Section 10.02 OT Accrual
Overtime and compensatory time off shall accrue in quarter-hour increments.

Section 10.03 Compensatory Time
Employees may elect to be paid in compensatory time off rather than receiving overtime pay. Compensatory time shall be earned at the rate of one-and-one-half times the hours worked in excess of 80 hours in fourteen days. Personnel may accumulate a maximum of 480 hours of compensatory time.

Section 10.04 Overtime Assignment
Employees shall be offered or assigned overtime work assignments as provided in Departmental policy.

ARTICLE XI. Out-of-Class Assignment

Section 11.01 Acting Corporals, Acting Sergeants and Acting Captains
Where there is a need for a police officer to serve as an acting Corporal, a Corporal to serve as an acting Sergeant, or for a Sergeant to serve as an acting Captain, the position shall be offered at the discretion of management.

Section 11.02 Out of Classification Pay
A full-time employee who is temporarily assigned to fully perform the normal, ongoing duties of and accept the responsibilities of a position in a higher classification shall be paid ten (10%) percent over his/her current pay rate or the minimum of the higher position's pay grade, whichever is higher for each shift worked in an out-of-class assignment. In no instance shall the out-of-classification pay exceed the maximum of the pay grade for the higher classification. Out-of-classification pay shall cease immediately upon the return to full- or part-time duty of the incumbent in the higher classification or the appointment of a new incumbent to the higher classification. No employee may be compensated for more than six (6) months of out-of-class work for any one assignment, unless approved by the City Manager as an extension of time. There will be no qualifying period for out-of-classification pay. The status of the employee under the Fair Labor Standards Act (FLSA) will not change while they are in a work-out-of-class assignment. A non-exempt employee will continue to be non-exempt under the Act and an exempt employee will remain exempt.

ARTICLE XII. Health and Welfare

Section 12.01 Insurance Plan Coverage Options
All employees covered under this Agreement shall receive the same insurance plan coverage options and benefits as are available to all other City employees. The City shall have the right to change plans and/or carriers, or to change benefits available under an existing plan, after providing at least thirty (30) days' advance notice to the Lodge, and at least sixty (60) days' notice if practicable, of any contemplated change.

Section 12.02 Retiree Healthcare
The City shall continue to make health insurance available to retirees, at the retirees' expense for a maximum of ten (10) years. The premium charged to retirees shall be no greater than the full amount of the premium (total amount of employer and employee contributions) charged for active employees at the same coverage levels plus a 2% administrative fee.

ARTICLE XIII. Retirement Benefits

Section 13.01 Retirement Program
All employees enrolled in the City's Police and Fire Pension Plan as of January 1, 2022 will continue to participate in the Police and Fire Pension Plan. All other employees will be enrolled in Missouri Lagers L-11 program at no cost to the employee.

Section 13.02. Police and Fire Pension Plan.
Once the pension plan reaches 120% funded, a COLA based on the Consumer Price Index not to exceed 4% in any year, may be granted if the actuary calculates the pension plan will not drop below 120% funded based on the assumptions in place at that time. Upon the retirement of all active pension plan employees, the administration of the Plan will be turned over to Missouri LAGERS. Prior to turning the closed plan over to Missouri LAGERS, language will be adopted to grant a COLA annually under the Missouri LAGERS COLA rules.

Section 13.03 Supplemental Retirement Program
Officers may elect to participate in the tax sheltered, supplemental 457 retirement plans offered by the City. Employee contributions will be made through payroll deductions up to the IRS approved maximum annual contribution limits.

ARTICLE XIV. Holidays

Section 14.01 Recognized Holidays
The following holidays shall be recognized within the Department: New Year's Day, MLK Day, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Thanksgiving, the Friday following Thanksgiving, and Christmas Day equal to eight (8) hours per holiday. If any additional holidays are approved by the City Council in the future, they shall be included as a recognized holiday.

Section 14.02 Floating Holidays
Eligible full-time employees receive three (3) eight-hour floating holidays granted annually on a fiscal year basis. Employees will accumulate floating holidays that are immediately available under the following schedule:

HIRE DATE	FLOATING HOLIDAYS
November 1 to April 30	24 hours
May 1 to July 31	16 hours
August 1 to October 31	None for that fiscal year

Floating holidays may not accumulate from one fiscal year to the next and will be lost if not used by October 31. Earned but unused floating holidays prior to October 31 shall be payable upon separation from City service.

Section 14.03 Holidays Worked
All hours worked for regularly scheduled shifts on any recognized City holiday as set forth in Section 14.01 shall be paid at time and one-half the regular hourly rate of pay. All hours worked for regularly scheduled shifts on a recognized City holiday shall be considered regular hours worked for the purpose of determining the eligibility of FLSA overtime. This section will be effective immediately following the successful passage of a one-half cent sales tax.

ARTICLE XV. Vacation

Section 15.01 Vacation Accrual
Employees may accrue vacation time in accordance with City policy. Vacation leave shall be accrued on a monthly basis, in accordance with the following annual vacation hours accrual schedule:

Length of Continuous Service in Years	Hours Accrued	Maximum Accrual
0 - 9 years	80 hrs	160 hrs
9 - 14 years	120 hrs	240 hrs
Over 14 years	160 hrs	240 hrs

Section 15.02 Vacation Use
Vacation shall be scheduled and used consistent with Departmental policies and this Agreement.

Section 15.03 Vacation Payout
When an employee's employment is terminated for any reason whatsoever, all earned vacation shall be paid out at the employee's then-current hourly rate, at the time of termination.

Section 15.04 Vacation Scheduling
(a) Vacation requests will be submitted through the chain of command. The Department will not unreasonably deny vacation requests, but may deny any request which would unduly interfere with the operation of the Department as determined by the Chief.

(b) When there is a conflict between requests submitted at the same time, and the approval of both requests would unduly interfere with the operation of the Department, the request received from the individual with the earlier date of hire or promotion will be granted.
(c) Employees covered under this Agreement will not be required to change a scheduled vacation due to a senior employee with a conflicting scheduled vacation transferring to their shift. The senior employee may elect to reschedule the entire vacation or may elect to use any portion thereof which is approved.

ARTICLE XVI. Sick Leave

Section 16.01 Sick Leave Accrual Rate
Sick leave shall accrue on a monthly basis, at the rate of 8 hours per month.

Section 16.02 Sick Leave Accrual
Employees shall accrue unused hours of sick leave in accordance with City policy.

Section 16.03 Sick Leave Policy / Dependent Sick
Sick leave shall be used and administered in accordance with applicable City and Departmental policies.

Section 16.04 Physician's Certificate
Employees shall generally be required to present all physicians' certificates to the Human Resources Department when returning from any period of sick leave lasting three working days or longer. Additionally, with advance notice to the employee the City may require a physician's certificate for shorter periods of absence, if the employee has exhibited a pattern of absenteeism or if there is some other legitimate reason to require a physician's certificate. During hours when the Human Resources Department is not open, the physician's certificate shall be presented to the employee's supervisor. Details regarding an employee's illness or injuries, or their family's illness or injuries, shall not be shared with anyone outside the Human Resources Department, except to the extent necessary to manage compliance with work restrictions, or to report use of medication that may affect safe performance of job duties.

Section 16.05 FMLA / ADA Compliance
The City shall comply with the confidentiality provisions of the Americans with Disabilities Act and the Family and Medical Leave Act with regard to the request, storage, and dissemination of employee medical information.

ARTICLE XVII. Other Leave

Section 17.01 Eligible Leave Time
All personnel covered under this Agreement shall be eligible for personal leave, bereavement leave, Family and Medical leave, workers' compensation leave, and any other form of leave (either paid or unpaid) as provided for under City and Departmental policies.

ARTICLE XVIII. Seniority

Section 18.01 Seniority Definition
"Seniority" shall mean length of continuous employment within the Department, unless otherwise specified since completing the Field Training Officer Program (FTO). For purposes of Seniority, all officers who began FTO on the same date, were not extended for additional training, and did not have an expedited FTO due to prior experience shall be considered to have the same date of graduation from FTO. For those graduating FTO on the same date, their score on the POST test shall determine their Seniority. This section shall not affect any previously established seniority list.

"Rank Seniority" shall mean length of continuous employment in an employee's current job classification.

Section 18.02 Roster to Be Provided
The Department shall maintain and provide to the Lodge a current roster showing names of all current bargaining unit personnel, job classification, date of initial hire within the Department, and date of promotion to current position and annual salary as is consistent with Sec. 610.021(13 RSMo and this shall not be considered as a waiver of such statutory provision.

Section 18.03 Loss of Seniority
Seniority shall be lost, and the employment relationship terminated upon the occurrence of any of the following events:
(a) Voluntary quit or retirement;
(b) Discharge for just cause;
(c) Failure to return from an authorized leave of absence on the next working day after the authorized leave expires;
(d) Failure to return from layoff within fourteen (14) days after the City issues a recall notice;
(e) No-call / no-show for two (2) consecutive regularly scheduled shifts if the employee was physically and practically able to call or report to work; or,
(f) Failure to perform work for the City for eighteen (18) consecutive months for any reason, other than military leave, or work-related illness or injury.

Section 18.04 Rehire
Former bargaining unit employees who are rehired within one (1) year from their date of separation shall have their prior seniority within the department reinstated and shall accrue new seniority from the date of re-hire. There is no guarantee of re-employment with the City and all employees shall be required to go through the hiring and background process, and if hired, complete a probationary period.

Section 18.05 Tier 1 Rehire
Tier 1 employees will be allowed to immediately rehire without any gap in service, subject to Department Director and City Manager approval, with the same rank, rate of pay, longevity, seniority, the same accrual level for vacation time and shall retain their sick leave accumulated balance at the point of their retirement.

ARTICLE XIX. Probation

Section 19.01 Probation
New employees shall be hired on a probationary basis. Probation shall run from date of hire until twelve (12) months after the employee is hired or graduates from the field training program, whichever is later, provided that the probationary period shall not exceed eighteen (18) months. During probation, employees shall be subject to discharge without cause, and such discharge shall not be grievable under the terms of this Agreement.

Section 19.02 Promotional Probation
Employees who are promoted into a higher job classification shall serve an initial six-month trial period in the new job. Employees who are unsuccessful during the trial period may be returned, or may elect to return, to their prior position provided there is a vacancy. The employee who returns to the prior position shall have their pay determined as follows:
(a) If the pay rate received in the higher pay range is more than the maximum of the lower pay range to which demoted, the pay rate shall be reduced to the maximum pay rate of the lower pay range.
(b) If the pay rate received in the higher pay range is within the range of the lower pay range to which demoted, the pay rate will remain unchanged.

Section 19.03 Demotion
When an employee is demoted, the rate of pay shall be determined as follows:
a. If the pay rate received in the higher pay range is more than the maximum of the lower pay range to which demoted, the pay rate shall be reduced to the maximum pay rate of the lower pay range.
b. If the pay rate received in the higher pay range is within the range of the lower pay range to which demoted, the pay rate will remain unchanged.

Section 19.04 Probation Performance
If any employee exhibits performance problems during his or her new hire probation, or during his or her promotional trial period, management shall notify the employee of the observed problems in writing and shall provide the employee with a reasonable opportunity to improve, before taking any job-related action against the employee.

Section 19.05 Probationary Employees Use of Leave
Probationary employees may use personal days as set forth in the Employee Handbook.

ARTICLE XX. Reductions in Force

Section 20.01 Lay Off, Bumping and Recall.
Current City policy shall be followed.

ARTICLE XXI. Discipline

Section 21.01 Discipline Purpose

The purpose of discipline is to ensure high standards of performance and efficiency, to maintain good working relationships among employees, and to provide the citizens of the City with the highest possible level of courteous and professional public service. Discipline in the Department is for the most part "self-discipline." It is the duty of each employee to make a conscientious effort to work and behave in accordance with the values, service standards, policies and guidelines of the Department and the City. Each employee is expected to be self-disciplined, to work hard at being the best at what they do, and to help the City provide a high level of public service. When an employee does not exercise adequate self-discipline, it may be necessary for supervision to initiate disciplinary actions to correct the problem. Discipline or discharge of bargaining unit represented employees will be for just cause. Disciplinary actions for unsatisfactory performance shall be taken in compliance with Section 21.07.

Section 21.02 Types of Discipline

The following types of disciplinary actions are officially recognized. The type of disciplinary action taken to correct an act of misconduct or negligence will generally follow the steps identified below. The City may deviate from these steps for good cause, including but not limited to consideration of the employee's overall performance history, active disciplinary record, and the nature and/or severity of the misconduct, negligence or unsatisfactory performance. Factors considered by the City in deviating from the progressive steps set forth below shall be explained in writing and provided to the employee.

(a) Counseling. Counseling is a supervisor orally discussing an employee's inappropriate behavior. A written record of the counseling shall be recorded in the employee's departmental file.

(b) Verbal Warnings. A verbal warning is an oral reprimand given to an employee by any supervisor. A written record of the warning shall be recorded in the employee's departmental file.

(c) Written Reprimand. A written reprimand is a formal warning provided in writing to an employee by any supervisor, which shall be recorded in the employee's personnel file.

(d) Suspension. A disciplinary suspension is the removal of an employee from service, without pay, for a specific period of time. Only the Police Chief shall have the authority to issue suspensions without pay. An employee placed on suspension shall not be present at their work site without written permission from the Police Chief (except to participate in grievance proceedings). A written record of the circumstances leading to the suspension shall be placed in the employee's personnel file.

(e) Discharge. Discharge is the removal of an employee from City employment. Only the Police Chief shall have the authority to discharge employees.

Section 21.03 Copying Disciplinary Records

Employees may make copies of items in their personnel file, with prior notice to the Police Chief or his or her designee. Pre-hire background investigations, psychological profiles, and polygraph examination results shall be excluded from coverage under this Section.

ARTICLE XXII. Internal Investigations

Section 22.01 Administrative Investigations

The process for administrative investigations and any issuance of discipline shall comply with 590.502 RSMO (2021). Whenever management is conducting an administrative investigation regarding a complaint from either a citizen or a member of the Department, management shall:

(a) Notify the bargaining unit member in writing, no less than 24 hours prior to any interview. The notification shall specify (i) the nature of the complaint, and any specific allegations against the employee; (ii) the complainant's name, if known, unless disclosing such name may jeopardize the investigation; and (iii) the name and phone number of the investigator.
(b) Mechanically or digitally record any formal statement taken during the course of the investigation, including but not limited to the statement of the accused officer.
(c) Provide a Garrity warning to all employees who are ordered to provide statements.
(d) Complete the investigation within a reasonable period of time.

Section 22.02 Outcome of Investigation
Within 5 days of the conclusion of an investigation, management shall inform the employee and the Lodge of the outcome of the investigation in writing. This notice shall include any recommendation for further action, including discipline.

ARTICLE XXIII. Grievance Procedure

Section 23.01 Filing Grievances
A "grievance," for the purposes of this Article shall mean any dispute over the application and/or interpretation of this. Individual bargaining unit members shall submit their potential grievances to the Lodge for evaluation. The Lodge shall evaluate potential grievances and file grievances as required by the standards of its duty of fair representation. Any grievance to be filed shall include the employee's permission to file and require the matter to impact the individual employee personally.

Section 23.02 Resolution at Earliest Possible Step
The parties desire to resolve grievances at the earliest possible step and shall endeavor in good faith to do so. Grievances may be settled at any of the steps of the grievance procedure. If the settlement is reduced to writing and signed by representatives of both the Lodge and the City, such resolution shall be final as to that grievance.

Section 23.03 Waiver of Additional Process, When
In the event that the Lodge files a grievance on behalf of an individual employee or group of employees, the election to use the grievance process set out herein shall constitute a waiver of any other dispute resolution mechanism that would otherwise be available to address the same matter.

Section 23.04 Filed Within 15 Days
All grievances must be brought to the attention of management within fifteen (15) calendar days after the Lodge and/or grieving employee first knew or reasonably should have known of the issue being raised. The Lodge may file a grievance on its own behalf or on behalf of any bargaining unit employee.

Section 23.05 Step One
Grievances at the first step shall be filed with the appropriate Captain. Every grievance shall be reduced to writing, signed, and dated by the person submitting the grievance. Each first step grievance shall state in summary fashion the nature of the issue being grieved and the resolution desired. The Captain shall countersign and date the grievance when it is submitted. Within ten

(10) calendar days after receiving a grievance, the Captain shall issue a written decision stating that the grievance is upheld, or if the grievance is denied, stating the reasons for the denial.

Section 23.06 Step Two
If the matter is not satisfactorily resolved at Step One, the Lodge or the aggrieved employee may appeal the grievance to the Police Chief. Any appeal to Step Two must be submitted to the Police Chief within ten (10) calendar days after the Captain issues his or her decision at Step One, or within fourteen (14) calendar days after the grievance was filed at Step One if the Captain fails to issue a timely decision. The written Step Two appeal to the Police Chief must contain a concise statement of the facts giving rise to the grievance, the applicable section of this Agreement or City or Departmental policy that has allegedly been violated, and the resolution desired.

Section 23.07 Step Three
If the matter is not satisfactorily resolved at Step Two, the Lodge or the aggrieved employee may appeal the grievance to the City Manager or the City Manager's designee. Any appeal to Step Three must be submitted within ten (10) calendar days after the Police Chief issues his or her decision at Step Two, or within fourteen (14) calendar days after the grievance was appealed to Step Two, if the Police Chief fails to issue a timely decision. The written Step Three appeal must contain a concise statement of the facts giving rise to the grievance, the applicable section of this Agreement or City or Departmental policy that has allegedly been violated, and the resolution desired.

Section 23.08 Step Three Hearing
The parties may mutually agree to hold a Step Three Hearing within ten (10) calendar days after receiving a Step Three appeal. At such hearing, the parties shall have the right to call and cross-examine witnesses and submit evidence in support of their respective positions. The City Manager or his or her designee shall issue a written decision either upholding or denying the grievance within ten (10) calendar days after the Step Three hearing, or within ten (10) calendar days after the grievance is submitted at Step Three if no hearing is requested. The written decision shall explain the reasons for any conclusion reached.

Section 23.09 May File at Step Two, When
In any grievance challenging any disciplinary suspension that involves loss of pay, or any discharge from employment, the Lodge shall have the right to file the initial grievance at Step Two.

Section 23.10 Lodge Shall Represent
The Lodge shall represent the interests of the bargaining unit members at all steps of the grievance process.

Section 23.11 Time Limits
The time limits set out above shall be strictly enforced, unless one party submits a written request for an extension of time and the other party agrees to the requested extension in writing (including e-mail). All extensions of time shall be for a specific number of calendar days.

ARTICLE XXIV. Labor Management Committee

Section 24.01 Labor/Management Meetings
There shall be a Labor/Management Committee consisting of representatives from Department management and representatives from the Lodge. The parameters of such committee shall be considered during the first year of this agreement and made an addendum to this agreement when approved by both parties.

Section 24.02 Labor/Management Committee Cooperative Basis

The parties mutually acknowledge that the purpose of the Labor/Management Committee is to discuss topics of mutual interest on a cooperative basis. The Labor/Management Committee is not a forum for formal collective bargaining. No discussion in labor management meetings shall serve to amend or replace contract terms or be considered to be part of good faith bargaining conditions.

Section 24.03 Request for Meeting
A request for a meeting of the Labor/Management Committee may be made by either party at any time. The Committee shall be convened within ten (10) calendar days after receipt of a written request by either party.

ARTICLE XXV. General Provisions

Section 25.01 Uniforms and Equipment
The City will provide all necessary uniforms and equipment for all Departmental personnel as detailed in the Standard Operating Procedures (SOP). The City shall replace all Department-issued items, when no longer serviceable and as provided herein. All protective clothing, including but not limited to bullet resistant vests, helmets, and firearms shall meet the most applicable standards in effect at the time of purchase by the City, and shall be worn to all emergency incidents as required by Department policies.

Section 25.02 Policies to Be Available
The City will make all policies and memos which contain directives that are applicable to employees covered under this agreement available to each employee in print or electronic format. Employees will be responsible for reading and complying with all such policies, and for asking questions about any area that is unclear to the individual employee.

Section 25.03 Outside Employment
Employees may hold other employment so long as the other employment does not create a conflict of interest with the employee's employment by the City, and does not interfere with the employee's ability to work as scheduled, or otherwise limit the employee's ability to perform his or her job. Employees desiring to hold other employment shall submit a written request to the Chief, identifying the other employment for consideration and approval. Employees shall report updates of outside employment to the Chief and shall submit outside employment requests when the employment or conditions of employment change.

Section 25.04 Uncompensated Work Prohibited
Bargaining unit members shall not be required as a condition of employment to participate in any uncompensated work for any charity or any special interest group.

ARTICLE XXVI. Training

Section 26.01 Pay for Training
Training directed by the Department shall be considered to be on-duty time, for which the employee will be compensated in accordance with the city approved FLSA cycle. Time spent in such training over and above the employee's regular work period shall be considered overtime provided it exceeds the overtime time limits and compensated at the rate of one-and-one-half times the member's normal rate of pay. All costs associated with the training shall be paid by the Department.

Section 26.02 Meal Reimbursement
The City shall provide each employee covered by this Agreement with a per diem for each meal consistent with the City's travel policy.

Section 26.03 Travel Time
Travel time to attend training shall be paid in accordance with the provisions of the FLSA.

Section 26.04 Training Day
Employees covered under this Agreement who are assigned to the overnight patrol shifts, who are attending training hours during the day, will not be required to work the night before training or the night shift on the day of training, unless the Chief determines that the staffing is needed due to operational needs of the department.

ARTICLE XXVII. Complete Agreement

Section 27.01 Complete Agreement
The parties acknowledge that during negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set out in this Agreement. Therefore, the City and the Lodge, for the life of this Agreement, each voluntarily and unqualifiedly waives the right and each agrees that the other shall not be obligated to bargain collectively with respect to any subject or matter referred to or covered in this Agreement, except as expressly provided for herein. Further, each party voluntarily and unqualifiedly waives the right and agrees that the other shall not be obligated to bargain collectively over any other subject during the life of this Agreement, even though such subjects or matters are not addressed herein, and may not have been within the knowledge or contemplation of either or both of the parties at the time they negotiated or signed this Agreement. Should matters arise during the term of this Agreement that are appropriate subjects of collective bargaining, they shall be addressed under the Labor/Management process set out in Article XXVIII. The parties acknowledge that this

Agreement represents all of the obligations to engage in good faith negotiations and that no further obligations are required by the City during the term of the Agreement or any extension thereof.

Section 27.02 Savings
If any article or section of this Agreement shall be held invalid by operation of law or by any tribunal, the remainder of the Agreement shall not be affected thereby. The Parties shall enter into immediate collective bargaining for the purpose of arriving at a mutually satisfactory replacement for any article or section that has been held invalid.

ARTICLE XXVIII. Term of Agreement

Section 28.01 Effective Date

This Agreement shall become effective upon the successful vote of the Lodge and passage by the City Council. However, the new pay plan in Section 9.01 and the following sections, 9.05, 9.12, 11.02, and 14.03, are contingent on the successful passage of a one-half cent sales tax, after which these aforementioned sections shall become effective when the pension plan actuary certifies the pension plan is 120% funded, and shall remain in effect through December 31, 2031, without any reopeners. Section 14.03 shall be effective upon successful passage of the tax. In the event the tax does not pass, the parties shall re-open negotiations on wage increases only. The parties may re-open the Agreement by a signed mutual agreement, but are not obligated to do so. At least sixty (60) days prior to expiration of this Agreement, either party may notify the other that they wish to meet and confer in a good-faith attempt to reach agreement on the terms of the renewal or replacement of this Agreement. In the event no notice is given, this Agreement will automatically renew for successive one-year periods. This Agreement may be extended by the parties beyond its termination date for periods of no longer than sixty (60) days, provided negotiations are continuing. The parties agree to submit any disputes to mediation if an impasse is reached.

By signing below, the parties represent that this Agreement has been duly approved and ratified, and they agree to abide by its terms and conditions.

Nicholas Edwards,
City Manager

_____
On behalf of
The City of Joplin, Missouri

Date: _____

Thomas Bowin,
Treasurer

_____
On behalf of
The FOP, Lodge #27

Date: _____

COUNCIL BILL NO. 2025-015 ORDINANCE NO. _____

AN ORDINANCE approving the 2025 Labor Agreement by and between the City of Joplin, Missouri, and the Fraternal Order of Police Lodge #27; and authorizing the City Manager to execute the same by and on behalf of the City.

WHEREAS, the Fraternal Order of Police Lodge #27 (hereinafter "FOP") represents police officers, corporals and sergeants of the City of Joplin, Missouri; and,

WHEREAS, in April of 2025, the FOP and city administration team (hereinafter "City") mutually agreed to open collective bargaining negotiations on issues in the current Labor Agreement; and,

WHEREAS, since May of 2025, the FOP and City have been meeting and negotiating the terms of a labor agreement; and,

WHEREAS, on or about November 5, 2025, the parties came to an agreement; and

WHEREAS, the compensation piece of the Labor Agreement, specifically the new pay plan, is contingent on this Council placing the Prop B tax renewal on a ballot in 2026 and voters of the City of Joplin passing the tax, and in the event that the tax does not pass, the agreement may be reopened for further negotiations on compensation issues; and

WHEREAS, the Labor Agreement was taken to the FOP membership and they voted in favor of adopting the Agreement; and,

WHEREAS, City desires to approve the attached Labor Agreement, which shall expire on December 31, 2031.

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

Section 1. That the Labor Agreement by and between the City of Joplin, Missouri and the Fraternal Order of Police Lodge #27, a true and accurate copy being attached hereto and incorporated herein as though fully set forth as Exhibit A, be, and hereby is, approved.

Section 2. That the City Manager is hereby authorized and directed to execute the Agreement in substantial compliance with the attached Agreement by and on behalf of the City.

Section 3. That the City Manager is hereby authorized and directed to take such action and execute such other documents as may be necessary or desirable to carry out and comply with the intent of this Ordinance and the Agreement.

Section 4. That should any section, sentence, or clause of this ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences, or clauses.

PASSED by the City Council of the City of Joplin, Missouri, this ____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-151 Agreement and Work Authorization with Olsson for professional engineering services for the 2025 CDBG-DR Sidewalks Project

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2025-151; Agreement and Work Authorization; Scoring Summary; Location Map

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Planning and Community Development, Troy Bolander; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City to approve an Agreement and Work Authorization with Olsson in the not to exceed amount of Nine Hundred Fifty Thousand Eight Hundred Eighty and 50/100 dollars ($950,880.50) for professional engineering services for the 2025 CDBG-DR Sidewalks Project.

BACKGROUND
The City of Joplin ("the City"), Missouri has received funds from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant – Disaster Recovery Program (CDBG-DR-1) to design public infrastructure projects for the recovery from the tornado of May 22, 2011. Over the duration of this grant, we have received more than $3.2 million in JHAP proceeds, representing repayments of forgivable loans triggered by property sales occurring prior to loan maturity. The funds currently available are to be used to design projects that will repair, replace, renovate and/or reconstruct curb & gutter, and sidewalks. Relative condition of infrastructure outside of the area directly affected by the tornado is poor, lowering desirability of neighborhoods. An analysis was conducted to demonstrate this disadvantage for affected neighborhoods to substantiate required eligibility of funds to be used in areas impacted by the May 22, 2011 tornado and as such these funds have been approved by HUD to be used in the low-to-moderate income census tract 110 to improve neighborhood infrastructure as part of Amendment #24 of the Joplin Disaster Recovery Plan. Currently, CDBG-DR grant funds in the approximate amount of $3.2 million are available for use in census tract 110, for the design and construction of this infrastructure project.

In accordance with the City of Joplin's procurement policies, a Request for Qualifications for Engineering Services was advertised in the Joplin Globe on June 28, 2025, with submittals due to the City by July 24, 2025. Qualification submittals were received from five engineering firms, which were reviewed and scored by teams comprised of both City Public Works and Planning Department personnel. Based on the scoring, Olsson was determined to be the best qualified to

provide the services requested. A scoping meeting was held with Olsson to determine the scope of work to be included in the design agreement. The fees submitted by Olsson have been reviewed by City staff and found to be within industry standards with respect to conditions related to the scope of work and the conditions of the neighborhood.

Engineering Cost Breakdown	
Survey/Data Collection/Assesment	$ 184,865.50
Project Management/Utility Coordination	$ 85,000.00
Bidding & Construction Phase	$ 332,810.00
Preliminary/Right-of-Way/Final Plans	$ 348,205.00
	$ 950,880.50

FUNDING SOURCE

This item is included in the FY 2026 Budget in the Infrastructure Improvements Fund and will be fully reimbursed by the 2012 CDBG-DR allocation. The same funding source will also support the upcoming construction contract required to expend the remainder of the grant.

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 2025-151 **ORDINANCE NO.**

AN ORDINANCE approving an Agreement and Work Authorization with Olsson in the not to exceed amount of Nine Hundred Fifty Thousand Eight Hundred Eighty and 50/100 dollars ($950,880.50) for professional engineering services for the 2025 CDBG-DR Sidewalks Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Agreement and Work Authorization with Olsson in the not to exceed amount of Nine Hundred Fifty Thousand Eight Hundred Eighty and 50/100 dollars ($950,880.50) for professional engineering services for the 2025 CDBG-DR Sidewalks Project, for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

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

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

Section 4. That this Council Bill shall have an effective date of December 2, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

Council Bill 2025-151

I hereby certify that a sufficient amount is available in the Infrastructure Improvements fund to pay the amounts called for on the basis of the negotiated fee.

_____

Leslie Haase, Director of Finance

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Olsson Inc. Address: 1027 S Main St, Suite 503 Joplin, MO 64801	
Attention: Dan Johnson, P.E.		Attention: Clayton Cristy Jonathan Peitz	
Department: Public Works		Phone: 417-781-0643	Fax: 417-781-4717
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: CDBG-DR Sidewalks Project Census Tract 110	

AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

THIS AGREEMENT made and entered into this _____ day of _____, 20___, by the parties identified above.

WITNESSETH:

THAT, WHEREAS the City of Joplin desires to engage the Engineer to render certain technical and professional services in connection with a project identified on future Work Authorizations to this Agreement.

WHEREAS the Engineer made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal; and

WHEREAS the Engineer represents Engineer is licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors to perform the services designated under this contract and further represents that all survey services shall be done under the direction of a Land Surveyor licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Engineer as follows:

1. **Services.** The City agrees to engage the services of the Engineer and the Engineer agrees, upon receipt of each duly executed Work Authorization, to perform the services described in the Work Authorization. The services of the Engineer shall commence as soon as practicable after the execution of a Work Authorization, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract. The Engineer shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by the Engineer under this Agreement. Approval by the City and other agencies of drawings, designs, specifications, reports, and incidental engineering work or materials furnished hereunder shall not in any way relieve the Engineer of his responsibility for the technical adequacy of his work except as to matters involving peculiar conditions or uses of property known to the City or other agencies but not to the Engineer.

2. **Term.** The services of Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A*** of any executed Work Authorization.

3. **Payment.** The City, pursuant to each fully executed Work Authorization, shall pay Engineer the consideration set forth in the Work Authorization, which shall constitute complete payment for the services furnished in connection with the work required to be performed under the Work Authorization.

4. **Exchange of Data**. All information, data, and reports, as are in the City's possession and necessary for the carrying out of the work, shall be furnished to the Engineer without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. **Personnel**. Engineer represents that Engineer will secure at Engineer's own expense; all personnel required to perform the services called for under this contract by Engineer. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Engineer. All of the services required hereunder will be performed by the Engineer or under Engineer's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

6. **Termination of Contract.**

a. Termination for breach. Failure of the Engineer to fulfill Engineer's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit A shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Engineer by one of three different means: Facsimile Transmission ("FAX") if Engineer has a FAX number; U.S. Postal Service Mails; or by hand delivering a copy of the same to the Engineer; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Engineer or given by FAX, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials; provided, that the Engineer shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Engineer.

b. Right to terminate in the absence of breach. Either party may terminate this contract for any reason, by serving notice of intent to terminate upon the other party by the means specified in paragraph A of this section. Such notice shall specify the date of termination, but in no event shall either party terminate the contract under this provision upon less than thirty (30) days' notice to the other party; provided, that the parties may mutually agree to waive the thirty (30) day requirement and to shorten the time for notice of termination. In the event of termination in the absence of breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

7. **Conflicts**. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations, and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Engineer covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Engineer further covenants that in the performance of this contract no person having such interest shall be employed.

8. **Assignment**. Engineer shall not assign any interest in this contract and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto. Provided, however, that claims for money due or to become due to the Engineer from the City under this contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement, though City will attempt to so notify any such assignee.

9. **Confidentiality of Documents**. Any reports, data, design, or similar information given to or prepared or assembled by the Engineer under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Engineer without prior written approval of the City.

10. **Discrimination.** Engineer agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, or political opinion or affiliation, against any employee of Engineer or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

11. **Occupational License**. Engineer shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Engineer. No contract will be executed by the City until this occupational license has been obtained and that the Engineer is current on any City taxes is verified.

12. **Compliance with Laws**. Engineer agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Engineer affirmatively states that payment of all local, state, and federal taxes and assessments owed by Engineer is current.

13. **Affidavit for Contracts Over $5,000.00**. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Engineer is associated with a business entity, Engineer shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Engineer must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

14. **Nonresident/Foreign Contractors**. Engineer shall procure and maintain during the life of this contract:

a. If Engineer is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

15. **General Independent Contractor Clause**. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Engineer will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri revenue and taxation laws, Missouri workers' compensation and unemployment insurance laws. The Engineer will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Engineer's activities and responsibilities hereunder. The Engineer agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Engineer and the City, and the City will not be liable for any obligation incurred by the Engineer, including but not limited to unpaid minimum wages and/or overtime premiums.

16. **City Benefits**. Engineer shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

17. **Liability and Indemnity**. The parties mutually agree to the following:

a. Engineer shall defend, indemnify, and hold the City harmless from and against all damages, losses, liabilities, expenses, and costs with respect to all claims, including, but not limited to, claims for personal injuries, wrongful death, and damages to property, which may be asserted against the City by any person or entity as the result of Engineer's (or any of Engineer's subcontractors) negligent acts, errors, or omissions in the course of the performance of this contract, provided that the Engineer is not obligated to indemnify or hold harmless the City from the City's own negligence or wrong doing.

b. Engineer shall indemnify and hold the City harmless from all wages or overtime compensation due its employees in rendering services pursuant to this agreement, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act or any other federal or state law.

c. In no event shall the City be liable to the Engineer for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

18. **Ownership of Documents.** All files and information will be submitted before or upon final approval and acceptance of the contract documents. All documents, including original drawings, calculations, computer runs, field notes, drawings, estimates, specifications, written design criteria and written reports are and remain the property of the Engineer until such time as this Agreement is, for any reason, terminated, at which time they become the property of the City. The Engineer shall furnish to the City, one set of reproducible record Mylars of drawings, AutoCAD files and copies of estimates, specifications, written reports, and written design criteria, in consideration of which the City will use them fully in connection with the project and will not sell them.

19. **Notices**. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Engineer at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

20. **Jurisdiction**. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be litigated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

21. **Entire Agreement**. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

Engineer: Olsson, Inc.

By: _____

Printed Name: Clayton Cristy

Title: Senior Project Manager

Date: 11/06/2025

Engineer: Olsson, Inc.

By: _____

Printed Name: Jonathan Peitz

Title: Group Leader

Date: 11/06/2025

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Olsson Inc. Address: 1027 S Main St, Suite 503 Joplin, MO 64801	
Attention: Dan Johnson, P.E.		Attention: Clayton Cristy Jonathan Peitz	
Department: Public Works		Phone: 417-781-0643	Fax: 417-781-4717
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: CDBG-DR Sidewalks Project Census Tract 110	

WORK AUTHORIZATION NUMBER OLS-CDBG-DR Sidewalk-01

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES CDBG-DR Sidewalks Project Census Tract 110

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. **Services**. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit A***.

2. **Addition to Services**. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in ***Exhibit A***, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. **Term**. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A***.

4. **Costs not to Exceed**. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. **Payment**.

a. **Conditioned upon acceptable performance**. City agrees to pay the Engineer in accordance with the terms set forth in ***Exhibit A***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit A***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number OLS-CDBG-DR Sidewalk-01 exceed the sum of Nine Hundred Fifty Thousand Eight Hundred Eighty Dollars and Fifty Cents (950,880.50).

6. **Insurance**. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

Such policies shall name the City as an additional insured with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo.
(See, http://insurance.mo.gov/industry/sovimmunity.php).

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation…. Statutory coverage per RSMo 287.010 et seq.
Employer's Liability……. $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Engineer agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorney's fees of Engineer, its employees, officers or agents. Engineer agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

g. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

7. **All other terms and conditions of the original Agreement shall remain in effect.**

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: Olsson, Inc.

By: _____

Printed Name: Clayton Cristy

Title: Senior Project Manager

Date: 11/06/2025

By: _____
Daniel Johnson, P.E., Public Works Director

Engineer: Olsson, Inc.

Date: _____

By: _____

Printed Name: Jonathan Peitz

Title: Group Leader

Date: 11/06/2025

Project Name/Description CDBG-DR Sidewalks Project
Consultant Olsson, Inc.

Engineering Services Agreement

Article 1 of the Agreement is supplemented to include the following agreement of the parties.

Engineer shall provide Basic and Additional Services as set forth below.

PART 1 – BASIC SERVICES *All deliverables referred to in the agreement shall also be provided in an electronic format to be specified by the City.*

A1.01 *Conceptual Phase*

A. Engineer shall:

1. Consult with Owner to define and clarify Owner's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations, and identify available data, information, reports, facilities plans, and site evaluations.

   If Owner has already identified one or more potential solutions to meet its Project requirements, then proceed with the study and evaluation of such potential solutions. Options will be discussed and agreed to by Engineer at scoping meeting.

2. Identify potential solution(s) to meet Owner's Project requirements, as needed.

3. Study and evaluate the potential solution(s) to meet Owner's Project requirements.

4. Visit the Site, or potential Project sites, to review existing conditions and facilities, unless such visits are not necessary or applicable to meeting the objectives of the Study and Report Phase.

5. Advise Owner of any need for Owner to obtain, furnish, or otherwise make available to Engineer additional Project-related data and information, for Engineer's use in the study and evaluation of potential solution(s) to Owner's Project requirements, and preparation of a related report.

6. After consultation with Owner, recommend to Owner the solution(s) which in Engineer's judgment meet Owner's requirements for the Project.

7. Identify, consult with, and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project to be designed or specified by Engineer, including but not limited to mitigating measures identified in an environmental assessment for the Project.

8. Prepare a conceptual report (the "Report") which will, as appropriate, contain schematic layouts, sketches, and conceptual design criteria with appropriate exhibits to indicate the agreed-to requirements, considerations involved, and

Engineer's recommended solution(s). For each recommended solution Engineer will provide the following, which will be separately itemized: opinion of probable Construction Cost; proposed allowances for contingencies; the estimated total costs of design, professional, and related services to be provided by Engineer and its Consultants; and, on the basis of information furnished by Owner, a tabulation of other items and services included within the definition of Total Project Costs.

9. Advise Owner of any need for Owner to provide data or services of the types described in Exhibit B, for use in Project design, or in preparation for Contractor selection and construction.

10. When mutually agreed, assist Owner in evaluating the possible use of building information modeling; civil integrated management; geotechnical baselining of subsurface site conditions; innovative design, contracting, or procurement strategies; or other strategies, technologies, or techniques for assisting in the design, construction, and operation of Owner's facilities. The subject matter of this paragraph shall be referred to in Exhibit A and B as "Project Strategies, Technologies, and Techniques."

11. If requested to do so by Owner, assist Owner in identifying opportunities for enhancing the sustainability of the Project, and pursuant to Owner's instructions plan for the inclusion of sustainable features in the design.

12. Develop a scope of work and survey limits for any topographic and other surveys necessary for design.

13. Perform or provide the following other Study and Report Phase tasks or deliverables:

14. Furnish 6 review copies of the Report and any other Study and Report Phase deliverables to Owner by the due date and review by phone or in person with Owner.

15. Revise the Report and any other Study and Report Phase deliverables in response to Owner's comments, as appropriate, and furnish 6 copies of the revised Report and any other Study and Report Phase deliverables to the Owner by the agreed upon due date.

B. Engineer's services under the Study and Report Phase will be considered complete on the date when Engineer has delivered to Owner the revised Report and any other Study and Report Phase deliverables.

C. Billing/Payment Processing Options

1. Request for payment may be submitted at appropriate intervals during the contract. Application for payment must include a detailed breakdown of deliverables completed as well as specific tasks or percentages of specific tasks completed. Payment schedule will be at the approval of the city.

Each invoice must have a cover sheet which summarizes the contract's overall status, showing the following content:

- *original amount; net additions; revised total contract amount; previously invoiced amount; current payment due; balance to finish;*
- *Engineer may choose to utilize the City's or the AIA's Certification for Payment document, or similar approved document.*

Within the pages of the invoice, the Engineer must also include the following information, grouped by project phase or task:

- *For each Staff: name, along with hours worked by date*
- *Sub-totals, as appropriate*

2. Deliverables option as determined by engineering staff on a project by project basis. Example: 30 percent – Preliminary plans, 60 percent Right of Way plans, 90 percent Final plans and bid documents, 100 percent project completion.

A1.02 Preliminary Design Phase - (30 percent plans)

A. Proceed with Preliminary Design Phase after the completion of the Conceptual phase which includes: Acceptance by Owner of the Conceptual Report and any other Study and Report Phase deliverables; selection by Owner of a recommended solution; issuance by Owner of any instructions for use of Project Strategies, Technologies, and Techniques, or for inclusion of sustainable features in the design, and Indication by Owner of any specific modifications or changes in the scope, extent, character, or design requirements of the Project desired by Owner.

1. Prepare Preliminary Design Phase documents consisting of final design criteria, preliminary drawings, outline specifications, and written descriptions of the Project.

2. Include on plans, property lines, structure locations, ownership names and contact information.

3. In preparing the Preliminary Design Phase documents, use any specific applicable Project Strategies, Technologies, and Techniques authorized by Owner during or following the Study and Conceptual Phase, and include sustainable features, as appropriate, pursuant to Owner's instructions.

4. Provide necessary field surveys, topographic and utility mapping for Engineer's design purposes. Comply with the scope of work and procedure for the identification and mapping of existing utilities as defined by Section A1.03 "Utility Requirements" and Section A1.04 "Survey Services"

5. Visit the Site as needed to prepare the Preliminary Design Phase documents.

6. Advise Owner if additional reports, data, information, or services of the types described are necessary and assist Owner in obtaining such reports, data, information, or services.

7. Continue to assist Owner with Project Strategies, Technologies, and Techniques that Owner has chosen to implement.

8. Based on the information contained in the Preliminary Design Phase documents, prepare a revised opinion of probable Construction Cost, and assist Owner in tabulating the various cost categories which comprise Total Project Costs.

9. Obtain and review Owner's instructions regarding Owner's procurement of construction services (including instructions regarding advertisements for bids, instructions to bidders, and requests for proposals, as applicable), Owner's construction contract practices and requirements, insurance and bonding requirements, electronic transmittals during construction, and other information necessary for the finalization of Owner's bidding-related documents (or requests for proposals or other construction procurement documents), and Construction Contract Documents. Also obtain and review copies of Owner's design and construction standards, Owner's standard forms, general conditions, supplementary conditions, text, and related documents or content for Engineer to include in the draft bidding-related documents (or requests for proposals or other construction procurement documents), and in the draft Construction Contract Documents, when applicable.

10. Development communication plan for project: considering the use of door hangers, letters, public meetings, changeable message boards.

11. Furnish 6 review copies of the Preliminary Design Phase documents, opinion of probable Construction Cost, and any other Preliminary Design Phase deliverables to Owner by established due date, and review them with Owner. Owner shall submit to Engineer any comments regarding the furnished items.

12. Revise the Preliminary Design Phase documents, opinion of probable Construction Cost, and any other Preliminary Design Phase deliverables in response to Owner's comments, as appropriate, and furnish to Owner 6 copies of the revised Preliminary Design Phase documents, revised opinion of probable Construction Cost, and any other deliverables by the specified due date.

13. Engineer's services under the Preliminary Design Phase will be considered complete on the date when Engineer has delivered to Owner the revised Preliminary Design Phase documents, revised opinion of probable Construction Cost, and any other Preliminary Design Phase deliverables.

A1.03 *Utility Requirements*

A. Make notification to utilities during conceptual phase of preliminary design process. Communication to be made in a specific, documented format. (As detailed in item D).

B. Based on specific utility feedback, and field observation, identify potential high expense utility relocation issues.

C. Prepare and present plan for city review, detailing significant utility conflicts, proposed pothole locations, and associated costs for verifying existing utilities. Potholing process to include horizontal and vertical alignment and depth details. Details will be included in 30 percent plan completion, final right of way plans, and final construction plans. Necessary corrective action to address incomplete or inaccurate details may be subject to errors and omissions insurance claim.

D. Submit utility report at 30 percent submittal and close out of project. Utility report to include representatives contacted, meeting dates, and a summary of discussions, requests, observations and/or concerns. (See City of Joplin utility notification form)

A1.04 Surveying Services – General

A. Control Survey
All horizontal control for the project will be based on the Missouri State Plane Coordinate System of 1983, West Zone.
All vertical control for the project will be based on the North American Vertical Datum of 1988 (NAVD 88) provided by NOAA's National Geodetic Survey (NGS).

Control points and temporary bench marks will be set inter-visible and in strategic locations along the project route so as to be conveniently used during all phases of the project, including construction.

B. Engineering Survey
Provide topographic engineering survey for the length of the project to facilitate design. Provide a survey of all existing surface and sub-surface utilities in the project corridor.

C. Property Boundary Survey/Right-of-way Survey/Easements
Provide a boundary survey or surveys to locate the existing Right-of-Way/Easements for the length of the project, the adjacent property lines of the parcels along the project, and all existing easements of record encumbering each property that will affect the project. Consultant will be responsible for ordering title work for each parcel along the project route and procuring existing right-of-way documents and/or right-of-way plans.

D. Right-of-way and Easement Description Preparation
Upon final approval of the Right-of-Way/Project Plans consultant will provide descriptions and exhibit drawings for all property right acquisitions including, but not limited to: right-of-way takings, permanent easements and temporary easements.

E. Right-of-way and Easement Staking

During the property negotiation phase of the project it may be necessary to stake the proposed right-of-way and/or easement locations to assist the right-of-way agent. Upon request, the consultant will temporarily stake the proposed right-of-way/easement locations with wooden lathe to allow the property owner to visually inspect the location of such.

Pre-Construction Phase – On projects that will require the relocation of existing utilities prior to the award of the construction contract the consultant shall temporarily stake the location of the Right-of-Way and/or easements at points predetermined by Owner. This service will be provided one (1) time as a part of the contract. Any additional staking, if required by utility contractors due to the destruction of the temporary stakes, will be done at the advertised hourly rate and billed back to the utility contractor who is found to be responsible for removing the original stakes.

F. Existing United States Public Land Survey System Corners

All existing USPLSS corners that may/will be removed or altered as a result of this project must be referenced and re-established according to 20 CSR 2030-17.020 and 20 CSR 2030-17.030.

G. Survey Records

Consultant shall provide to Owner originals or copies of all survey records relevant to the project. These records shall include, but are not limited to: survey notes, research records, computations, calculations and drawings.

H. Other Services

Services not covered by A through F that are determined in the scoping meeting to be necessary for completion of the project.

A1.05 Right of Way Plan Phase – 60 percent plans

A. Determine parcels and parcel ownership information to be included on right of way plans.

B. Determine parcel size.

C. Prepare R.O.W. plan tabulation sheet.

D. Prepare R.O.W. plan sheets showing easement ~~and right of way~~ takings.

E. Furnish ~~6~~ review copies of the Right of Way Plan Phase documents, opinion of probable Right of Way Cost, and any other Right of Way Plan Phase deliverables to Owner by established due date, and review them with Owner. Owner shall submit to Engineer any comments regarding the furnished items.

F. Revise the Right of Way Plan Phase documents, opinion of probable Right of Way Cost, and any other Right of Way Plan Phase deliverables in response to Owner's comments, as appropriate, and furnish to Owner ~~6~~ copies of the revised Right of Way Plan Phase documents, revised opinion of probable Right of Way Cost, and any other deliverables by the specified due date.

G. Engineer's services under the Right of Way Plan Phase will be considered complete on the date when Engineer has delivered to Owner the revised Right of Way Plan Phase documents, revised opinion of probable Right of Way Cost, and any other Right of Way Plan Phase deliverables.

A1.06 Final Design Phase

A. After acceptance by Owner of the Preliminary Design Phase documents, revised opinion of probable Construction Cost as determined in the Preliminary Design Phase, and/or any other Right of Way plan documents, subject to any Owner-directed modifications or changes in the scope, extent, character, or design requirements of or for the Project, and upon written authorization from Owner, Engineer shall:

1. Prepare final Drawings and Specifications indicating the scope, extent, and character of the Work to be performed and furnished by Contractor.

2. Visit the Site as needed to assist in preparing the final Drawings and Specifications.

3. Provide technical criteria, written descriptions, and design data for Owner's use in filing applications for permits from or approvals of governmental authorities having jurisdiction to review or approve the final design; assist Owner in consultations with such authorities; and revise the Drawings and Specifications in response to directives from such authorities, as appropriate.

4. Advise Owner of any recommended adjustments to the opinion of probable Construction Cost.

5. After consultation with Owner, include in the Construction Contract Documents any specific protocols for the transmittal of Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website. Any such protocols shall be applicable to transmittals between and among Owner, Engineer, and Contractor during the Construction Phase and Post-Construction Phase, and unless agreed otherwise shall supersede any conflicting protocols previously established for transmittals between Owner and Engineer.

6. Assist Owner in assembling known reports and drawings of Site conditions, and in identifying the technical data contained in such reports and drawings upon which bidders or other prospective contractors may rely.

7. In addition to preparing the final Drawings and Specifications, assemble drafts of other Construction Contract Documents based on specific instructions and contract forms, text, or content received from Owner.

8. Prepare or assemble draft bidding-related documents (or requests for proposals or other construction procurement documents), based on the specific bidding or procurement-related instructions and forms, text, or content received from Owner.

9. Contract shall include contractor provided changeable message signs to communication construction information.

10. Furnish for review by Owner, its legal counsel, and other advisors, ~~6~~ copies of the final drawings and Specifications, assembled drafts of other construction Contract Documents, the draft bidding-related documents (or requests for proposals or other construction procurement documents), and any other final design Phase deliverables, by the established due date, with the Final Design Phase, and review them with Owner. Owner shall submit to Engineer any comments regarding the furnished items, and any instructions for revisions.

B. Engineer's services under the Final Design Phase will be considered complete on the date when Engineer has delivered to Owner the final Drawings and Specifications, other assembled Construction Contract Documents, bidding-related documents (or requests for proposals or other construction procurement documents), and any other Final Design Phase deliverables.

C. In the event that the Work designed or specified by Engineer is to be performed or furnished under more than one prime contract, or if Engineer's services are to be separately sequenced with the work of one or more prime Contractors (such as in the case of fast-tracking), Owner and Engineer shall, prior to commencement of the Final Design Phase, develop a schedule for performance of Engineer's services during the Final Design, Bidding or Negotiating, Construction, and Post-Construction Phases in order to sequence and coordinate properly such services as are applicable to the work under such separate prime contracts.

A1.07 Bidding Phase

A. After acceptance by Owner of the final Drawings and Specifications, other Construction Contract Documents, bidding-related documents (or requests for proposals or other construction procurement documents), and the most recent opinion of probable Construction Cost as determined in the Final Design Phase, and upon written authorization by Owner to proceed, Engineer shall:

1. Advertise for and obtain bids or proposals for the Work, assist Owner in issuing assembled design, contract, and bidding-related documents (or requests for proposals or other construction procurement documents) to prospective contractors, and where applicable, maintain a record of prospective contractors to which documents have been issued, attend pre-bid conferences, if any, and receive and process contractor deposits or charges for the issued documents.

2. Prepare and issue Addenda as appropriate to clarify, correct, or change the issued documents.

3. Provide information or assistance needed by Owner in the course of any review of proposals with prospective contractors.

4. If Federal funding is involved, set up prequalification's for contractor. This includes researching all applicable debarment & qualified contractor's lists & providing this documentation in the project file

5. Consult with Owner as to the qualifications of subcontractors, suppliers, and other individuals and entities proposed by prospective contractors, for those portions of the Work as to which review of qualifications is required by the issued documents.

6. If the issued documents require, the Engineer shall evaluate and determine the acceptability of "or equals" and substitute materials and equipment proposed by prospective contractors, provided that such proposals are allowed by the bidding-related documents

7. Attend the bid opening, prepare bid tabulation sheets to meet Owner's schedule, and assist Owner in evaluating bids, assembling final contracts for the Work for execution by Owner and Contractor, and in issuing notices of award of such contracts.

B. The Bidding Phase will be considered complete upon commencement of the Construction Phase.

A1.08 Construction Phase

A. Upon successful completion of the Bidding and Negotiating Phase, and upon written authorization from Owner, Engineer shall:

1. *General Administration of Construction Contract:* Consult with Owner and act as Owner's representative as provided in the Construction Contract. The extent and limitations of the duties, responsibilities, and authority of Engineer shall be as assigned below. All of Owner's instructions to Contractor will be issued through Engineer, which shall have authority to act on behalf of Owner in dealings with Contractor to the extent provided in this Agreement and the Construction Contract except as otherwise provided in writing.

2. *Resident Project Representative (RPR):* Provide the services of an RPR at the Site to assist the Engineer (unless provided by the city), and to provide more extensive observation of Contractor's work. Duties, responsibilities, and authority of the RPR are as set forth. The furnishing of such RPR's services will not limit, extend, or modify Engineer's responsibilities or authority except as expressly set forth

3. *Selection of Independent Testing Laboratory:* Assist Owner in the selection of an independent testing laboratory to perform the services identified.

4. *Pre-Construction Conference:* Participate in a pre-construction conference prior to commencement of Work at the Site.

5. *Electronic Transmittal Protocols:* Consultant shall follow City of Joplin protocols shown below.

6. *Original Documents:* If requested by Owner to do so, maintain and safeguard during the Construction Phase at least one original printed record version of the

Construction Contract Documents, including Drawings and Specifications signed and sealed by Engineer and other design professionals in accordance with applicable Laws and Regulations. Throughout the Construction Phase, make such original printed record version of the Construction Contract Documents available to Contractor and Owner for review.

7. *Schedules:* Receive, review, and determine the acceptability of any and all schedules that Contractor is required to submit to Engineer, including the Progress Schedule, Schedule of Submittals, and Schedule of Values.

8. *Baselines and Benchmarks:* As appropriate, establish ~~baselines and~~ benchmarks for locating the Work which in Engineer's judgment are necessary to enable Contractor to proceed.

9. *Visits to Site and Observation of Construction:* In connection with observations of Contractor's Work while it is in progress:

   a) Make visits to the Site at intervals appropriate to the various stages of construction, as Engineer deems necessary, to observe as an experienced and qualified design professional the progress of Contractor's executed Work. Such visits and observations by Engineer, and the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement and the Construction Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment, as assisted by the Resident Project Representative, if any. Based on information obtained during such visits and observations, Engineer will determine in general if the Work is proceeding in accordance with the Construction Contract Documents, and Engineer shall keep Owner informed of the progress of the Work.

   b) The purpose of Engineer's visits to the Site, and representation by the Resident Project Representative, if any, at the Site, will be to enable Engineer to better carry out the duties and responsibilities assigned to and undertaken by Engineer during the Construction Phase, and, in addition, by the exercise of Engineer's efforts as an experienced and qualified design professional, to provide for Owner a greater degree of confidence that the completed Work will conform in general to the Construction Contract Documents and that Contractor has implemented and maintained the integrity of the design concept of the completed Project as a functioning whole as indicated in the Construction Contract Documents. Engineer shall not, during such visits or as a result of such observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to any Constructor's work in progress, for the coordination of the Constructors' work or schedules, nor for any failure of any Constructor to comply with Laws and Regulations applicable to furnishing and performing of its work. Accordingly, Engineer neither guarantees the performance of any Constructor nor assumes responsibility

for any Constructor's failure to furnish or perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.

10. *Defective Work:* Reject Work if, on the basis of Engineer's observations, Engineer believes that such Work is defective under the terms and standards set forth in the Construction Contract Documents. Provide recommendations to Owner regarding whether Contractor should correct such Work or remove and replace such Work, or whether Owner should consider accepting such Work as provided in the Construction Contract Documents.

11. *Compatibility with Design Concept:* If Engineer has express knowledge that a specific part of the Work that is not defective under the terms and standards set forth in the Construction Contract Documents is nonetheless not compatible with the design concept of the completed Project as a functioning whole, then inform Owner of such incompatibility, and provide recommendations for addressing such Work.

12. *Clarifications and Interpretations:* Accept from Contractor and Owner submittal of all matters in question concerning the requirements of the Construction Contract Documents (sometimes referred to as requests for information or interpretation—RFIs), or relating to the acceptability of the Work under the Construction Contract Documents. With reasonable promptness, render a written clarification, interpretation, or decision on the issue submitted, or initiate an amendment or supplement to the Construction Contract Documents.

13. *Field Orders:* Subject to any limitations in the Construction Contract Documents, Engineer may prepare and issue Field Orders requiring minor changes in the Work.

14. *Change Orders and Work Change Directives:* Recommend Change Orders and Work Change Directives to Owner, as appropriate, and prepare Change Orders and Work Change Directives as required.

    a) Identify discrepancy
    b) Contractor submits pricing
    c) Cost analysis by Project Manager
    d) Submit Conceptual Plan to MoDOT and FHWA, if applicable
    e) Receive conceptual approval from both agencies and give contract Notice to Proceed
    f) Change in work complete, submit official change Order with Justification and copy of conceptual to MoDOT and FHWA if applicable (justification provided by City Project Manager)
    g) After signatures on Change order are complete, notify the contractor.

15. *Differing Site Conditions:* Respond to any notice from Contractor of differing site conditions, including conditions relating to underground facilities such as utilities, and hazardous environmental conditions. Promptly conduct reviews and prepare findings, conclusions, and recommendations for Owner's use.

16. *Shop Drawings, Samples, and Other Submittals:* Review and approve or take other appropriate action with respect to Shop Drawings, Samples, and other required Contractor submittals, but only for conformance with the information

given in the Construction Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated by the Construction Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. Engineer shall meet any Contractor's submittal schedule that Engineer has accepted.

17. *Substitutes and "Or-equal":* Evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor.

18. *Inspections and Tests:*

    a) Receive and review all certificates of inspections, tests, and approvals required by Laws and Regulations or the Construction Contract Documents. Engineer's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Construction Contract Documents and will not constitute an independent evaluation that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Construction Contract Documents. Engineer shall be entitled to rely on the results of such inspections and tests.

    b) As deemed reasonably necessary, request that Contractor uncover Work that is to be inspected, tested, or approved.

    c) Pursuant to the terms of the Construction Contract, require special inspections or testing of the Work, whether or not the Work is fabricated, installed, or completed.

19. *Change Proposals and Claims:*

    a) Review and respond to Change Proposals. Review each duly submitted Change Proposal from Contractor and, within 30 days after receipt of the Contractor's supporting data, either deny the Change Proposal in whole, approve it in whole, or deny it in part and approve it in part. Such actions shall be in writing, with a copy provided to Owner and Contractor. If the Change Proposal does not involve the design (as set forth in the Drawings, Specifications, or otherwise), the acceptability of the Work, or other engineering or technical matters, then Engineer will notify the parties that the Engineer will not resolve the Change Proposal.

    b) Provide information or data to Owner regarding engineering or technical matters pertaining to Claims.

20. *Applications for Payment:* Based on Engineer's observations as an experienced and qualified design professional and on review of Applications for Payment and accompanying supporting documentation:

    a) Determine the amounts that Engineer recommends Contractor be paid. Recommend reductions in payment (set-offs) based on the provisions for set-offs stated in the Construction Contract. Such recommendations of payment will be in writing and will constitute Engineer's representation to Owner,

based on such observations and review, that, to the best of Engineer's knowledge, information and belief, Contractor's Work has progressed to the point indicated, the Work is generally in accordance with the Construction Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, to the results of any subsequent tests called for in the Construction Contract Documents, and to any other qualifications stated in the recommendation), and the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work. In the case of unit price Work, Engineer's recommendations of payment will include final determinations of quantities and classifications of the Work (subject to any subsequent adjustments allowed by the Construction Contract Documents).

b) By recommending payment, Engineer shall not thereby be deemed to have represented that observations made by Engineer to check the quality or quantity of Contractor's Work as it is performed and furnished have been exhaustive, extended to every aspect of Contractor's Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in this Agreement.

21. *Contractor's Completion Documents:* Receive from Contractor, review, and transmit to Owner maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance required by the Construction Contract Documents, certificates of inspection, tests and approvals, and Shop Drawings, Samples, and other data. Receive from Contractor, review, and transmit to Owner the annotated record documents which are to be assembled by Contractor in accordance with the Construction Contract Documents to obtain final payment. The extent of Engineer's review of record documents shall be to check that Contractor has submitted all pages.

22. *Substantial Completion:* Promptly after notice from Contractor that Contractor considers the entire Work ready for its intended use, in company with Owner and Contractor, visit the Site to review the Work and determine the status of completion. Follow the procedures in the Construction Contract regarding the preliminary certificate of Substantial Completion, punch list of items to be completed, Owner's objections, notice to Contractor, and issuance of a final certificate of Substantial Completion. Assist Owner regarding any remaining engineering or technical matters affecting Owner's use or occupancy of the Work following Substantial Completion.

23. *Other Tasks:* Perform or provide the following other Construction Phase tasks or deliverables:

24. *Final Notice of Acceptability of the Work:* Conduct a final visit to the Project to determine if the Work is complete and acceptable so that Engineer may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, Engineer shall also provide a notice to Owner and Contractor in the form of the acceptance identified in MoDOT's LPA Manual, that the Work is acceptable (subject to the provisions of the Notice and Paragraph A1.05.A.21.b) to the best of Engineer's knowledge, information, and belief, and based on the extent of the services provided by Engineer under this Agreement.

25. *Standards for Certain Construction-Phase Decisions:* Engineer will render decisions regarding the requirements of the Construction Contract Documents, and judge the acceptability of the Work, pursuant to the specific procedures set forth in the Construction Contract for initial interpretations, Change Proposals, and acceptance of the Work. In rendering such decisions and judgments, Engineer will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

Duration of Construction Phase: The Construction Phase will commence with the execution of the first Construction Contract for the Project or any part thereof and will terminate upon written recommendation by Engineer for final payment to Contractors. If the Project involves more than one prime contract, then Construction Phase services may be rendered at different times in respect to the separate contracts. Engineer shall be entitled to an equitable increase in compensation if Construction Phase services (including Resident Project Representative Services, if any) are required after the original date for completion and readiness for final payment of Contractor as set forth in the Construction Contract.

A1.09 Post-Construction Phase

A. Upon written authorization from Owner during the Post-Construction Phase, Engineer shall:

1. Together with Owner, visit the Project to observe any apparent defects in the Work, make recommendations as to replacement or correction of defective Work, if any, or the need to repair of any damage to the Site or adjacent areas, and assist Owner in consultations and discussions with Contractor concerning correction of any such defective Work and any needed repairs.

2. Together with Owner, visit the Project within one month before the end of the Construction Contract's correction period to ascertain whether any portion of the Work or the repair of any damage to the Site or adjacent areas is defective and therefore subject to correction by Contractor.

3. Full payment of the final invoice will not be considered until the consultant has electronically furnished the following documents:

   a) The city's semi-final inspection letter stating the date of semi-final inspection and listing those who were present.
   b) The city's final acceptance letter showing the number of working days or calendar days charged, completion date and the amount of liquidated damages, if any.
   c) A final list of acceptance testers used on the project and a certification stating:

      "The results of the tests or acceptance samples indicate that material incorporated in the construction work and the construction operations controlled by sampling and testing were in reasonably close conformity with the approved plans and specifications, and such results compare favorably with the results of independent assurance sampling and testing."

Any deviations from the specifications must be explained along with the reason for acceptance.

"All field tests were performed in conformity with the governing specifications and the results were in reasonably close conformity with the specifications." Explain any deviations and why the work was accepted.

"The project was constructed substantially in conformity with the plans and specifications for the project."

d) Contractor certification and city recommendation:

Showing the final DBE participation on the project including the DBEs used, the type of work performed, and the dollar amount paid to each DBE.

The city's recommendation regarding the contractor's fulfillment of the DBE requirements. The consultant shall also provide written documentation from each DBE that they were paid in full for the work identified in the Contractor DBE Certification. Examples of documentation from DBEs may include a letter, e-mail, lien waiver or copies of reimbursement checks. If DBE goals were not met, include documentation as to why.

e) Final Invoice

f) Final Detailed Estimate of Quantities

g) Contractor's Affidavit Regarding Settlement of Claims

h) Final Change Order (if needed)

i) Affidavit (Compliance with Prevailing Wage Law)

j) These documents are to be received within 60 days of the Final Inspection date. Final Reimbursement will be processed once all close out documentation has been reviewed and accepted.

B. The Post Construction Phase services may commence during the Construction Phase and, if not otherwise modified, will terminate twelve months after the commencement of the Construction Contract's correction period.

PART 2 – ADDITIONAL SERVICES

A2.01 *Additional Services Requiring Owner's Written Authorization*

A. If authorized in writing by Owner, Engineer shall provide Additional Services of the types listed below. These services are not included as part of Basic Services and will be paid for by Owner as indicated.

1. Preparation of applications and supporting documents (in addition to those furnished under Basic Services) for private or governmental grants, loans, or

advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effects on the design requirements for the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.

2. Undertaking investigations and studies including, but not limited to:

a. Detailed consideration of operations, maintenance, and overhead expenses.

EXHIBIT A

CLARIFICATION OF SERVICES

CDBG-DR Sidewalk Project

The following Clarification of Services, Assumptions, and Exclusions further define the ENGINEERING SERVICES AGREEMENT (Revision Date 01-01-2025) for the above reference project.

A. PROJECT DEFINITION: Census Tract 110

Census Tract 110 includes the replacement of sidewalk, curb and gutter, and strategic street and storm inlets generally following areas noted in red as part of the City's sidewalk inventory data. The Census Tract 110 project area is bounded by 13th Street to the south, C Street to the north, Maiden Lane to the west, and Main Street to the east.

The scope of work for this project as included in this partial action plan can generally be described as follows (for more detail reference Engineering Services Agreement and this Exhibit):

- Topographic Survey;
- Right of Way Descriptions & exhibits;
- Preliminary Plans;
- Right of Way Plans;
- Utility Coordination;
- Project Bidding;
- Final Plans, Estimates, and Specifications.

The level of detail of this project will be consistent with a typical maintenance or rehabilitation project where the existing infrastructure is being reconstructed. Additional design detail will be provided to achieve ADA compliance while minimizing current design deficiencies as feasible.

B. CLARIFICATION OF SERVICES

1. Phase 100 Project Management
   a. Consultant will schedule and attend progress/review meetings. The Consultant will create and distribute a meeting agenda prior to all progress meetings. This scope estimates 15 meetings.
   b. The Consultant will attend 1 open house style public meeting. The Consultant will prepare a strip map to be used at the public meeting that may be shown to the general public, used in media, be presented to various groups, and/or be used to aid in easement and property owner negotiations.

2. Phase 200 Survey Data Collection
   a. Lidar Survey will be collected along the following north-south streets; Joplin, Wall, Pearl, Byers, Moffet, Sargeant, and Connor. North-south streets will be collected from C Street to 4th Street. Lidar Survey will be collected along the following east-west street; C Street, B Street, 1st Street, 2nd Street, 3rd Street, 4th Street. East-west streets will be collected

from Main Street to Connor Avenue. The survey will be tied vertically to the NAVD 1988 Vertical Datum and Horizontally to the Missouri State Plan Coordinate System NAD 83-West Zone-US Survey Foot. Fee does not include preparation of a deliverable survey in paper format. Survey provided will be in AutoCAD format only.

b. Olsson will collect Boundary Survey Data of the subject area as generally defined as an area between C Street to the North and 4th Street to the South to Main St. to the East and Conner Ave. to the West, all in the City of Joplin, Jasper County, Missouri, as generally shown as the yellow highlighted lines on the attached exhibit. The Boundary survey data shall conform to the current Missouri Standards for Property Boundary Surveys. Survey will be tied horizontally to the Missouri State Plane Coordinate System NAD 83–West Zone-US Survey foot. Survey will depict right-of-way lines based on current plats. Survey will depict parcel lines based on current Jasper County Assessor data.
c. The Consultant will prepare easements documents. One Easement document consists of a description (Exhibit A) and a sketch (Exhibit B). Olsson's fee below includes the preparation of 10 easement documents. Olsson's fee for preparation of additional survey documents would be $550.00 per document.
d. Fee excludes the acquisition of deeds. When easement areas are determined, Olsson will request the current deeds from the client within those areas to verify Assessor data.
e. Olsson will reset monuments within the areas where work occurs. Olsson will reset up to 200 replacement monuments.

3. Phase 300 Preliminary Plans

a. 30% Design Plans will be developed based on local, AASHTO, ADA, PROWAG, and MoDOT design standards, as applicable. The Engineer shall prepare a total project Opinion of Probable Cost.
b. A site visit with City staff will take place during preliminary design to confirm replacement areas.
c. Ownership identified on plans will be pulled from readily available information through Jasper County Assessor.
d. Plans will be delivered as 2-full size and 1-half size printed pdf, and one electronic version.
e. The 30% Design Plans and Deliverables will include:
    i. Title Sheet
    ii. Survey Control and Alignment Data Sheet
    iii. General Notes Sheet
    iv. Summary of Quantities
    v. Typical Sections
    vi. Roadway Construction Plans
    vii. Standard Details
    viii. Opinion of Probable Cost
    ix. Design Memorandum

4. Phase 500 Right-of-Way Plans

a. 60% Design Plans – This task will be to take the design plans from 30% to 60% complete. The Right-of-way plans with this project will include roadway plans, landscaping plans, and detailed grading plans that could affect temporary construction easements. Engineers' Opinion of Probable Cost will be updated accordingly.
b. Consultant easement negotiations are not included in this scope.
c. Consultant will assist with preparing property owner database and 2 property owner

letters to be distributed to property owners whose trees are impacted. Assumed up to 150 parcels to be impacted and up to 40 parcels for in-person meetings to discuss tree removal and replanting options.

d. The 60% Design Plans and Deliverables will include:
    i. Title Sheet
    ii. Survey Control and Alignment Data Sheet
    iii. General Notes Sheet
    iv. Summary of Quantities
    v. Typical Sections
    vi. Roadway Construction Plans
    vii. Standard Details
    viii. Ramp, Driveway and Intersection Details
    ix. Landscaping Plans
    x. Easement Documents

5. Phase 600 Final Plans

a. 90% Design Plans – This task will be to take the design plans from 60% to 90% complete. The Final design phase for this project will include final drawings, specifications and final bid documents.

b. PS&E Plans – Upon incorporating the 90% review comments into the plan set and special provisions, Olsson will prepare and submit all drawings, special provisions and an updated total project opinion of probable cost to the city for the 100% PS&E submittal. Upon City acceptance of the PS&E Plans, Olsson shall submit the bid package in electronic PDF format to the City's Project Manager. The bid package includes sealed drawings and sealed special provisions.

c. The Final Design Plans and Deliverables will include:
    i. Title Sheet
    ii. Survey Control and Alignment Data Sheet
    iii. General Notes Sheet
    iv. Summary of Quantities
    v. Typical Sections
    vi. Roadway Construction Plans
    vii. Standard Details
    viii. Ramp and Intersection Details
    ix. Landscaping Plans
    x. Traffic Control Plans
    xi. Erosion Control Plans
    xii. Engineer's Opinion of Probable Cost
    xiii. Job Special Provisions
    xiv. Project Bid Manual

6. Phase 700 Bidding Services

a. The Consultant will assist with advertising construction bid, attend pre-bid meeting and answer questions throughout the bidding process. The project will be issued as a single bid package, with alternate options included to help align with the City's overall budget.

7. Phase 800 – Construction Services

a. The Consultant will provide field observations and testing; project lengthen assumed to be 180 working days.

C. PROJECT ASSUMPTIONS

1. The following design assumptions are included for project replacement and shall serve as the basis of the design.
    a. Replacement of deficient sidewalks, including brick sidewalk and non-ADA compliant sections.
    b. Curb ramps that do not meet ADA shall be replaced, however if ramps currently contain dome panels those sections will be assumed to meet ADA and shall remain in place.
    c. Limited Curb and Gutter of heavily deteriorated sections shall be replaced.
    d. Driveways shall be replaced as needed for sidewalk ADA compliance.
    e. Engineering judgement, site visits, and logical termini considerations will form the basis of design to supplement the preliminary rating and condition level assessments.
2. Fees can be shifted between phases and tasks.
3. The following assumptions will be made for Landscape Plans (Tree Plantings)
    a. Perform extended-day site visit to walk all streets within the project limits to determine condition of existing trees (approx. 25,660 LF).
    b. Based on tree inventory, determine which trees to protect during construction and which trees to remove.
    c. Prepare Tree Removal & Preservation Plans and Detail Sheet
    d. Prepare Street Tree Planting Plans and Detail Sheet
        i. The tree locations will be selected based on a review of the existing utility lines (and presumed service lines) depicted on the Demolition plan in each block.
        ii. The north-south streets will receive the majority of the trees.
        iii. Where we have noted tree removal on the tree protection sheet, we will try to replace a tree unless there is a utility or sight distance conflict, or owner pushback.
        iv. Tree species may change on a per block basis to allow for a diverse urban forest into the future.
4. The consultant shall complete the scope of services within approximately 24 months of notice to proceed. Inclusive of design and construction phase services.
5. Revisions to any stage of plans that have been approved by the City shall be considered additional services.
6. All CAD files shall be created using AutoCAD 2026.
7. All utility relocation designs shall be completed by the utility company.
8. No potholing will be performed by the engineer. The engineer will coordinate with utility companies for potholing at critical locations.
9. The land disturbance permit and SWPPP will be handled under the City's operating permit.
    a. Contractor shall be responsible for all SWPPP reporting.
10. Right of Way services:
    a. Tilework is not required throughout the project area. Up to ten (10) title reports are included in the scope of work.
    b. Right of Way service are not included.
11. The storm system is not being modeled to verify existing configuration and sizes meet requirements, but are being replaced in-kind as necessary. Only minor storm modifications are assumed where ramps may impact existing inlets.
    a. All improvements located within existing FEMA floodplain will be excluded from design.
12. Environmental reviews to be completed by City.
13. All permit fees will be the responsibility of the City.
14. Survey is to include location of existing utilities based on visible surface evidence and markings provided by the Missouri One-Call System.

D. ADDITIONAL SERVICES

1. Update sidewalk inventory based on final construction area.

E. EXCLUSIONS

1. Condemnation services / Representations
2. As-built surveys
3. Appraisal services
4. Detention and water quality design
5. Traffic signal and lighting design
6. Retaining wall or other structural designs
7. Pavement and joint design
8. Utility design, including waterline, sanitary sewer, gas, fiber optic, and electric design.
9. All services not specifically included are assumed to be excluded

Exhibit B (Engineering Services) **Olsson, Inc.**
CDBG-DR Sidewalks Project **By: JWP**

Task	Description	Direct Labor
100	Project Management	$ 75,000.00
200	Survey Data Collection	$ 77,260.00
300	Preliminary Plans	$ 108,000.00
400	Utility Coordination	$ 10,000.00
500	Right-of-Way Plans	$ 108,783.00
600	Final Plans	$ 131,422.00
700	Bidding Phase	$ 9,500.00
800	Construction Phase	$ 257,735.00
900	Post Construction Phase	$ 25,000.00
	Estimated Direct Labor Cost	$ 802,700.00
	Subtotal (A) =	**$ 802,700.00**

Subconsultants (B)	% of Contract	Fee
Powell CWM	11.32%	$ 107,605.50
	11.32% **Subtotal (B) =**	**$ 107,605.50**

Direct Expenses (C)

Plots	100 Plots @	$ 0.50	=	$50.00
Mileage	4500 Miles @	$ 0.700	=	$3,150.00
Misc (incidentals, postage, etc.)	1 LS @	$ 350.00	=	$350.00
Concrete Cylinders	500 Test @	$ 25.00	=	$12,500.00
Soil Proctors	3 Test @	$ 225.00	=	$675.00
Atterberg Soil	2 Test @	$ 125.00	=	$250.00
Nuke Gage	80 Test @	$ 25.00	=	$2,000.00
Daily Trip Charge	180 Trips @	$ 120.00	=	$21,600.00
			Subtotal (C) =	**$40,575.00**

ESTIMATED TOTAL FEE (Engineering Services) **(A) + (B) + (C) = $ 950,880.50**

REIMBURSABLE EXPENSE SCHEDULE
CDBG-DR SIDEWALK PROJECT

The expenses incurred by Olsson or Olsson's independent professional associates or consultants directly or indirectly in connection with the Project shall be included in periodic billing as follows:

Travel Related Expenses: The Contractor shall comply with the City of Joplin travel policy with the exception of meal reimbursement. Per diem and incidentals are not applicable. Actual itemized receipts containing proof of payment should be provided for the meal purchased and not exceed the meal category General Services Administration (GSA) rate maximum for the City of Joplin in the City of Joplin travel policy.

Other Project Related Expenses: Other project related expenses not related to travel will be invoiced in accordance with the Reimbursable Expense Schedule and will not be subject to mark-up.

Invoice Reimbursement: The mark-up of charges is not allowed including but not limited to expenses and subcontractor charges.

Clerical	**Cost**
Automobiles (Personal Vehicle)	$0.70/mile*
Automobiles (OA Vehicle) (in lieu of rental car when available)	$95.00/day
Other Travel or Lodging Cost	Actual Cost
Meals	Actual Cost
Printing and Duplication including Mylars and Linens	
In-House	Actual Cost
Outside	Actual Cost
Postage & Shipping Charges for Project Related Materials including Express Mail and Special Delivery	Actual Cost
Film and Photo Developing	Actual Cost
Telephone and Fax Transmissions	Actual Cost
Miscellaneous Materials & Supplies Applicable to this Project	Actual Cost
Copies of Deeds, Easements or other Project Related Documents	Actual Cost
Fees for Applications or Permits	Actual Cost
Sub-Consultants	Actual Cost

*Rates consistent with the IRS Mileage Rate Reimbursement Guidelines (Subject to Change).

Total Estimated Travel and Clerical Expense Fees	$3,550

Construction Materials Testing

Testing Assumptions:

Concrete

100 tests/5 cylinders per test= 500 cylinders
500 cylinders $25/break = **$12,500**
Making of cylinders included as part of inspection time since Olsson will be on site full time.

Soil

3 Soil Proctors @ $225/test = $675
2 Atterberg Soil @ $125/test = $250
Soil Testing= **$925**
Density tests of soil included as part of inspection time since we are on site full time.

Testing

80 Nuke Gage Test $25/day = $**2,000**

Total Construction Materials Testing Fees	$15,425

Construction Management & Inspection

Inspection Assumptions:

180 Trips $120/trip = $21,600

Total Construction Management & Inspection	$21,600

TOTAL EXPENSE FEES	**$40,575**

Olsson 2025 Billing Rate Schedule

Description	Range		
Principal	$152.00	-	$472.00
Project Manager	$133.00	-	$287.00
Project Professional	$99.00	-	$258.00
Assistant Professional	$74.00	-	$182.00
Designer	$95.00	-	$238.00
CAD Operator	$64.00	-	$150.00
Survey	$59.00	-	$230.00 *
Construction Services	$53.00	-	$305.00 *
Administrative/Clerical	$49.00	-	$300.00

Note:

1. Special Services not included in above categories will be provided on a Special Labor Rate Schedule
2. Rates subject to change based upon updates to Billing Rates for upcoming year.

2025 Field Operations Services
Unit Rate Schedule

Special Inspections and Construction Materials Testing Services

Testing Services (3-Hour Minimum)

Field Technician	Hour	$75.00
Senior Technician	Hour	$85.00
Steel Technician	Hour	$105.00
Field Manager	Hour	$110.00
Project Manager / Project Engineer	Hour	$170.00
Senior Project Manager / Senior Engineer	Hour	$230.00
Administrative Coordinator	Hour	$75.00
Mileage	Mile	$0.85

Laboratory Testing Services

Aggregate Testing

Abrasion - LA Machine	Each	$500.00
Atterberg Limit (Plasticity Index)	Each	$125.00
Bulk Density (Unit Weight) and Voids	Each	$110.00
Deleterious - Clay Lumps and Friable Particles	Each	$190.00
Deleterious - Flat & Elongated Particles	Each	$375.00
Deleterious - Lightweight Particles	Each	$230.00
Deleterious - Organic Impurities	Each	$140.00
Material Finer than No. 200 Sieve	Each	$85.00
Minimum & Maximum Index Density (Vibratory Table)	Each	$260.00
Moisture Content	Each	$21.00
Oversize Particle Correction	Each	$125.00
Particle Size (Gradation) - Sieve Analysis <3/4"	Each	$135.00
Particle Size (Gradation) - Sieve Analysis >3/4"	Each	$220.00
Percent Fractured Particles in Coarse Aggregate	Each	$280.00
Proctor - Modified	Each	$260.00
Proctor - Standard	Each	$220.00
Sand Equivalent of Fine Aggregate	Each	$245.00
Soundness Aggregates (Sodium or Magnesium)	Each	$305.00
Specific Gravity of Aggregate Coarse or Fine Aggregate	Each	$200.00
Uncompacted Void Content of Fine Aggregate	Each	$80.00

Asphalt Testing

Asphalt Binder Content by Ignition	Each	$150.00
Gradation of Extracted Aggregates (Includes Binder by Ignition)	Each	$200.00
Bulk Specific Gravity/ Pavement Cores (1pt)	Each	$70.00
Marshall Density (3pt)	Each	$240.00
Marshall Stability and Flow (3pt)	Each	$350.00
Percent Air Voids in Compacted Paving Mix	Each	$45.00
Preparation & Density of Superpave Gyratory Compaction Specimens (2pt)	Each	$320.00
Theoretical Maximum Specific Gravity (Rice) (Gmm)	Each	$155.00

Cement, Concrete, & Masonry Testing

Chloride Ion	Each	$200.00
Compressive Strength – Block or Block Prism	Each	$230.00
Compressive Strength - Concrete Cores	Each	$95.00
Compressive Strength - Cube (Grout & Mortar)	Each	$45.00
Compressive Strength - Cylinders	Each	$25.00
Density, Absorption & Voids of Hardened Concrete	Each	$630.00
Flexural Strength of Concrete	Each	$75.00
Length Change of Hardened Hydraulic-Cement Mortar and Concrete	Each	$400.00
Measuring Thickness of Concrete Elements (Drilled Cores)	Each	$70.00
Potential Alkali Silica Reactivity (ASR)	Each	$830.00

Equipment

Core Machine/Sampling	Day	$300.00
Dynamic Cone Penetrometer (DCP)	Day	$200.00
Electrical Resistivity - Field (AEMC Gauge)	Day	$100.00
Floor Flatness Equipment	Day	$300.00
Relative Humidity Probe/Sensor	Each	$80.00
Settlement Monitoring Plate	Each	$300.00
Standard Field Equipment	Each	$25.00
Vapor Emission Test Kit	Each	$60.00

Soil Testing

Atterberg Limits (Plasticity Index)	Each	$125.00
CBR Laboratory Compacted (3pt)	Each	$630.00
CBR Laboratory Compacted (1pt)	Each	$230.00
Density (Wet/Dry)	Each	$30.00
Direct Shear Test of Soils (Consolidated Drained) (3pt)	Each	$1,600.00
Dispersion - Crumb	Each	$95.00
Dispersion - Pinhole	Each	$190.00
Material Finer than No. 200 Sieve	Each	$85.00
Moisture Content	Each	$21.00
Moisture Content - Microwave	Each	$50.00

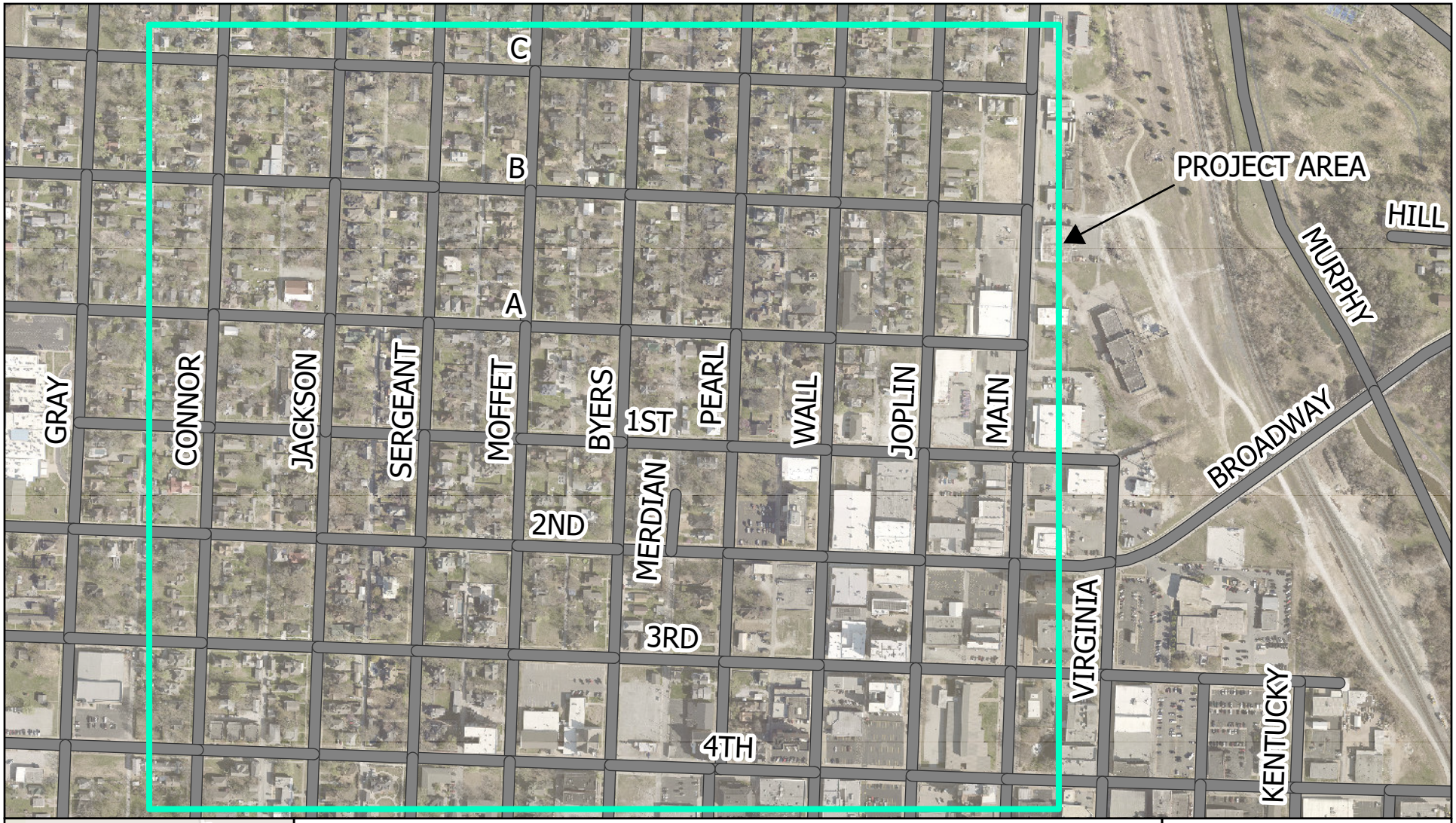
One-Dimensional Consolidation Test	Each	$440.00
Organic Content - Soils	Each	$105.00
Oversize Particle Correction	Each	$125.00
Particle Size (Gradation) - Hydrometer	Each	$250.00
Particle Size (Gradation) - Sieve Analysis	Each	$135.00
Permeability - Flexible Wall Permeameter (Intact)	Each	$550.00
Permeability - Flexible Wall Permeameter (Remold)	Each	$650.00
Proctor - Modified	Each	$260.00
Proctor - Modified w/Additive	Each	$340.00
Proctor - Standard	Each	$225.00
Proctor - Standard w/Chem Additive	Each	$290.00
Swell or Collapse (One Dimensional)	Each	$315.00
Triaxial Compression – Consolidated Drained (Intact)	Each	$1,730.00
Triaxial Compression – Consolidated Drained (Remold)	Each	$1,930.00
Triaxial Compression – Consolidated Undrained (Intact)	Each	$1,575.00
Triaxial Compression – Consolidated Undrained (Remold)	Each	$1,775.00
Triaxial Compression – Unconsolidated Undrained	Each	$180.00
Unconfined Compressive Strength - Intact Rock	Each	$125.00
Unconfined Compressive Strength - Soils	Each	$85.00

Sprayed Fire Resistive Materials (SFRM)

Adhesion of SFRM to Structural Members (Field)	Each	$25.00
Thickness and Density of SFRM to Structural Members	Each	$90.00

General Terms and Conditions

1. These Unit Fees are in effect until January 1, 2026. Services and fees not listed above will be quoted upon request.
2. All services charged are portal-to-portal.
3. Services provided on Saturday, Sunday, Holidays, or in excess of 8-hours/day will be charged at 1.5 times the unit fee.
4. Services provided before 6:00 a.m. and after 6:00 p.m. will be charged at 1.5 times the unit fee.
5. Mileage Rate subject to change based on Federal and IRS rate changes.
6. Subcontracted services and expenses will be invoiced at our cost plus 20%
7. Project Manager time will be included for project coordination and report review.
8. Per Diem will be billed at actual cost + 15% unless otherwise specified.





CDBG-DR SIDEWALKS

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

2025

Coordinate System: NAD 1983 StatePlane Missouri West FIPS 2403 Feet

N

0 0.05 0.1 Miles

2025 CDBG-DR Sidewalks Project -- RFQ Scoring

	Max Score	Scorer	Olsson	GFT	Bartlett & West	OWN	Allgeier Martin & Associates
Concept and Responsiveness to City's Request. Responsiveness of the written response in clearly stating an understanding of the work to be performed as outlined in the scope of service.	**20**	1	20	20	16	19	18
		2	18	16	14	19	17
		3	20	10	10	20	15
		4	19	20	17	17	19
		5	18	18	16	16	17
		Subtotal	**19**	**16.8**	**14.6**	**18.2**	**17.2**
Consultant's Relevant Experience. The Firm's overall experience with similar projects.	**20**	1	20	19	17	18	18
		2	19	17	15	17	19
		3	20	20	15	20	20
		4	20	19	17	18	19
		5	19	18	16	17	17
		Subtotal	**19.6**	**18.6**	**16**	**18**	**18.6**
Project Team - Qualifications of staff to be assigned, education, position in firm and years experience will be considered.	**20**	1	18	18	17	17	18
		2	18	17	15	17	18
		3	20	20	15	20	20
		4	19	19	17	18	20
		5	18	17	17	17	18
		Subtotal	**18.6**	**18.2**	**16.2**	**17.8**	**18.8**
Approach - Accessibility to client, familiarity with the area, proximity to the client, client/consultant relationship and general approach to project.	**40**	1	38	36	34	38	36
		2	40	30	30	40	40
		3	30	30	30	35	25
		4	38	38	34	38	38
		5	36	35	34	36	35
		Subtotal	**36.4**	**33.8**	**32.4**	**37.4**	**34.8**
		Score	**93.6**	**87.4**	**79.2**	**91.4**	**89.4**

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-546 – Approving certain fee changes in the fire department

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-546 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Fire Chief: Gerald Ezell; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the fire department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 23, 2025. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to fire department fees.

The proposed changes are as follows:

- Change the land clearing fee from $50.00 to $150.00 and extend the permit period from three days to five days
- Change the hood suppression inspection fee from $75.00 to $150.00
- Change the underground sprinkler inspection fee from $100.00 to $150.00
- Change the fireworks stand fee from $225.00 to $250.00

The fee changes will be effective on January 1, 2026.

FUNDING SOURCE
This revenue is included in the fiscal year 2026 general fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-546 ORDINANCE NO.

AN ORDINANCE repealing Section 58-1, Bonfires and outdoor rubbish fires, Article I, In General, and Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 58-1, Bonfires and outdoor rubbish fires, Article I, In General, and Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function.

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

Section 1. That Section 58-1, Bonfires and outdoor rubbish fires, Article I, In General, of Chapter 58, Fire Prevention and Protection, be repealed and a new Section 58-1, Bonfires and outdoor rubbish fires, Article I, In General, of Chapter 58, Fire Prevention and Protection of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**ARTICLE I. IN GENERAL**

Sec. 58-1. - Bonfires and outdoor rubbish fires.

No person shall light, kindle or maintain any residential vegetative waste fire or a recreational bonfire, or authorize any open burning, without a permit from the fire chief or his designee.

(1) Such permitted fires shall be limited to piles in size as follows:

a. On any residential lot less than ¾ acre in size, the size of any pile shall be less than three feet in diameter by two feet high.

b. On any lot of ¾ acre or more in size but less than five acres, the size of any piles shall be less than 12 feet in diameter by six feet high and must have clearance of at least 200 feet from any structure.

c. Burning is allowed during daylight hours only.

(2) Burning relating to land clearing may be allowed at the discretion of the fire chief or his designee only upon the following conditions:

a. Any person wishing to conduct a burn related to land clearing must submit a detailed plan for the burn site with 24-hour contact information for the supervisor of the burn site.

b. Such a person must also obtain a permit from the Missouri Department of Natural Resources prior to receiving any permit from the City of Joplin.
c. Such a person must obtain a land clearing permit from the City of Joplin for each five days which the burn will be operating. The permit fee shall be $150.00 per each five-day period.
d. Only burns using air curtain destructors shall be allowed.
e. Such a person must insure that the burn is supervised by at least one person continuously when the burn is active.
f. Such person must insure that a method of completely extinguishing the burn is present on-site at all times the burn is active.
g. No such permit shall issue unless proper clearance is present. For purposes of this article proper clearance shall be at least 300 yards from any structure or paved roadway.

(3) Burning of vegetative waste material or rubbish for disposal or warming during construction, demolition of buildings or structures is strictly prohibited. Exceptions will be made for contained outdoor cooking fires, barbeque or smoking fires within approved grills, smokers, spits, fire pans, chimneys or outdoor fireplaces.

(4) The fee for a burn permit is set out in section 58-68 of this Code."

Section 2. That Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection, be repealed and a new Section 58-68, Schedule of Fees, Article II, Fire Prevention Code, Division 2, International Fire Code, of Chapter 58, Fire Prevention and Protection of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE II. FIRE PREVENTION CODE

DIVISION 2. INTERNATIONAL FIRE CODE

Sec. 58-68. Schedule of Fees.

The following is a schedule of the fire department permit fees:

(1) *Plan Review.* Where a fire plan review is required for any reason, fees shall be collected for such plan review as follows:
- a. *Fire Commercial Plan Review* fee shall be .001 multiplied by the value of the project, with a maximum cap of $2,500.00 per plan review.
  - i. The value of the project in this section shall be computed by one of the following methods and approved by the Fire Marshal, but in no case shall the value of the project be less than the minimum set forth in this section.
    - a) Provided by the person applying for the permit and verified by the Fire Marshal.
    - b) Calculated using the Building Valuation Data published in the Building Safety Journal each February issue (on file in the City Clerk's office) based on square footage

of the project, and modified for the City of Joplin, using a multiplier of 0.87.

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

b. *Sprinkler/Standpipe Plan Review* fee shall be $200.00 for commercial permits and $50.00 for residential permits.

c. *Alarm System Plan Review* fee shall be $200.00 for commercial permits and $50.00 for residential permits.

(2) *Inspection Fees.* Where an inspection for an underground sprinkler system or a hood suppression system is required for any reason, fees shall be collected as follows:

a. *Underground Sprinkler Inspection* fee shall be $150.00 for commercial permits.

b. *Hood Suppression Inspection* fee shall be $150.00 for commercial permits.

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

a. *Operational Permit fee*. Operational permits, as referenced in the International Fire Code, may be revoked by the Fire Marshal at any time for cause. Operational permits shall be $100.00 per permit.

(4) *Burn Permit Fees.*

a. *General Burn Permit Fee.* A general burn permit shall be issued prior to any such burning inside the City of Joplin. A general burn permit for piles less than 3 feet diameter by 2 feet high shall cost $10.00. A burn permit shall be valid for up to three consecutive days. Prior to burning, a holder of a valid burn permit must contact the Joplin Fire Department to obtain permission to burn on that given day.

(5) *Reinspection Fees.*

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

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

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

(6) *Firework Stand Fees.*
   a. $250.00 per calendar year as referenced in Section 58-66.

(7) *Fee Review Process.*
City Council shall review the costs of services with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge."

Section 3. That this ordinance shall become effective on January 1, 2026.

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

_____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-547 – Approving certain fee changes in the parks department

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-547 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Parks Director: Paul Bloomberg; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the parks department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 23, 2025. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to parks department fees.

The proposed changes are as follows:

- Change the lot space fee from $700.00 to $750.00
- Change the grave opening/close fee from $700.00 to $750.00
- Change the cremains fee from $300.00 to $350.00
- Change the cremains fee with set-up from $350.00 to $400.00
- Change the columbarium-single niche fee from $1,000.00 to $1,100.00
- Change the columbarium-companion niche fee from $1,400.00 to $1,500.00

The fee changes will be effective on January 1, 2026.

FUNDING SOURCE
This revenue is included in the fiscal year 2026 general fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-547 ORDINANCE NO.

AN ORDINANCE repealing Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function.

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

Section 1. That Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries, be repealed and a new Section 34-2, Prices of lots and grave rights; charge for setting stones, of Chapter 34, Cemeteries of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"Sec. 34-2. Prices of lots and grave rights; charge for setting stones.

(A) Charge for lots, grave rights, and setting stones:

(1) Lot space…….$750.00
(2) Grave opening/close…….$750.00
(3) Grave opening/close-Infants……..$225.00
(4) Grave marker (*cost per square inch)……..*$0.55
(5) Cremains …….$350.00
(6) Cremains including set up…….$400.00
(7) Columbarium-Single niche, includes opening/closing and some engraving…..$1,100.00
(8) Columbarium-Companion niche, includes opening/closing and some engraving……$1,500.00

(B) An additional charge of $150.00 for grave opening shall be made for any openings when the procession enters the ceremony later than 4:00 p.m. on Monday through Friday and on Saturday before noon. On Saturday after 12:00 noon, the charge shall be the base of $500.00 plus the hourly rate of $150.00 for each additional hour.

(C) City council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge."

Section 2. That this ordinance shall become effective on January 1, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-548 – Approving certain fee changes in the parks department

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-548 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Parks Director: Paul Bloomberg; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill changes certain existing fees in the parks department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 23, 2025. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to parks department fees.

The proposed changes are as follows:

- Change the Green Fee 9 holes, weekday from $11.00 to $12.00
- Change the Green Fee 9 holes, weekend from $12.00 to $15.00
- Change the Green Fee 18 holes, weekday from $20.00 to $21.00
- Change the Green Fee 18 holes, weekend from $22.00 to $25.00
- Change the Green Fee 9 holes, weekday senior from $8.00 to $9.00
- Change the Green Fee 9 holes, weekend senior from $9.00 to $12.00
- Change the Green Fee 18 holes, weekday senior from $14.00 to $15.00
- Change the Green Fee 18 holes, weekend senior from $17.00 to $20.00
- Change the Weekday Twilight fee from $14.00 to $15.00
- Change the Weekend Twilight fee from $16.00 to $20.00
- Change the Student Green fee from $9.00 to $10.00
- Change the Golf Cart, 9 holes per person fee from $9.00 to $11.00
- Change the Golf Cart 18 holes per person fee from $16.00 to $18.00

- Change the pull cart fee from $5.00 to $7.00
- Change the Golf adult annual pass fee from $920.00 to $1,000.00
- Change the Golf adult with cart annual pass fee from $1,560.00 to $1,600.00
- Change the Golf family with one unlimited cart fee from $2,000.00 to $2,200.00
- Change the Golf senior annual pass fee from $720.00 to $800.00
- Change the Golf senior with cart annual pass fee from $1,360.00 to $1,400.00
- Change the Golf junior annual pass fee from $90.00 to $100.00
- Remove the Golf twilight pass fee
- Remove the Golf twilight pass with cart fee

- Change the Soccer Tournament Fee for College/High School/Youth from $80.00 per match to $100.00 per match

- Change the Season Pool Pass for Family from $200.00 to $225.00
- Change the Season Pool Pass for Youth from $90.00 to $100.00
- Change the Season Pool Pass for Seniors from $90.00 to $100.00
- Change Schifferdecker Adult Admission from $7.00 to $8.00
- Change Schifferdecker Child Admission from $6.00 to $7.00
- Change Cunningham Adult Admission from $6.00 to $7.00
- Change Cunningham Child Admission from $5.00 to $6.00

- Change the Museum Adult Admission fee from $5.00 to $6.00
- Change the Museum Military/Senior Admission fee from $4.00 to $5.00

The fee changes will be effective on January 1, 2026.

FUNDING SOURCE
This revenue is included in the fiscal year 2026 parks fund budget and golf fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-548 ORDINANCE NO.

AN ORDINANCE repealing Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 86-72, Fees at Joplin Historical and Mineral Museum, of Article III, Joplin Historical and Mineral Museum, and Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, and Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, and Section 86-72, Fees at Joplin Historical and Mineral Museum, of Article III, Joplin Historical and Mineral Museum, and Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function; and,

WHEREAS, the Council of the City of Joplin desires to make certain fee changes to help recover the cost of services provided by the parks department.

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

Section 1. That Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-5, Fees at Schifferdecker Golf Course, of Article I, In General, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE I. IN GENERAL

Sec. 86-5. Fees at Schifferdecker Golf Course.

(a) Fees and charges at Schifferdecker Golf Course are as follows:

(1) *Green fees generally.* The green fees shall be $21.00 per player per 18 holes, except on week-ends and holidays, when the green fees shall be $25.00 per player per 18 holes. The green fees shall be $12.00 per player per 9 holes, except on week-ends and holidays, when the green fees shall be $15.00 per player per 9 holes.

(2) *Green fees for senior citizens.* The green fees for senior citizens shall be $15.00 per player per 18 holes, except on week-ends and holidays, when the green fees

for senior citizens shall be $20.00 per player per 18 holes. The green fees shall be $9.00 per player per 9 holes, except on week-ends and holidays, when the green fees shall be $12.00 per player per 9 holes.

(3) *Season passes.*

a. The single annual pass fee shall be $1,000.00 per person per year.

b. Senior citizen single annual pass fee shall be $800.00 per person per year. Senior citizen passes shall be for weekdays only and a week-end fee or holiday fee with an annual pass shall be a green fee of $20.00.

c. A single annual pass with unlimited cart use fee shall be $1,600.00 per person per year.

d. A senior citizen annual pass with unlimited cart use fee shall be $1,400.00 per person per year.

e. A student (also known as "junior" or "youth") annual pass fee shall be $100.00 per person per year. Student passes shall be for weekdays only and a week-end fee or holiday fee with an annual pass shall be a green fee of $10.00. Qualifications for participation shall be set by the director of the parks and recreation department.

f. A family annual pass with one (1) unlimited cart use fee shall be $2,200.00.

(4) *Green fees for students.* The green fees for qualified students (also known as "junior" or "youth") shall be $10.00. Qualifications for participation shall be set by the director of the parks and recreation department.

(5) *Green fees for leagues.* The green fees for league play shall be $15.00. To be eligible for league play, each league team must be sponsored by a company or not-for-profit organization chartered by the state, each league must consist of a minimum of ten players, and each league must provide a roster of all players, which shall be checked each week of play.

(6) *Twilight green fee.* The twilight green fee shall be $15.00 on weekdays and $20.00 on week-ends. The twilight time shall be set by the director of the parks and recreation department.

(7) *Pull cart rental.* The pull cart rental charge shall be $7.00 per day.

(8) *Power cart rental.* The power cart rental charge shall be $18.00 per 18 holes per seat. The power cart rental charge shall be $11.00 per 9 holes per seat.

(10) *Private powered golf carts.* No privately owned powered golf cart will be permitted for use at the Schifferdecker Municipal Golf Course. Except that any physically handicapped person may utilize a powered golf cart that has been modified or constructed so as to be accessible. The term "Physically Handicapped", as employed in this subsection shall include any of the disabilities as described in RSMo., 301.142.1 and 301.071, as may be amended from time to time.

(11) *High School annual fee.* The high school annual fee shall be $500.00 per school. Qualifications for participation shall be set by the director of the parks and recreation department.

(b) The director of parks and recreation may in his discretion temporarily reduce fees in an attempt to equalize the number of played rounds during the course of any given business day. Such “specials” shall be available to all persons seeking to utilize the course during the appropriate day and time.

(c) For purposes of this section "Family" is defined as a maximum of two adults and dependent children residing at one residence. "Dependent" has the same meaning as "dependent" under Federal Income Tax Law. A person shall not be considered a dependent under this section unless the person was claimed as a dependent on their Federal Income Tax Filing for the most recent tax reporting period.

(d) For purposes of this section, "Senior Citizen" shall mean any person permanently and totally disabled from employment at any age, or any person age 60 and above.

(e) For purposes of this section, “Student”, “Junior”, or “Youth” shall mean any person under the age of 18.”

Section 2. That Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-6, Fees for Parks Programs and Parks Facilities, of Article I, In General, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE I. IN GENERAL

Sec. 86-6 Fees for parks programs and parks facilities.

(a) In addition to any fees or charges established pursuant to this chapter, the fees and charges for programs and facilities at the City of Joplin Parks and Recreation Facilities are as follows:

(1) *Tennis Programs at the Joplin Athletic Complex.*

a. The tennis tournament fee shall be $50.00 per court per day.
b. The high school age and college age tennis practice fee shall be $50.00 per player.

c. A tennis activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.

(2) *Baseball programs at Joe Becker and the Joplin Athletic Complex.*

a. A college level and similar level baseball game shall be $300.00 per game.
b. A college level and similar level baseball practice shall be $75.00 per practice.
c. A high school age and similar level baseball game shall be $200.00 per game.
d. A high school age and similar level baseball practice shall be $50.00 per game.
e. A baseball activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.
f. In the event a baseball tournament is cancelled within ten (10) days of the tournament date for any reason other than weather-related, field condition or at the request of the city, there shall be a cancellation fee of twenty-five percent (25%) of the tournament fee.

(3) *Soccer programs at the Joplin Athletic Complex and Dover Hill.*

a. A high school, college, youth level soccer tournament shall be $100.00 per match.
b. An adult soccer tournament shall be $100.00 per match.
c. A soccer activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.

(4) *Softball programs.*

a. A softball game with lights shall be $125.00 per game.
b. A softball game without lights shall be $100.00 per game.
c. A softball activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.
d. Additional fees.
    i. Additional bags of field drying agent are available at market cost (first four bags per field are provided).

(5) *Football programs.*

a. A football activity fee assessed for the usage of city facilities shall be $15.00 per participant per session.

(5) *Shelter facilities.*

a. The shelter facility rental fee shall be $50.00 per day.

(6) *Parks Special Event Permit.*

a. A special event permit fee of $200.00 for the usage of any city park shall be assessed per event.

(7) *Community Center Facility Rental.*

a. The community center facility rental fee shall be $50.00 per event.

(b) Fee review process. City Council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fee charges.

(c) For purposes of this section "family" is defined as a maximum of two adults and dependent children residing at one residence. "Dependent" has the same meaning as "dependent" under Federal Income Tax Law. A person shall not be considered a dependent under this section unless the person was claimed as a dependent on their Federal Income Tax Filing for the most recent tax reporting period.
(d) For purposes of this section, "senior citizen" shall mean any person permanently and totally disabled from employment at any age, or any person age 60 and above."

Section 3. That Section 86-72, Fees at Joplin Historical and Mineral Museum, of Article III, Division I, Generally, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted to read as follows:

"ARTICLE III. JOPLIN HISTORICAL AND MINERAL MUSEUM

Sec. 86-72 Fees at Joplin Historical and Mineral Museum.

(a) The museum admission fee shall be $6.00 for anyone 13 years of age and over, and $5.00 for a Senior Citizen or a Military person.

(b) The museum special event or tradeshow rental fee shall be $100.00 per hour.

(c) The museum meeting room rental fee shall be $25.00 per hour.

(d) For purposes of this section "Senior Citizen or Military Person" shall mean any person age 60 and above, any person permanently and totally disabled from employment at any age, or any person that has served in the armed services.

Section 4. That Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, be repealed and a new Section 86-152, Admission Fee, of Article V, Swimming Pools, of Chapter 86, Parks and Recreation, of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"ARTICLE V. SWIMMING POOLS

Sec. 86-152 Admission Fee.

(a) The pool admission fee for Schifferdecker Family Aquatic Center shall be $8.00 for adults over 15 years of age, and $7.00 for children 15 years of age and under, except that children age two and under, shall be admitted without charge.

(b) The admission fee for Cunningham Family Aquatic Center shall be $7.00 for adults over 15 years of age and $6.00 for children 15 years of age and under, except that children age two and under, shall be admitted without charge.

(c) The supervisor, with the approval of the parks and recreation board, shall have authority to set certain times when there shall be no admission fee for swimming in the municipal pools, and the park supervisor shall have the authority to place certain restrictions on free admission.

(d) Season passes for all municipal swimming pools.

(1) A family (three or more) season pass shall be $225.00 per family per year.

(2) An adult individual, aged 18 years and older, season pass shall be $100.00 per person per year.

(3) A youth individual, aged 17 years and under, season pass shall be $100.00 per person per year.

(4) A senior citizen season pass shall be $100.00 per person per year.

(e) For purposes of this section "family" is defined as a maximum of two adults and dependent children residing at one residence. "Dependent" has the same meaning as "dependent" under federal income tax law. A person shall not be considered a dependent under this section unless the person was claimed as a dependent on their federal income tax filing for the most recent tax reporting period.

(f) For purposes of this section, "senior citizen" shall mean any person permanently and totally disabled from employment at any age, or any person age 60 and above.

(g) The director of parks and recreation is hereby authorized to establish a program granting a reduced rate, up to 50 percent for pool memberships based upon family income."

Section 5. That this ordinance shall become effective on January 1, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-549 – Approving certain fee changes in the zoning regulations

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-549 Ordinance

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

SUMMARY
This Council Bill changes certain existing fees in the planning and zoning department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 23, 2025. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to planning and zoning department fees.

The proposed changes are as follows:

- Change the rezoning application fee from $600.00 to $625.00
- Change the special use permit application fee from $600.00 to $625.00
- Change the special use permit renewal fee from $600.00 to $625.00
- Change the short-term rental permit fee from $550.00 to $625.00
- Change the request for board of zoning adjustment fee from $600.00 to $625.00
- Change the request for vacations fee from $600.00 to $625.00
- Create a new encroachment permit fee at $625.00
- Change the site plan/development review fee from $600.00 to $625.00

The fee changes will be effective on January 1, 2026.

FUNDING SOURCE
This revenue is included in the fiscal year 2026 community planning fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-549 ORDINANCE NO.

AN ORDINANCE repealing Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the City of Joplin and enacting in lieu thereof a new Section 29A-2514, Fees, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City performed the biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function.

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

Section 1. That Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations be repealed and a new Section 29A-2514, Fees, Article II, of Appendix 29A, of the Zoning Regulations of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**CITY OF JOPLIN, MISSOURI – ZONING REGULATIONS**
Article 25 - Administration

Sec. 29A-2514. ***Fees.***

Rezoning Application	$625.00
Special Use Permit Application	$625.00
Special Use Permit Renewal	$625.00
Short-Term Rental Permit	$625.00
Request for Board of Zoning Adjustments	$625.00
Request of Vacation of Streets, Alleys, and Easements	$625.00
Encroachment Permit	$625.00
Site Plan/Development Review	$625.00

1. City Council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fee charge."

Section 2. That this ordinance shall become effective on January 1, 2026.

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

_____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-550 – Approving certain fee changes in the advertising regulations

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-550 Ordinance

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

SUMMARY
This Council Bill changes certain existing fees in the planning and zoning department.

BACKGROUND
The City recently completed the biennial user fee review, which was discussed with City Council at the budget work session on September 23, 2025. User fees are fees for services for specific users. User fees should recover most of the related cost of providing the service, so general taxes are not supporting services for specific users. Under Hancock provisions, the City is only allowed to recover the cost of providing the service. As detailed in the biennial user fee review, certain user fees need to be increased to recover more of the costs associated with providing these services.

In the fee review, staff proposed various changes to planning and zoning department fees.

The proposed changes are as follows:

- Change the detached sign permit fee from $1.50 per square foot to $2.00 per square foot
- Change the attached sign permit fee from $2.50 per square foot to $3.00 per square foot
- Change the billboard sign permit fee from $2.50 per square foot to $3.00 per square foot

The fee changes will be effective on January 1, 2026.

FUNDING SOURCE
This revenue is included in the fiscal year 2026 community planning fund budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-550 ORDINANCE NO.

AN ORDINANCE repealing Section 6-35, Permit, Article II, Signs, of Chapter 6, Advertising, of the Code of Ordinances of the City of Joplin and enacting in lieu thereof a new Section 6-35, Permit, Article II, Signs, of Chapter 6, Advertising, of the Code of Ordinances of the City of Joplin to implement certain fee changes; and setting a date when this Ordinance shall become effective.

WHEREAS, the City biennial fee review and the cost of services has increased and exceeds revenues; and,

WHEREAS, the Council of the City of Joplin desires to increase fees to meet the reasonable expenditures of this function; and,

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

Section 1. That Section 6-35, Permit, Article II, Signs, of Chapter 6, Advertising, be repealed and a new Section 6-35, Permit, Article II, Signs, of Chapter 6, Advertising of the Code of Ordinances of the City of Joplin be enacted in lieu thereof to read as follows:

"**ARTICLE II. SIGNS**

Sec. 6-35. Permit.

(a) *Required.* Except as otherwise provided in this article, it is unlawful for any person to erect, alter, relocate, create by painting or maintain a sign within the city without first obtaining a permit from the chief building official.
(b) *Application.* Application for a permit required by the provisions of this article shall be made to the chief building official. Such application shall be accompanied by plans and specifications for the sign as required by this article, and a description of the location of the sign, as necessary to fully advise the chief building official of the construction of the sign.
(c) *Issuance.* If the plans and specifications accompanying the application for a permit required by this article shall be in accordance with the provisions of the city's building code, the chief building official shall issue such permit.
(d) *Display of permit number on sign.* No sign shall hereafter be erected unless a label permanently affixed thereto shall be clearly and visibly displayed at all times indicating the number of the permit issued therefor.
(e) *Expiration.* Every sign permit issued by the chief building official shall become null and void if work on the sign is not commenced within 180 days from the date of such permit. If work authorized by such permit is suspended or abandoned for 90 days after the work is commenced, the sign shall be considered abandoned unless a new permit shall be first obtained to proceed with the work on the sign and the fee will be one-half the original fee,

provided that no changes have been made in the original plans. No permit shall be renewed more than once.

(f) *Submission of plans.* Every applicant for a sign permit shall file with the application a plan showing the height of the sign from the street grade to the top of the sign, the height of the bottom of the sign from street grade, a view of the sign showing the total effective area and copy, the setbacks from all street lines and property lines, and the type and size of all support structures.

(g) *Fees.* The fee for the erection of any sign, except portable signs, shall be as follows:
   (1) For attached signs the fee shall be $3.00 per square foot of the total effective area.
   (2) For detached signs the fee shall be $2.00 per square foot of the total effective area, but in no instance shall the permit fee for a detached sign be less than $25.00.
   (3) For billboards, the fee shall be $3.00 per square foot of the total effective area.

(h) *Fees for portable signs.* All portable signs shall have a permit with a unique number assigned and permanently affixed to the sign. The permit fee for portable signs shall be paid annually in the amount of $100.00 per sign. Each portable sign shall be levied an inspection fee of $25.00 on each occasion it is moved to a new location or moved within the property where originally set. The owner of the sign and the operator of the sign business shall be jointly and severally liable for all applicable fees. The city shall have the power to sue the owner of the sign or the owner of the sign businesses in a civil action and receive any such sums due, plus a reasonable attorney's fee to be fixed by the court.

(i) *Denial, suspension or revocation.* The chief building official may, in writing, suspend, deny or revoke a permit issued under the provisions of this section whenever the permit is issued on the basis of a misstatement of fact, fraud or noncompliance with this article. When a sign permit is denied by the chief building official, he shall give written notice of the denial to the applicant, together with a brief written statement of the reason for the denial. Such denials shall have referenced the section of the sign code or other pertinent code used as a standard for the basis of denial.

(j) *Fee review process.* City council shall review the costs of services associated with all user fees at least on a biennial basis during the budget process to determine the appropriateness of the fees charge.

Section 2. That this ordinance shall become effective on January 1, 2026.

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

_____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-551 – Approving the Salary Administration Plan for Classified and Unclassified positions with a new position and amending the budget for Emergency Communications

MEETING DATE
November 17, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-551 Ordinance; Exhibit "A"-Salary Administration Plan for Classified and Unclassified positions

REVIEWED BY
Department Head: Leslie Haase; Human Resources Director: Michelle Ducre; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves the Salary Administration Plan for Classified and Unclassified positions with a new position and amends the budget to help address the critical staffing needs in Emergency Communications.

BACKGROUND
An internal working group comprised of Chief Ezell, Deputy Chief Nimmo, Chief Pearson, Assistant Chief Lewis, Captain Duncan, Finance Director Leslie Haase, Human Resources Director Michelle Ducre, and Public Safety Communications Manager Cheryl Konarski met to develop a plan to help address a critical staffing shortage in Dispatch. A comprehensive short-term plan was presented to City Council at the last informal meeting. Following the feedback received during this meeting, the work group met again and presents this plan for your consideration. The plan needing formal Council approval is to create an Operator III position and to purchase new AI technology.

An Operator 3 position is being recommended, similar to the creation of the Transit 3 position, where qualified employees will have the opportunity to be promoted to a higher pay grade to provide an ongoing training component to the division, which includes not only training new Public Safety Communications Operators, but also developing continuing education training within the Emergency Communications Center and assisting with training opportunities across the public safety communications profession. Currently, the City only has three levels before reaching the Manager position. Other Emergency Communication Operations have five or more levels before reaching the Manager position. Much like creating the Transit 3 position, the creation of this third level will allow flexibility to bring lateral candidates to the organization at

higher steps in recognition of their experience. The City has had recent interest from lateral candidates and the work group believes this flexibility will help attract these experienced workers, along with the future opportunity to advance to Operator 3. The work group believes this position will help address both recruiting and retention. The estimated current cost of adding this position is $30,000.00 annually.

New technology is being developed that utilizes AI to improve work flows for dispatch. This tool allows for a voice transcription from a call to the dispatch console, which allows for faster work. This tool will also reduce work demands on dispatchers. This tool costs $11,500.00 for the first year and $10,000.00 annually thereafter. This tool is still in development and is anticipated to be available publicly during the first quarter of 2026. The City will purchase and implement this new tool when it becomes available.

While there are no guarantees, the work group believes these two measures will help address the critical staffing shorting in dispatch for the short-term. However, this plan does not fully address a long-term solution. The organization as a whole has a critical need for additional resources and funding to allow for a more permanent and long-term solution for dispatch. Absent an additional revenue source, the proposed measures are only short-term corrections.

This council bill also includes a budget amendment of $41,500.00 to fund the new position and the cost of the new AI technology.

FUNDING SOURCE
This item includes a budget amendment.

RECOMMENDATION
Staff recommends approval of this council bill on first reading.

COUNCIL BILL NO. 2025-551 ORDINANCE NO.

AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions for Fiscal Year 2025-2026; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City Council of the City of Joplin, Missouri, last adopted a new pay plan by Ordinance Number 2025-152 on October 20, 2025; and,

WHEREAS, the City Council desires to create a new position to help address the critical needs of Emergency Communications, specifically 911 functions; and,

WHEREAS, pursuant to Section 5.10 of the Home Rule Charter of the City of Joplin, Missouri, the Council, by Ordinance, must prescribe the compensation of all officers and employees of the City in the Unclassified service of the City.

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

Section 1. That the attached Step Pay Plans be and the same is hereby adopted as the Salary Administration Plans for certain Classified and Unclassified positions of the City of Joplin as contained in said Plans effective on December 2, 2025, a copy of which is on file in the Office of the City Clerk.

Section 2. That the annual salary of certain Classified and Unclassified positions for Fiscal Year 2025-2026, shall be in accordance with Exhibit "A" attached hereto and incorporated herein.

Section 3. That additional compensation to members of the Unclassified and Classified service shall be based upon length of service and paid in accordance with the Longevity Pay Plan currently in effect.

Section 4. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing appropriations by the total amount of Forty-One Thousand Six Hundred Fifty Dollars and No Cents ($41,650.00).

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

Section 6. That this ordinance shall become effective on December 2, 2025.

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

_____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
EXHIBIT "A"-SALARY ADMINISTRATION PLAN
FOR CLASSIFIED AND UNCLASSIFIED POSITIONS
EFFECTIVE DECEMBER 2, 2025

* - unclassified position according to city charter (E) - exempt according to FLSA

Grade	Position (* - unclassified according to city charter)	Step 1 (hrly/annual)	Step 2 (hrly/annual)	Step 3 (hrly/annual)	Step 4 (hrly/annual)	Step 5 (hrly/annual)	Step 6 (hrly/annual)	Step 7 (hrly/annual)	Step 8 (hrly/annual)	Step 9 (hrly/annual)	Step 10 (hrly/annual)	Step 11 (hrly/annual)	Step 12 (hrly/annual)	Step 13 (hrly/annual)	Step 14 (hrly/annual)	Step 15 (hrly/annual)	Step 16 (hrly/annual)	Step 17 (hrly/annual)	Step 18 (hrly/annual)
N1	Cook	$ 14.201	$ 14.556	$ 14.920	$ 15.293	$ 15.676	$ 16.068	$ 16.469	$ 16.881	$ 17.303	$ 17.736	$ 18.179	$ 18.634	$ 19.099	$ 19.577	$ 20.066	$ 20.568	$ 21.082	
	Court Assistant I	$ 29,539	$ 30,278	$ 31,034	$ 31,810	$ 32,606	$ 33,421	$ 34,256	$ 35,113	$ 35,990	$ 36,890	$ 37,812	$ 38,758	$ 39,727	$ 40,720	$ 41,738	$ 42,781	$ 43,851	
	Custodian																		
	Transit Dispatcher																		
N2	Administrative Assistant	$ 15.338	$ 15.721	$ 16.114	$ 16.517	$ 16.930	$ 17.353	$ 17.787	$ 18.232	$ 18.687	$ 19.155	$ 19.633	$ 20.124	$ 20.627	$ 21.143	$ 21.672	$ 22.213	$ 22.769	
	Breastfeeding Peer Counselor Coordinator	$ 31,902	$ 32,700	$ 33,517	$ 34,355	$ 35,214	$ 36,094	$ 36,997	$ 37,922	$ 38,870	$ 39,841	$ 40,837	$ 41,858	$ 42,905	$ 43,977	$ 45,077	$ 46,204	$ 47,359	
	Court Compliance Officer I																		
	Laborer I																		
	Police Services Assistant																		
	Tourism Assistant																		
	Transit Driver I																		
	Utility Locator																		
	Wastewater Laboratory Assistant																		
N3	Automotive Service Worker	$ 16.565	$ 16.979	$ 17.403	$ 17.838	$ 18.284	$ 18.741	$ 19.210	$ 19.690	$ 20.182	$ 20.687	$ 21.204	$ 21.734	$ 22.278	$ 22.834	$ 23.405	$ 23.990	$ 24.590	
	Court Assistant II	$ 34,454	$ 35,316	$ 36,199	$ 37,104	$ 38,031	$ 38,982	$ 39,956	$ 40,955	$ 41,979	$ 43,029	$ 44,104	$ 45,207	$ 46,337	$ 47,496	$ 48,683	$ 49,900	$ 51,148	
	Engineering Assistant																		
	Health Professional Assistant-WIC																		
	Laborer II																		
	Permit Technician																		
	Recreation Leader																		
	Transit Driver II																		
N4	Accounting Specialist	$ 17.890	$ 18.337	$ 18.795	$ 19.265	$ 19.747	$ 20.241	$ 20.747	$ 21.265	$ 21.797	$ 22.342	$ 22.900	$ 23.473	$ 24.060	$ 24.661	$ 25.278	$ 25.910	$ 26.557	
	Airport Operations Worker	$ 37,211	$ 38,141	$ 39,094	$ 40,072	$ 41,074	$ 42,100	$ 43,153	$ 44,232	$ 45,338	$ 46,471	$ 47,633	$ 48,824	$ 50,044	$ 51,295	$ 52,578	$ 53,892	$ 55,239	
	Assistant City Clerk																		
	Communications Specialist																		
	Competent Professional Authority-WIC																		
	Court Compliance Officer II																		
	Crime Analyst/Accreditation Coordinator																		
	CVB Marketing Specialist																		
	Engineering Technician																		
	Equipment Operator																		
	Evidence Technician																		
	HR Specialist																		
	Interactive Communications Specialist																		
	Legal Specialist																		
	Neighborhood Improvement Officer																		
	Park Ranger																		
	Parks Caretaker																		
	Public Safety Communications Operator I																		
	Recreation Coordinator																		

CITY OF JOPLIN
EXHIBIT "A"-SALARY ADMINISTRATION PLAN
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	Right-of-Way Technician																		
	Transit Driver III																		
	Wastewater Laboratory Technician																		
	Wastewater Plant Operator																		
	Wastewater Plant Utility Worker																		
N10	Airport Police Officer	$ 19.679	$ 20.171	$ 20.675	$ 21.192	$ 21.722	$ 22.265	$ 22.821	$ 23.392	$ 23.977	$ 24.576	$ 25.190	$ 25.820	$ 26.466	$ 27.127	$ 27.806	$ 28.501	$ 29.213	
	Animal Control Officer	$ 40,932	$ 41,955	$ 43,004	$ 44,079	$ 45,181	$ 46,311	$ 47,468	$ 48,655	$ 49,871	$ 51,118	$ 52,396	$ 53,706	$ 55,049	$ 56,425	$ 57,835	$ 59,281	$ 60,763	
	Building Inspector																		
	Building Maintenance Technician																		
	Construction Inspector																		
	Detention Officer																		
	Environmental Public Health Specialist I																		
	Executive Asst/Secretary to City Manager																		
	Heavy Equipment Operator																		
	Parks Facilities Maintenance Technician																		
	Public Safety Communications Operator II																		
	Traffic, Markings and Sign Technician																		
N11	Automotive Technician II	$ 21.647	$ 22.188	$ 22.742	$ 23.311	$ 23.894	$ 24.491	$ 25.103	$ 25.731	$ 26.374	$ 27.034	$ 27.709	$ 28.402	$ 29.112	$ 29.840	$ 30.586	$ 31.351	$ 32.134	
	Communications Technician	$ 45,025	$ 46,151	$ 47,304	$ 48,487	$ 49,699	$ 50,942	$ 52,215	$ 53,520	$ 54,858	$ 56,230	$ 57,636	$ 59,077	$ 60,554	$ 62,067	$ 63,619	$ 65,210	$ 66,840	
	Environmental Public Health Specialist II																		
	GIS Technician																		
	Lead Animal Control Officer																		
	Lead Building Inspector																		
	Lead Cemetery Caretaker																		
	Lead Parks Caretaker																		
	Nutritionist I																		
	Project Coordinator																		
	Property Negotiator/Appraiser																		
	Public Safety Communications Operator III																		
	Traffic Signal Technician																		
	Wastewater Plant Technician																		
	Wastewater Pretreatment Technician																		
N20	Airport Operations Supervisor	$ 22.729	$ 23.297	$ 23.880	$ 24.477	$ 25.088	$ 25.716	$ 26.359	$ 27.018	$ 27.693	$ 28.385	$ 29.095	$ 29.822	$ 30.568	$ 31.332	$ 32.115	$ 32.918	$ 33.741	$ 34.585
	Chief Wastewater Plant Operator	$ 47,276	$ 48,458	$ 49,670	$ 50,911	$ 52,184	$ 53,489	$ 54,826	$ 56,197	$ 57,601	$ 59,041	$ 60,517	$ 62,030	$ 63,581	$ 65,171	$ 66,800	$ 68,470	$ 70,182	$ 71,936
	Chief Wastewater Plant Technician																		
	Community Health Planner/Educator																		
	Jail Shift Supervisor																		
	Nutritionist II																		
	Transit Driver Supervisor																		
	Utility Billing Supervisor																		

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	Wastewater Biosolids Program Supervisor																		
	Wastewater Laboratory Supervisor																		
	Wellness Coordinator																		
N21	Accountant I (E)	$ 25.002	$ 25.627	$ 26.268	$ 26.924	$ 27.597	$ 28.287	$ 28.994	$ 29.719	$ 30.462	$ 31.224	$ 32.004	$ 32.805	$ 33.625	$ 34.465	$ 35.327	$ 36.210	$ 37.115	$ 38.043
	Community Health Nurse (E)	$ 52,004	$ 53,304	$ 54,636	$ 56,002	$ 57,402	$ 58,838	$ 60,308	$ 61,816	$ 63,362	$ 64,946	$ 66,569	$ 68,233	$ 69,939	$ 71,688	$ 73,480	$ 75,317	$ 77,200	$ 79,130
	Fire Apparatus Fleet Manager																		
	IT Analyst																		
	Land Surveyor																		
	Planner																		
	Plans Reviewer																		
	Public Safety Communications Supervisor																		
	Recycling Coordinator (E)																		
	Right-of-Way Manager																		
	Wastewater Pretreatment Inspector																		
N22	Accountant II (E)	$ 27.502	$ 28.190	$ 28.894	$ 29.617	$ 30.357	$ 31.116	$ 31.894	$ 32.691	$ 33.509	$ 34.346	$ 35.205	$ 36.085	$ 36.987	$ 37.912	$ 38.860	$ 39.831	$ 40.827	$ 41.848
	Assistant CVB Director/Director of Sales (E)	$ 57,204	$ 58,634	$ 60,100	$ 61,603	$ 63,143	$ 64,721	$ 66,339	$ 67,998	$ 69,698	$ 71,440	$ 73,226	$ 75,057	$ 76,933	$ 78,857	$ 80,828	$ 82,849	$ 84,920	$ 87,043
	Building Maintenance Supervisor (E)																		
	Communications Technician Manager																		
	Fleet Maintenance Supervisor (E)																		
	Golf Course Professional (E)																		
	HR Safety Manager (E)																		
	Jail Administrator (E)																		
	Neighborhood Improvement Supervisor (E)																		
	Regional Response Planner																		
	Transportation Coordinator (E)																		
N23	Assistant Wastewater Plant Superintendent (E)	$ 30.252	$ 31.009	$ 31.784	$ 32.578	$ 33.393	$ 34.228	$ 35.083	$ 35.960	$ 36.859	$ 37.781	$ 38.725	$ 39.694	$ 40.686	$ 41.703	$ 42.746	$ 43.814	$ 44.910	$ 46.032
	Athletic Facilities Superintendent (E)	$ 62,925	$ 64,498	$ 66,110	$ 67,763	$ 69,457	$ 71,193	$ 72,973	$ 74,798	$ 76,667	$ 78,584	$ 80,549	$ 82,563	$ 84,627	$ 86,742	$ 88,911	$ 91,134	$ 93,412	$ 95,747
	Cemetery Superintendent (E)																		
	Emergency Management Coordinator (E)																		
	Financial Analyst (E)																		
	Golf Course Superintendent (E)																		
	Infrastructure Maintenance Supervisor (E)																		
	Medical Services Coordinator (E)																		
	Museum Curator (E)																		
	Network Administrator																		
	Parks Superintendent (E)																		
	Public Information Officer (E)																		
	Public Safety Communications Manager (E)																		
	Webmaster (E)																		
	WIC Services Coordinator (E)																		

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N24	Airport Manager (E)	$ 33.277	$ 34.109	$ 34.962	$ 35.836	$ 36.732	$ 37.650	$ 38.592	$ 39.556	$ 40.545	$ 41.559	$ 42.598	$ 43.663	$ 44.754	$ 45.873	$ 47.020	$ 48.196	$ 49.401	$ 50.636
	Assistant City Prosecutor (E)	$ 69,217	$ 70,947	$ 72,721	$ 74,539	$ 76,403	$ 78,313	$ 80,271	$ 82,277	$ 84,334	$ 86,443	$ 88,604	$ 90,819	$ 93,089	$ 95,416	$ 97,802	$ 100,247	$ 102,753	$ 105,322
	Capital Improvement Project Manager (E)																		
	Chief Building Official (E)																		
	Civil Engineer I (E)																		
	Infrastructure Superintendent (E)																		
	Police Captain (E)																		
	Wastewater Plant Superintendent (E)																		
N30	Assistant Director of Health (E)	$ 36.605	$ 37.520	$ 38.458	$ 39.420	$ 40.405	$ 41.415	$ 42.451	$ 43.512	$ 44.600	$ 45.715	$ 46.858	$ 48.029	$ 49.230	$ 50.461	$ 51.722	$ 53.015	$ 54.341	$ 55.699
	Assistant Director of Planning, Development (E)	$ 76,139	$ 78,042	$ 79,993	$ 81,993	$ 84,043	$ 86,144	$ 88,298	$ 90,505	$ 92,768	$ 95,087	$ 97,464	$ 99,901	$ 102,398	$ 104,958	$ 107,582	$ 110,272	$ 113,028	$ 115,854
	Assistant Director of Public Works-Operations (E)																		
	Assistant IT Director (E)																		
	Assistant Finance Director (E)																		
	Assistant Parks Director (E)																		
	City Prosecutor (E)																		
	Civil Engineer II (E)																		
	Deputy Fire Chief (E)																		
N40	Assistant City Attorney (E)	$ 40.266	$ 41.272	$ 42.304	$ 43.362	$ 44.446	$ 45.557	$ 46.696	$ 47.863	$ 49.060	$ 50.286	$ 51.543	$ 52.832	$ 54.153	$ 55.507	$ 56.894	$ 58.317	$ 59.775	$ 61.269
	Assistant Director of Public Works-Engineering (E)	$ 83,753	$ 85,846	$ 87,993	$ 90,192	$ 92,447	$ 94,758	$ 97,127	$ 99,556	$ 102,044	$ 104,596	$ 107,210	$ 109,891	$ 112,638	$ 115,454	$ 118,340	$ 121,299	$ 124,331	$ 127,440
	Assistant Police Chief (E)																		
	* CVB Director (E)																		
	* Director of Communications (E)																		
	* Municipal Court Administrator (E)																		
N41	* Community Health Director (E)	$ 44.292	$ 45.400	$ 46.535	$ 47.698	$ 48.890	$ 50.113	$ 51.365	$ 52.650	$ 53.966	$ 55.315	$ 56.698	$ 58.115	$ 59.568	$ 61.057	$ 62.584	$ 64.148	$ 65.752	$ 67.396
	* Director of IT (E)	$ 92,128	$ 94,431	$ 96,792	$ 99,212	$ 101,692	$ 104,234	$ 106,840	$ 109,511	$ 112,249	$ 115,055	$ 117,931	$ 120,880	$ 123,902	$ 126,999	$ 130,174	$ 133,429	$ 136,764	$ 140,183
	* Director of Planning, Development and NI (E)																		
	* Finance Director (E)																		
	* Fire Chief (E)																		
	* HR Director/Risk Manager (E)																		
	* Parks & Recreation Director (E)																		
N42	* Assistant City Manager (E)	$ 48.721	$ 49.940	$ 51.188	$ 52.468	$ 53.779	$ 55.124	$ 56.502	$ 57.915	$ 59.362	$ 60.846	$ 62.368	$ 63.927	$ 65.525	$ 67.163	$ 68.842	$ 70.563	$ 72.327	$ 74.135
	* Police Chief (E)	$ 101,341	$ 103,874	$ 106,471	$ 109,133	$ 111,861	$ 114,658	$ 117,524	$ 120,462	$ 123,474	$ 126,561	$ 129,725	$ 132,968	$ 136,292	$ 139,699	$ 143,192	$ 146,771	$ 150,441	$ 154,202
	* Public Works Director (E)																		